

ISMAILIA TECHNICAL ASSISTANCE PROGRAMME 1978-79

# EL HEKR PROJECT THE FIRST YEAR



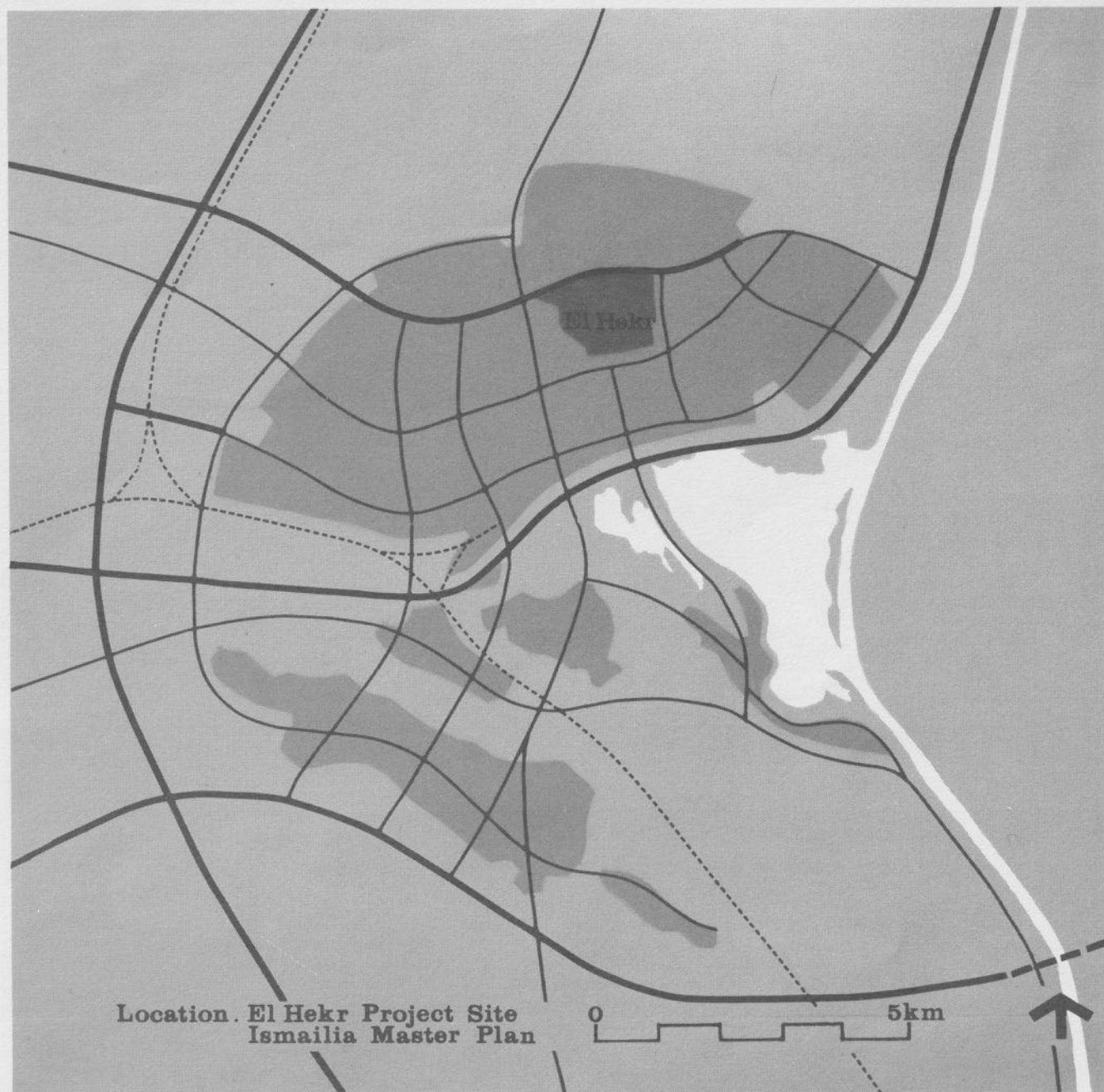
In 1967 the outbreak of hostilities forced Egypt to evacuate the Suez Canal towns. The hostilities left large parts of these towns badly damaged, affecting both the buildings and the basic infrastructure such as roads, water and sewerage. In 1974, the people of Ismailia, Suez and Port Said were permitted to return. With funds from the UNDP, Master Plans for the three cities were prepared. The team chosen to prepare the Master Plan for Ismailia was headed by Clifford Culpin and Partners.

Following the completion of the Master Plan, the Ministry of Overseas Development, United Kingdom, funded the preparation of Demonstration Projects. These projects were designed to develop in detail the housing and industrial recommendations of the Master Plan.

With the return of the citizens of Ismailia and the poor condition of much of the existing housing, an urgent priority was to tackle the growing housing problem. The El Hekr Project was, therefore, devised to demonstrate the approach to low cost housing advocated in the Master Plan, namely, the use of a site and services upgrading approach, coupled with a self financing land development agencies.

### The Project Area

The El Hekr Project area is on the northern boundary of the town and ranges from a densely developed housing area in the south through to a sparsely populated desert fringe in the north.



El Hekr, the name coming from the word for the tax charged informal settlers to give them temporary rights to stay on the land, is a traditional squatter housing area, from one to two kilometres from the centre of the town.

The project covers an area of approximately 226 hectares, of which about 132 hectares are already developed. The estimated population of this area is around 40,000. By 1985 by which time it is intended that the major work of the project will be complete, it is expected that El Hekr both new and old will have a population of nearer 60,000. This is expected to grow as more plots are allocated and the area becomes consolidated to reach about 90,000 by the year 2000.

### The Project Approach

The Master Plan suggested that the majority of public housing tended to go to the 'middle income' families who, because of their employment with the government, governorate, or other public agency, had privileged access to housing. This housing was heavily subsidised. To provide sufficient housing of this sort for all, it argued, was beyond the resources of the government. It, therefore, proposed to utilise the capacity of the people to build their own houses by providing them with basically serviced plots on which to build.

The level of servicing is, initially, minimal, with water from standpipes, roads, electricity, pit latrines and some community facilities. Later, the level of servicing could be raised. It

was argued that with security of tenure, plot owners would invest more of their savings in their houses and so the standard would tend to improve.

The project would also need the minimum external subsidisation. The level of servicing is based on what the 'target' residents 'ability to pay' based on the assumption that they are willing to pay between 15% - 20% of their income on buying the plot.

To achieve some social mix and internal cross subsidisation, the price of plots varies according to the location and hence desirability and some larger plots (concession plots) have been prepared for sale on the open market. People with plots in the area before 1977 are given the right to buy them at the lowest price.

The system of selecting who will have a right to the new plots restricts the applicants to Ismailia residents from before 1967 who do not already have a house and fall within certain income levels, depending on the type of plot. The rules for selection will broaden to include immigrants to Ismailia since 1967 once the immediate domestic demand has been satisfied.

The project proposes that technical assistance would be given to applicants to build their own houses enabling them to buy materials at government (subsidised) prices. It also proposes to give loans to help them finance the building using their ownership of the land for security.



## The Project Agency









The Project Agency was established by an executive order of the Governorate and gave the Agency complete control over the planning and development of the area and the sale of any land. The managing board includes representatives of the various agencies and departments concerned with provision of basic services, representatives of the City Council, local political party organisation, the Governorate and the Project Manager.

It is proposed that the Project Agency has its own development, social and administrative and finance departments. These departments are divided into offices dealing with engineering, surveying, building, landscaping, social development, registration, finance, legal and public relations work.

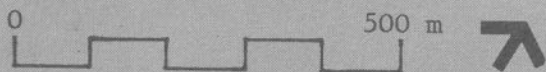
The Agency is assisted in all aspects of its work by Clifford Culpin and Partners, under the Ismailia Technical Assistance Programme. The Technical Assistance Programme gives advice both to the Governorate on the implementation of the Master Plan as well as guidance on all technical and administrative matters to the Project Agency and its Board.

The aim of the Ismailia Technical Assistance Programme is not only to ensure the development of El Hekr as planned but to teach the local team in all the basic skills required to undertake, in the future, similar such projects without outside assistance.



-  Existing Area
-  New Area
-  Agricultural Land
-  Work in Progress
-  Plot Marking Complete
-  Road Under Construction
-  Community Facilities
-  Built or Under Construction

**EL HEKR PROJECT SITE**

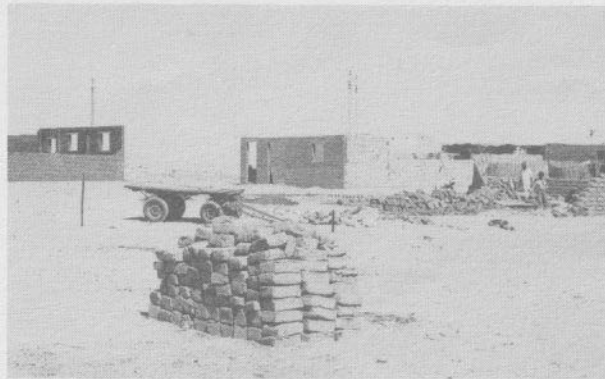


## Progress

Work began on the implementation in October 1978. To help facilitate the start of work the British Government gave £65,000 as inception capital for urgent preliminary work such as the building of a project office, surveying and legal work. In the first two and a half months the majority of the agency staff were recruited. The Agency now has a Project Manager and staff covering surveying, engineering, registration, public relations and monitoring work.

The initial task undertaken by the Ismailia Technical Assistance Programme with Agency assistance, was the preparation of a master survey of the project area. This included setting out all roads, housing blocks and major open space uses in the new areas as well as key points in the existing areas. Plots were then prepared and given to households affected by major roadworks and the Community Centre. Work on the Community Centre has begun.

The Social Centre has been built and is, at present, used as a temporary office for the Project Agency until the new office is built. The first storey of the Polyclinic is now approximately 50% complete and the midan is being levelled. The primary school, which is part of the Community Centre development, has been built and is now in use.



Work is now about 40% complete on the first 2.75 kilometres of roads and a further 3.8 kilometres are being put to tender. Approximately 1 kilometre of water pipes have been laid or extended up two major streets. These have yet to be connected to the standpipes and this is an urgent task for the immediate future.

In April 1979, the first 500 new plots were advertised. The successful applicants were chosen after careful screening in July. All allottees have now paid for their plots and half of these have received them. Work has begun on the building of houses on approximately 60 of these new plots. In addition to the new plots, plots have been provided for those affected by the plan within the area as well as approximately 50 households living on land required by the Governorate for other projects elsewhere in Ismailia. In addition, another 640 existing or adjusted plots have been surveyed. All survey work is complete in 9 blocks and is under way in a further 12. For house owners, in areas not yet being surveyed, who wish to have their plot registered so that they can extend or rebuild their existing houses, an express survey service is offered at a small extra cost to the applicant. 57 plots have been subject to this service.

The Agency has begun to offer technical assistance to plot allottees. Detailed architectural drawings and specifications are being prepared which will be sold at a small cost to the plot holder and used by them in their application for government priced building materials.

Help is also being given to plot holders to process their applications for these materials. In addition, the first loans were given to households affected by roadworks, to enable them to provide themselves with houses on their new plots.

Work has begun on the first landscaping project, a one kilometre forest belt along the northern boundary of the site and proposals are under way for further local tree planting schemes along the completed roads and in the open spaces.

Altogether the Agency has collected nearly a quarter of a million pounds (LE 230,910) from the sale of down-payments and administrative charges on the land. The existing immediate capital works programme is estimated to require LE 122,120.

The Project Agency has now begun its own monitoring programme. This work includes not only a monthly summary of the survey work and the progress of civil works but also the analysis of plot applicants, allottees and those failing to get plots. The Agency has already undertaken some initial analysis of the problems faced by those in adjusted plots and those affected by the plan who were given new plots. It is intended that a similar survey will be done for those allocated new plots and that the findings of these surveys will help the Project Management assess the effects of the allocation procedure as well as the assistance given plot allottees.



It is clear from this first year that the El Hekr Project Agency is fast developing as an Agency capable of undertaking all aspects of this sort of housing project with little external assistance. It is, therefore, proposed that the same level of concentrated assistance be given for another year, after which, it is foreseen that only minimal assistance will be required.

## EL HEKR PROJECT · FACT SHEET

### THE PLAN

#### Project Area

Population 1978	37,000
Population 2000	90,000

Improvement Area	132 Hectares
New Development Area	94 Hectares
Total Area	226 Hectares

Plots (New Areas) 3,527

#### Plot Costs (LE m<sup>2</sup>)

Class	Ordinary	Corner
A	10.00	11.00
B	4.00	4.50
C	2.25	2.50
Concession	Open market price	

#### Payment Terms

Class	Down Payment	Repayment Period (yrs)
A	100%	-
B	50%	10,15,25
C	10%	10,15,25
Concession	100%	-

#### Plot Sizes

Low Cost (New Areas)

Dimensions (m)	6x12, 6x15, 6x18, 9x12, 9x15, 9x18, 12x12
Area (m <sup>2</sup> )	72 90 108 108 135 162 144

#### Concession Plots

Dimensions (m)	15x24, 18x24, 24x24
Area (m <sup>2</sup> )	360 432 576

#### Infrastructure

	Initial	Final
Water Supply	Public Standpipes 150m intervals	Individual Connections
Sewerage	Pit Latrines	Full sewerage system
Electricity	Individual connection (optional) Street lighting	No change No change
Roads (ROW)		
Arterial-20m	Surfaced (DBST)	Paved (Asphaltic)
District-15m	Surfaced	Paved concrete)
Local-10/15m	Gravel	Surfaced
Access-6/10m	Earth	Gravel/Earth
	(ROW=Right of Way)	(LE=Egyptian Pounds)
	(DBST=Double Bitumen Surface)	

### PROGRESS

Plots	Detailed Plans	Surveyed	Delivered	Paid
New Areas	767	300	247	525
Existing Areas	578	635	356	356
Total	1345	935	603	881

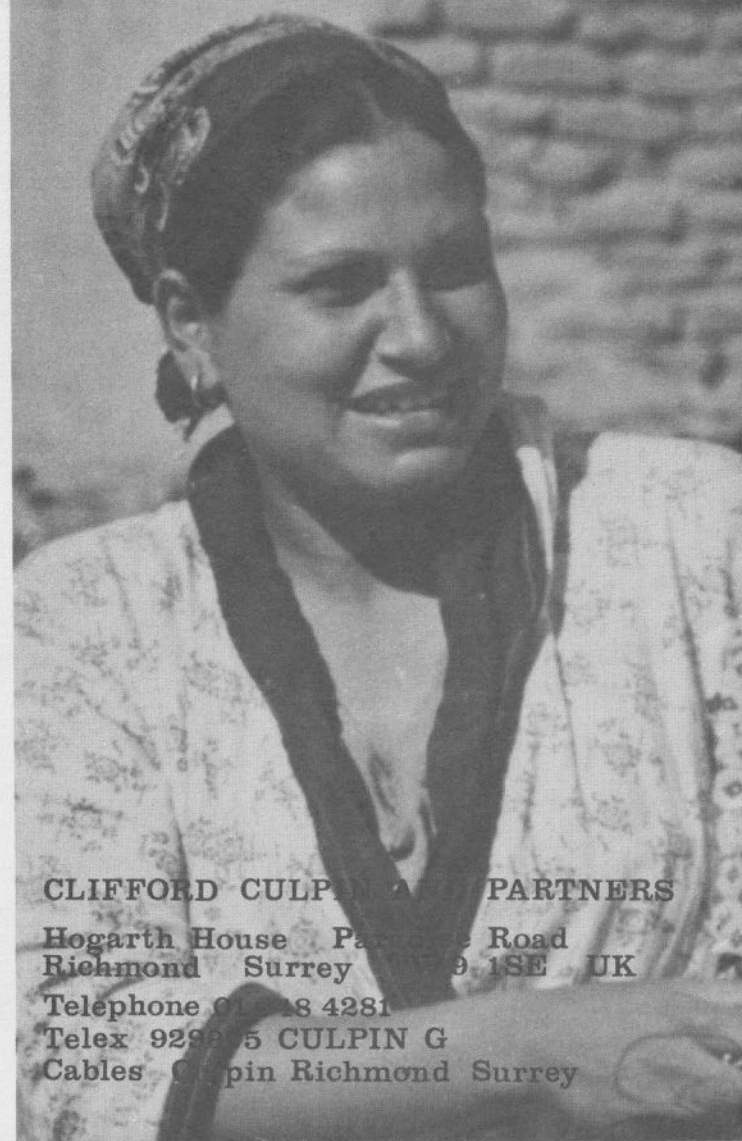
Infrastructure	Detailed Plans	Tendered	Work in Progress	Complete
Water - pipe (Km)	4	-	1	-
- standpipes	30	-	8	-
Roads (Km)	7.75	6.55	2.75	

#### Finances

	Income (LE)		Expenditure (LE)	
Agency Revenue	230,910		Agency Costs	25,223
Inception Capital	40,830	270,740	Capital Dev Costs	122,120 147,343

ARAB REPUBLIC OF EGYPT  
Ministry of Housing

UNITED KINGDOM  
Ministry of Overseas Development



CLIFFORD CULPIN & PARTNERS

Hogarth House, Park Lane Road  
Richmond, Surrey TW9 1SE, UK

Telephone 01-818 4281

Telex 92995 CULPIN G

Cables Culpin Richmond Surrey