



The Aga Khan Award for Architecture

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1983 ARCHITECTS' RECORD

CONFIDENTIAL

I. IDENTIFICATION

- A. Project Title HAI EL SALAM (EL HEKR) and ABU ATWA* PROJECTS
- B. Postal Address The Governorate of Ismailia
Mohamed Ali Street
Ismailia, Egypt

II. PERSONS RESPONSIBLE

(Please give name and address for each. If more than one, please state precise roles and relationships.)

- A. Client/Owner His Excellency Abdel Moneim Emara
The Governor
The Governorate of Ismailia
Mohamed Ali Street
Ismailia, Egypt
- Consultant's Contracts with : Ministry of Development and Overseas Development
Ministry of State for Housing, Administration
1 Ismail Abaza Street Eland House, Stag Place
Cairo, Egypt London, UK

- B. Architect/Planner Clifford Culpin and Partners
Hogarth House
Paradise Road
Richmond
Surrey TW9 1SE
- Team Leader : Forbes Davidson

- C. Consultants (e.g. Economist, Sociologist, Demographer, Engineer)

See attached list

- D. Contractor Hai el Salam Project Agency Abu Atwa Project Agency
- Project Directors Ibrahim Rateb Ismail Habiba Eid Mohamed
- Former Project Director Bayoumi Ahmed Bayoumi

- E. Master Craftsman Not applicable

*Not originally nominated. Considered important as the Project demonstrates that the proposals/process can be replicated in general form and content, in other sites with different physical/socio-economic characteristics/constraints to Hai el Salam.

III. USE

- A. Type(s) of Use Housing, workshops, shops, social facilities
- B. User/Occupant
1. Occupation Mixed - Workers, Government employees, professionals
 2. Income Level Mixed - Estimated that over 70% low income
- C. Specify any change(s) between planned and actual use.
- No significant changes to original proposals

IV. PROJECT HISTORY

- A. Programme Development THE ISMAILIA MASTER PLAN concluded that, in terms of national economic resources and consumer satisfaction, there were serious reservations to a policy of direct Government provision of housing and that alternatives must be investigated.
1. Date of Commencement December 1974
 2. Date of Completion March 1976
- B. Design THE DEMONSTRATION PROJECTS designed in detail the Ismailia Master Plan recommendations and paved the way for early implementation.
1. Date of Commencement May 1977
 2. Date of Completion April 1978
- C. Construction THE TECHNICAL ASSISTANCE PROGRAMME provided technical advisors to assist the Governorate in establishing the two Project Agencies (Hai el Salam and Abu Atwa) and implement the Ismailia Demonstration Projects proposals.
1. Date of Commencement October 1978
 2. Date of Completion Progressive from December 1978
- D. Date of Project Occupancy Progressive from December 1978

V. PROJECT ECONOMICS

(For Costs, please give amounts and currencies. Specify their date(s) of validity)

- A. Total Initial Budget Refer attached Tables - for Hai el Salam only
- B. Total Actual Costs Table 1 - 1977 Initial Estimates in LE
Table 2 - 1982 Estimates in LE
- C. Analysis of Costs Refer also
Ismailia Demonstration Projects - Final Report
HES Vol 1.4. p 77- 83
AA Vol 1.6. p 128-131
HES/AA Vol 1.8. p 167-177
Vol 3.8. p 128-133
1. Land Year 3 Report - October 1981
HES p 21-24
AA p 36-37 and p 40-43
 2. Materials Abu Atwa Final Report March 1982
AA p 27-32
 3. Labour
 4. Professional Fees
- D. Source(s) of Funds (indicate percentage) Hai el Salam only - Estimate (Abu Atwa would be similar)
1. Private Ninety Two Percent (92%)
 2. Public
 - a. Local Four Percent (4%)
 - b. National Four Percent (4%)
 - c. International (0.07%)

(Please continue overleaf if necessary)

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VI. CONSTRUCTION DETAILS

A. Site Area and Characteristics	Site Area	Total Area	Upgrading	New Development
Refer IDP Final Report	Hai el Salam	226 ha	132 ha	94 ha
HES Vol 1.3. p. 27-38	Abu Atwa	154 ha	114 ha	40 ha
AA Vol 1.5. p. 84-92	Characteristics	No absolute physical constraints to urban development. Surrounded by intensively cultivated agricultural land. Three major constraints - cemetery 12.6 ha, sewage works 9.0 ha, and small military site.		
	Hai el Salam			
	Abu Atwa			

B. Total Floor Area of Individual Building(s)

Refer IDP Final Report	
HES Vol 1.4. p. 49-52	
AA Vol 1.6. p. 100-104	See attached sheet
HES/	
AA Vol 2.4. p. 95-135	

C. Structural System (describe)

Refer IDP Final Report	Mud brick
HES/ Vol 1.2. p. 10-12	Load bearing burnt red brick or cement block
AA Vol 2.3. p. 89-94	Reinforced concrete framed structure

D. Materials (describe and indicate whether locally produced or imported)

Refer C above

1. Infill Local mud/cement block/burnt red brick
2. Rendering of Facades Mud plaster/cement
3. Floors Cement sand screed/concrete with cement tiles
4. Ceilings Local wood beams, rush matting with mud and straw topping/reinforced concrete
5. Others (interior and exterior) —

E. Site Utilities and Building Services (describe)

Refer IDP Final Report	Full provision of urban utilities is a long term goal. Staged provision of services is being provided; defined in terms of minimum public health benefits and affordability. Refer attached papers entitled 'Incremental Utilities Provision and Affordability' and 'Affordable Urban Development'. Roads - levelling, sub base course, some kerbs/surfacing included. Water - 30 stand pipes provided since inception. Electricity - 11 kv - full ring main - 60% low tension lines, 5 km street lighting.
HES/ Vol 1.2. p. 20- 24	
AA Vol 3.7. p. 100-127	
HES Vol 1.3. p. 34- 36	
Vol 1.3. p. 59- 75	
AA Vol 1.5. p. 87, 111-125	
F. Construction Technology	

1. Describe the Basic Method of Construction As VI D above. Mixture of mud brick and load bearing burnt brick/block and reinforced cement framed structures with burnt brick/block infill.
2. Indicate which major building parts were fabricated on-site and which were fabricated elsewhere. No prefabrication of major building components. Prefabrication of doors/windows within Project Sites.

G. Type of Labour Force (indicate percentage)

Estimate

1. Skilled Twenty Five Percent (25%)
2. Unskilled Seventy Five Percent (75%)

H. Origin of Labour Force (indicate percentage)

1. Domestic One Hundred Percent (100%)
2. Imported _____

VII. EVOLUTION OF DESIGN CONCEPTS

Please describe the genesis of the project, through programme, design and construction to final and present occupancy.

See Attached Sheets

EGY 226 – VII p. 1/14 - 14/14

VIII. SIGNIFICANCE OF PROJECT

In what way is this project important?

Please describe the aspect(s) of the project which you feel represent a particular achievement, for example, the technical, economic, or social achievement, or its response to culture or climate, etc.

In 1974 when the Consultants were appointed to undertake the Ismailia Master Plan Study the Government's housing policy did not address the shelter needs of the poor, the majority of the population. It was generally acknowledged that only a very small proportion of those in need, namely, middle and upper income groups, could afford the subsidised rental accommodation being built by the public sector.

The approach developed for both Hai el Salam and Abu Atwa is important because for the first time in Egypt a framework, institutional and physical, is evolving which recognises and responds to the housing and employment needs of the poor.

As stated VII above the programme is self financing to the level of infrastructure provision provided. Further the programme has been implemented with minimal subsidy and whilst accessible to all income groups, over 70% of the plots can be afforded by the lowest income groups. This is a significant achievement and it is hoped that the experience gained in implementing the programme can be replicated elsewhere in Egypt.

The institutional issues, administrative, financial and legal, being developed are important and any evaluation of the programme must evaluate these issues. An important objective of the programme is to strengthen local capability and capacity. In this respect the programme is successful and many valuable lessons have been learnt. After three years the Hai el Salam project is being administered and implemented, by an executive agency of the Governorate, without support from the Consultants.

Both Projects are submitted for consideration. Accepting that Hai el Salam is acting independently of technical support Abu Atwa is important as it addresses issues not experienced in Hai el Salam. These issues embrace social, economic and physical considerations. In resolving these issues the project demonstrates the value of the approach and its replicability.

Its value as a model for other projects is therefore considerable. Training programmes based on the projects and the Urban Projects Manual are furthering this objective. The Consultants hope that these programmes will be strengthened in the future and have the support of Central Government.

(Please continue overleaf if necessary)

IX. DOCUMENTATION See Attached Sheets

Please indicate the materials you enclose for project documentation:

11C/21BW 10 Photographs; Color, and Black & White; 8" x 10" (18 x 24 cm).

 20 Slides; Color, and Black & White; 35 mm.

4 Drawings: Community plan, Site plan, Floor plans, Sections, Elevations.

 Project Brief/Programme

 Biographical Data

 Other (Please specify: See Attached Sheets marked IX Documentation).

Please note: The submission of this Record is a prerequisite to candidacy for the Award. All information contained and submitted with the Form will be kept strictly confidential until the announcement of the 1983 Award recipients. Subsequently, such information may be made available by the Aga Khan Award Foundation for scholarly purposes only. Nevertheless, persons wishing to publish, reproduce or reprint such information shall be required to secure prior permission in each instance.

Authorized Signature Saint J. Allen

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Date 31 May 1982

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V. PROJECT ECONOMICS
A. TOTAL INITIAL BUDGET

TABLE 1

Breakdown of Total Project Costs – 1977 Initial Estimates in LE (1 LE = US\$ 1.43; 1977 Prices)

ITEM	TOTAL COSTS	SHARE OF TOTAL COST ATTRIBUTED TO:	
		PROJECT AGENCY	OTHER FUNDING
LAND (opportunity cost)	325 000.00	—	325 000.00
ADMINISTRATION (capitalised)	150 000.00	100 000.00	50 000.00
PROFESSIONAL FEES (consultants)	500 000.00	—	500 000.00
INFRASTRUCTURE			
Roads	900 000.00	750 000.00	150 000.00
Water	850 000.00	200 000.00	650 000.00
Sewerage	1 100 000.00	200 000.00	900 000.00
Electricity & Street Lighting	500 000.00	100 000.00	400 000.00
Landscaping	60 000.00	60 000.00	—
Total Infrastructure	(3 410 000.00)	(1 310 000.00)	(2 100 000.00)
PUBLIC FACILITIES			
Education	500 000.00	—	500 000.00
Health	80 000.00	—	80 000.00
Community Development	100 000.00	—	100 000.00
Religious	80 000.00	—	80 000.00
Other	150 000.00	75 000.00	75 000.00
Total Public Facilities	(910 000.00)	(75 000.00)	(835 000.00)
INVESTMENT IN HOUSING STOCK			
Upgrading/rebuilding	16 000 000.00	—	16 000 000.00
New Housing	20 000 000.00	—	20 000 000.00
Total Housing Stock	(36 000 000.00)	—	(36 000 000.00)
TOTAL	41 295 000.00	1 485 000.00	39 810 000.00

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V. PROJECT ECONOMICS
B. TOTAL ACTUAL COSTS

TABLE 2

Breakdown of Total Project Costs — 1982 Estimates in LE (1 LE = US\$ 1.21; 1981 Prices)

ITEM	TOTAL COSTS	SHARE OF TOTAL COST ATTRIBUTED TO:	
		PROJECT AGENCY	OTHER FUNDING
LAND (opportunity cost)	325 000.00	—	325 000.00
ADMINISTRATION (capitalised)	300 000.00	250 000.00	50 000.00
PROFESSIONAL FEES (consultants)	650 000.00	—	650 000.00
INFRASTRUCTURE			
Roads	1 200 000.00	1 200 000.00	—
Water	1 300 000.00	250 000.00	1 050 000.00
Sewerage	2 000 000.00	200 000.00	1 800 000.00
Electricity & Street Lighting	700 000.00	550 000.00	150 000.00
Landscaping	200 000.00	200 000.00	—
Total Infrastructure	(5 400 000.00)	(2 400 000.00)	(3 000 000.00)
PUBLIC FACILITIES			
Education	850 000.00	50 000.00	800 000.00
Health	120 000.00	20 000.00	100 000.00
Community Development	250 000.00	200 000.00	50 000.00
Religious	200 000.00	200 000.00	—
Other	150 000.00	100 000.00	50 000.00
Total Public Facilities	(1 570 000.00)	(570 000.00)	(1 000 000.00)
INVESTMENT IN HOUSING STOCK			
Upgrading/rebuilding	40 000 000.00	—	40 000 000.00
New Housing	45 000 000.00	—	45 000 000.00
Total Housing Stock	(85 000 000.00)	—	(85 000 000.00)
TOTAL	93 245 000.00	3 220 000.00	90 025 000.00

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VII. EVOLUTION OF DESIGN CONCEPTS

EVOLUTION OF DESIGN CONCEPTS

*Ismailia Master Plan Study
1974-76 MOHR ARE/UNDP OPE
funded. (IMPS)

IMPS Vol 1 Supplement 8
Vol 8 Housing

The approach/process being implemented in Hai el Salam and Abu Atwa was first recommended in the Master Plan* of 1976.

Based on the work of physical and social planners, housing specialists and urban economists the Master Plan drew attention to a potential housing crisis if the Government adhered to its policy of direct provision of highly subsidised housing. The Master Plan recommended a change from direct construction by government agencies to the provision of infrastructure and support for the small scale and informal housing sector.

In order to effect this approach the Master Plan recommended that Government policies were needed in the following areas:

- i) provision of land under suitable tenure;
- ii) staged provision of public utilities;
- iii) improvement in the supply and distribution of building materials;
- iv) creation of financial credit systems open to all households;
- v) simplification of construction standards and procedures.

Ismailia Demonstration
Projects 1977-78 MOHR ARE/
ODM UK funded. (IDP)

In 1977 the Consultants were appointed to develop in detail the Master Plan housing recommendations and prepare for their early implementation.

In taking up their appointment in Ismailia the Consultants concentrated initially on two tasks. First on defining the project objectives, and second in selecting appropriate sites.

IDP Working Paper 1
Site Selection, May 1977
IDP Vol 1.1. p. 1-2

Three principle objectives were followed in selecting the project sites.

- i) as demonstration projects they must be successful in the short-term;
- ii) they should deal with immediate problems;
- iii) they should further the realisation of the Master Plan.

Two areas were identified which appeared to be the most dynamic in terms of urban development, included existing areas in need of improvement and empty desert land of potential future development, namely:

- i) the uncontrolled northern extension of Ismailia El Hekr (now named Hai el Salam); and
- ii) the former agricultural settlement, near Ismailia, Abu Atwa.

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IDP Vol 1.1. p. 2-3

The objectives were derived from the Master Plan, in particular, policy issues relating to housing, implementation and the importance of the economic base, and were agreed with local officials and representatives. They were that proposals:

- i) must be relevant to low income groups, which form the majority of the population;
- ii) must be capable of implementation with minimal subsidy;
- iii) should be based on the best possible understanding of the existing situation in its social, cultural, economic and physical aspects;
- iv) should be able to be administered without the need for a high level of sophistication and continued support from outside expertise;
- v) should be realistic, that is, should be implementable within the existing administrative and executive structures and not require fundamental legal or organisational reform;
- vi) should be implementable as soon as possible;
- vii) must be capable of modification with experience and with changing external factors;
- viii) should be replicable, in form and content, at other sites in the future.

With respect to i) and iii) above the Consultants recognised that in order to cater for the needs of low income groups a full understanding of the local existing situation was essential. During the preparation of the Master Plan comprehensive surveys were undertaken*. These surveys concluded that 'the existing informal and locally sponsored housing systems were capable of accommodating the vast majority of Ismailia's population'. The primary objective of the surveys undertaken during the Demonstration Projects* was to obtain relevant information on which proposals for improving and strengthening the existing housing systems could be based.

The Consultants placed considerable importance on the social surveys. In particular in obtaining information on the existing characteristics of households in Hai el Salam and Abu Atwa, the nature of the housing system and the needs and aspirations of the people.

Five principal categories of information were collected:

- i) General socio-economic and demographic characteristics of the population;

*IMPS Vol 8.

Intro. p. 2-3; 4. p. 41-65

*IDP Working Paper

Social Survey Questionnaires
June 1977

IDP Vol 1.2 p. 8-10

2.1 p. 1-71

3.9 p. 134-166

Urban Projects Manual

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- ii) detailed information about:
 - o how the housing systems and markets in the area function;
 - o how the actors in the housing process (users, investors, builders, material suppliers, government agencies, community organisations, etc) behave; and
 - o how the effective housing demands are being met at present;
- iii) definition of the principle causes of the shortages and poor functioning of the housing system;
- iv) identification of household needs, priorities and resources, and of resulting housing demands (for new housing, and for upgrading of housing and environment);
- v) identification of the principle actors who would be instrumental in meeting these demands and of the ways and means to increase their effectiveness. Special emphasis was placed on local small scale housing supply agents and on community organisations.

IDP Vol 2.1. p. 1-71
 IDP Vol 2.4. p.95-135
 IDP Vol 2.1. p.27-70

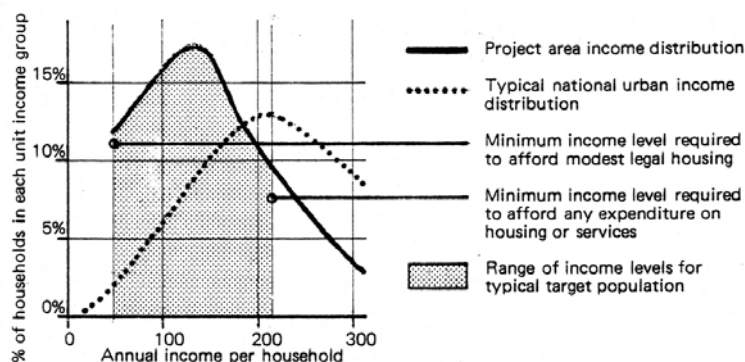
To obtain information on the above, three separate but related surveys were undertaken:

- i) Scanning Survey - a precoded survey of 200 households;
- ii) Detailed Improvement Area Survey - this survey focussed on the populations of a typical consolidating section of both Hai el Salam and Abu Atwa and was based on a 10% sample;
- iii) Household Case Studies - these covered a total of 30 households (15 in each Hai el Salam and Abu Atwa)

The following important indicative social characteristics and assumptions emerged to shape the proposals:

i)	Estimated Population - Ismailia City					
	1974	132 000				
	1978	175 000				
ii)	Existing Population in Project Areas (1978)					
	Hai el Salam	45 000				
	Abu Atwa	20 000				
iii)	Household Size					
	Hai el Salam	5.6 persons				
	Abu Atwa	6.5 persons				
iv)	Incomes : % Earners by Income Range					
	LE/Month	15	15-25	25-40	40-70	70+
	Hai el Salam	70.4		25.6	4.0	-
	Abu Atwa	34.5	48.2	11.7	5.2	0.4

This information was compared with the Nation Urban Income Distribution figures.



The perceived incomes of the Hai el Salam and Abu Atwa target population fell within the lowest 30% of the national figures with a median income of LE290/annum compared with LE625/annum (1977) (national).

- v) Household Incomes:
It was assumed that the Project target populations for new development would comprise 70% of families with the same income characteristics as the existing inhabitants of the Project Area, namely:

Mthly Income LE	Annual Income LE	% of households in Income Range
15	180	14
16-25	181-300	39
26-40	301-480	30
41-70	481-840	16
70+	840+	1

More than 80% of all existing households fell within the LE180-480/annum range. From iv) above over 70% of all earners have a monthly income of less than LE25/month.

In formulating proposals it was assumed that incomes would remain constant, in real terms, for fifteen years. In other words incomes would rise at the same rate as inflation.

- vi) Ability to Pay (for Shelter):
It was assumed that 20% of all income would be spent on housing, including affordable levels of infrastructure provision, by all households. Further, it was assumed that existing settlers, subject to proposals for upgrading, would spend a higher proportion of this sum on infrastructure than new settlers.

Based on an average income of LE25/month the amount available for housing was deemed to be equivalent to LE5/month. The proportion of this income available each month for housing and infrastructure provision was:

	Housing		Infrastructure	
	%	LE	%	LE
Existing Settlers	35	1.75	65	3.25
New Settlers	50	2.50	50	2.50

vii) Functional Use of Plots

From the surveys particular attention was also paid to existing plot sizes, shapes, spatial organisation and types of user. In Hai el Salam the range in plot sizes was found to be 40m² - 308m² and in Abu Atwa 31m² - 329m².

The distribution of plot sizes in the existing areas together with evidence concerning variations in household needs and resources, was the basis for proposing a wide range of new plot sizes.

viii) Affordability

A basic objective of the projects was to ensure that the development should pay for itself and be capable of implementation with minimal subsidy. Detailed proposals were prepared for the full provision of urban utilities as a long term goal, however, based on detailed costings and an analysis of the target population's ability to pay for housing it was however, concluded that full infrastructure provision could not be afforded and that only a minimal level of provision could initially be provided without subsidy. It was proposed that full provision be achieved incrementally over time consistent with the target population's ability to pay for this level of provision.

Levels of Infrastructure and Ability to Pay for Target Population Households in Existing Areas and New Sub-division Areas. (NB. Land Costs are initially zero, being originally government land).

Level of Infra- structure Provision	Percentage of Target Population Household affording each level					
	Existing settlers			New settlers		
	83m ² plots	123m ² plots	176m ² plots	72m ² plots	108m ² plots	135m ² plots

Level I	100	100	100	97	93	87
Level II	100	100	100	87	81	78
Level III	100	87	69	79	72	66
Level IV	48	33	17	41	30	23
Level V	38	23	13	35	21	15
Level VI	24	14	5	17	11	6
Level VII	na	na	na	10	4	1

Level I	Administration, pit latrines, stand-pipes basic local roads.
Level II	Level I + electricity and landscaping.
Level III	Level II + district and improved local roads.
Level IV	Administration, water connections to plot sewerage network and connections electricity.
Level V	As Level IV + improved roads.
Level VI	As Level V and trunk water-sewers and paved access roads.
Level VII	Level VI + service core.

- ix) Plot Pricing and Payment Terms
Various alternatives were examined and costed which took account of existing and preferred plot sizes, and desired and minimal levels of infrastructure provision to ensure improved health conditions.

These alternatives included the provision of the following four categories of plot size.

Small	72 and 90m ²
Medium	108, 112.5 and 135m ²
Large	144 and 162m ²
Concession	360, 432 and 576m ²

To enable affordable payments, at the low income levels, covering a higher standard of infrastructure provision (Level III above), plot pricing, (of plots in the new sub-division area and for new plots in the existing unplanned area), was varied - higher prices being charged for good commercial locations and open market prices being charged for a number of concession plots in key locations. This allowed internal cross-subsidy of the low priced plots, some 60% of the total, thus increasing the level of provision affordable.

Plot Pricing

Based on the detailed analysis the following plot prices, assessed on an LE/m² basis were established.

	Ordinary Plot	Corner Plot
Small	2.25	2.50
Medium	4.00	4.50
Large	10.00	11.00
Concession	Open Market Price	

Payment Terms

The following minimum payment terms were also established.

Plot	Down Payment	Repayment Period (Years)
Small	10%	10,15,25
Medium	50%	10,15,25
Large	100%	-
Concession	100%	-

Proposals - Policy Guidelines

In order to ensure the early implementation of the proposals it was necessary for the Consultant to examine the existing insitutional/administrative framework and to propose guidelines. These are fully set out and described in the Consultant's Report.

In summary:

Institutional Considerations:

In order to establish the Projects at the earliest possible date no recommendations or proposals were made which would require legal or administrative changes at the national level. The proposals were that:

- i) each project should be managed by a financially independent Project Agency with full responsibilities for all aspects of land management, financial and technical matters;

IDP Vol 1.8. p. 148-180

- ii) each Project Agency should be located on site;
- iii) the Project Agencies should become executive bodies under the control of the Secretary General of the Governorate;
- iv) staffing requirements should be met through secondment of local Government staff or through direct appointment;
- v) Continuous monitoring should provide the basis and experience for similar projects to be set up elsewhere in Ismailia and Egypt

Financial Considerations. The main proposals were that:

- i) each project should be financially independent;
- ii) the minimum level of infrastructure provision should be financed by land sales;
- iii) the plot price should be amortized over time and linked with the eventual acquisition of the freehold title;
- iv) the plot price should reflect plot size and commercial potential to provide an element of internal cross subsidy;
- v) full infrastructure provision (ultimate goal) could be financed through a mix of user charges and subsidy;
- vi) each Project should be established and operate without depending on a subsidy element;
- vii) a number of plots should be held for future sale on the open land market.

Planning Considerations.

- i) well defined plots with secure land tenure should be provided;
- ii) a range of plots sizes should be provided for new settlers;
- iii) a minimum level of infrastructure should be provided which is capable of progressive upgrading consistent with the population's ability to pay;

- iv) statutory procedures should be kept to a minimum;
- v) building materials, at official prices, should be assured;
- vi) Credit for home improvements and progressive additions should be available.

Economic Considerations. The Consultants also considered that the economies of the Project Areas should be stimulated to provide a greater range of employment opportunities and to increase the local household's earning potential.

The following basic policies were formulated:

- i) limited non-residential activities should be allowed on all plots;
- ii) all settlers should be allowed to provide rental accommodation;
- iii) measures should be introduced to increase the proportion of total household expenditure spent in the Project Areas, such as the provision of commercial centres, service, workshop and concessionary plots.

Summary of Proposals.

The proposals are designed to be self-financing and to cater for a future population in Hai el Salam of 90,000 and in Abu Atwa of 45,000.

The proposals cover:

	New Area	Upgrading Area
Hai el Salam	132 ha	94 ha
Abu Atwa	114 ha	40 ha

Estimated number of Plots to be distributed:

	New Area	Upgrading Area
Hai el Salam	3500	3700
Abu Atwa	1500*	3500

* Excludes potential new plots arising from phasing out of existing sewerage treatment works.

During the implementation of the planned proposals some modification and adjustment in number of plots has occurred.

Ismailia Technical Assistance
Programme 1978-82
MOHR ARE/ODA UK funded
(ITAP)

The preparation of the detailed proposals was carried out over an intensive twelve month period.

In 1978, with the completion of detailed proposals, the Consultants were appointed to provide a team of technical advisors to assist the implementation of the Projects and train staff.

The implementation of the programme commenced in October 1978 following the approval of the Local Council and the Governor.

The British Government in supporting this programme provided £100,000.00 Sterling as 'inception capital'. The use of this money was for the following main purposes:

Year 3 Report
p. 24-43

- i) to cover the cost of building and furnishing Project Agency offices in both Hai el Salam and Abu Atwa;
- ii) to carry out essential land surveying and purchase of survey equipment;
- iii) to carry out initial land preparation

Initially technical assistance concentrated on the Hai el Salam Project Agency establishing and developing the administrative, financial, accounting and legal routines; carrying out surveying of main streets and new plots for the first phase.

Although the Abu Atwa Project Agency was formally established in 1980 it was only possible for the Consultants to give full time technical support, from July 1981.

The achievements of the two Project Agencies are fully documented in the Year Reports 1, 2 and 3, and the Abu Atwa Final Report of March 1982.

The Hai el Salam Project has carried out a very impressive programme and is now acting independently of expatriate technical support. The Abu Atwa Project is also well established and the Project Agency has developed into an effective organisation.

The experience of the two projects indicates that projects can be established with limited technical assistance within three years from the preparation of detailed project proposals. The exact length of time and amount of assistance is very much related to the initial local capability.

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The proposals were the first of their kind to be implemented in Egypt. As such, the projects were designed so as not to involve complex or sophisticated techniques. Routines and procedures were developed with staff seconded from local government with no previous experience of planning or land development issues.

The technical assistance programme has tried to build up capacity in three main ways:

- i) 'on job' training, with the consultants working with Agency staff on specific tasks;
- ii) 'formal' training, the holding of a regular weekly planning seminar where the ideas behind the practical day to day work can be explained and discussed; and
- iii) the production of the 'Urban Projects Manual' which explains the process of designing a project, highlights relationships (eg. between standards, infrastructure and the income of local people) illustrates options, and explains relevant techniques.

The Consultants consider that there is considerable potential for the projects to realise one of their main objectives - the demonstration of an alternative approach to housing. It has recently been proposed that serious consideration be given to the means of using the projects as the basis of a training programme for the management of urban development.

The Technical Assistance Programme, providing technical advice to the Governorate of Ismailia and to the Project Agencies and funded by the Overseas Development Administration, UK, commenced in October 1978 and finished at the end of March 1982.

The Urban Projects Manual
(Draft) ODA funded
(awaiting publication)

Reference has been made to the Urban Projects Manual. This Manual was commissioned by the British Government following completion of the Ismailia Demonstration Project.

The Manual is a guide to the preparation of projects for new development and upgrading relevant to low income groups. It is based on the approach adopted by the Consultants for the Ismailia Demonstration Project.

The Manual aims to provide the following:

- o A logical approach to the identification of problems, the preparation of project proposals and their implementation,
- o A guide to the process - the tasks involved, the sequences and the decision making,
- o An indication of the range of options available,
- o A description of relevant techniques which are not normally taught or found in readily available books.

The Manual has been found to be invaluable in the field in explaining simply the process of designing a project and in formal training programmes for local Egyptian Agency staff and others.

The Consultants hope to shortly publish the Manual in English and if possible in Arabic. This will ensure the widest dissemination of the document and the experience gained in undertaking the first self financing sites and services and upgrading scheme to be undertaken in Egypt.

The Consultants are currently advising the Governorate of Ismailia on the establishment of a Planning and Land Development Agency. The functions of this new agency are to plan, coordinate and develop land in Ismailia and elsewhere in the Governorate using the same approach and procedures developed for the Hai el Salam and Abu Atwa projects.

This programme is funded by the UNDP and is currently scheduled to end in March, 1983.

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HAI EL SALAM

PROGRESS TO OCTOBER 1981

Plots

Surveyed, registered and delivered

New	1689
Emergency Relocation	462
Rationalisation of Existing	2690

Roads

Including levelling, sub-base course and in parts, kerbs, backfill, and surface treatment - 18 km

Electricity

Main electrical distribution (11kv) complete. Overhead low-tension lines serve 60% of the new areas. The existing area is fully serviced. Street lighting, equivalent to 5 km of street length, installed.

Water

Supply lines have been installed to the majority of existing north/south streets. 30 communal stand pipes have been provided.

Forest Belt

Approximately 30 feddans has been planted out. A tree planting programme along major streets has started.

Public Facilities

New facilities include 3 schools, a polyclinic, social centre, youth centre and playing field, the central mosque and other smaller mosques.

Financial Statement

From inception to 31 September 1981 (LE - figures rounded)

INCOME	EXPENDITURE	RUNNING BALANCE
1 922 700.00	1 120 300.00	802 400.00

ABU ATWA

PROGRESS TO MARCH 1982

Plots

Surveyed, registered and delivered

New	170
Emergency Relocation	53
Rationalisation of Existing	402
Rapid Registration	149

Roads

Work has begun on the Stage One Roads contract.
The 20 m eastern arterial by-pass road is ready to
be handed over to the Governorate for implementation.

Electricity

Good progress has been made. Distribution panels
and transformers have been relocated and the low
voltage network to Area 1 completed.

Water

New stand pipes are being installed.

Landscape

Some 200 trees have been planted.

Public Facilities

Construction has started on the following facilities:
The police and fire stations, three class room
extension to primary school, the Islamic school.
The Project Agency office, 1 preparatory school
and the Social Central are completed.

Financial Statement

From 1 January 1981 to 31 March 1982 (LE - figures rounded)

INCOME	EXPENDITURE	RUNNING BALANCE
364 700.00	147 000.00	217 700.00