ALEXANDRIA UNIVERSITY
FACULTY OF ENGINEERING

SUSTAINABLE HOUSING GOVERNANCE

A Thesis

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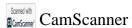Faculty of Engineering, Alexandria University

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ABSTRACT

There is broad consensus on the fact that housing has central significance to everyone's quality of life and health with considerable economic, social, cultural and personal importance. In a rapidly changing and urbanizing world, the provision of adequate and affordable housing remains a key priority for all governments. No longer regarded as simply a roof over one's head, housing today plays a crucial role in achieving sustainable development – as envisaged by the idea of sustainable housing. This complex web of inter-relationships between sustainability and housing is addressed by the policies for sustainable housing. Sustainable housing policies should deal with the affordability, social justice, cultural and economic impacts of housing, and contribute to making healthy residential neighborhoods and sustainable cities.

According to the UN-HABITAT commitment "cities that are properly planned and managed, hold the promise for human development and the protection of the world's natural resources through their ability to support large numbers of people while limiting their impact on the natural environment". A hard-won international experience over the past two decades indicates that the key ingredient to realizing more inclusive cities is neither money nor technology, nor even expertise (although these are important), but good urban governance. There is an emerging consensus that good governance is the sine qua non for sustainable human and settlements development.

Over the past four decades, most of the trend towards global urbanization has occurred in the developing world. Egypt has undergone a demographic revolution leading to an increase and this revolution is expected to continue until the beginning of the 21st century. This exponential increase in building and population densities ranked Egypt the highest worldwide. Egypt's relative status on the international development scale has declined since the beginning of the 20th century to date.

Poor housing governance over the last decades in the form of centralized management and single decision making, unclear conflicting legal and regulatory frameworks, improper institutional framework, unskilled cadres, and poor enablement and participation of the private sector and civil society through NGOs, CBOs and CSOs in addition to the corruption, unaccountable and ill effectiveness of the government resulted in the inferior housing conditions.