



Faculty of Engineering  
Department of Architectural Engineering

**Slums Upgrading Strategies:  
Land Readjustment Approach, "Ezbet El-Zabaleen",  
Cairo, Egypt.**

**A Thesis submitted in partial fulfillment of the requirements  
for the degree of Master of Science**

**In**

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**Presented by**

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# ABSTRACT

The growth of large cities that tend to be less controlled, gave rise to issues that accompany high population growth, and slums formation. In Egypt, Informal Settlements is considered the main component of slum areas, as a result of the natural growth and the flowing of rural-urban migration. The Greater Cairo Region is marked as one of the biggest cities in the world which is witnessing a rapid population increase. The Greater Cairo Region alone includes 8.5 million informal housing units with seventeen million people of the total Cairo's inhabitants (Soliman, 2014). Therefore, controlling and monitoring informal settlements locations, expansions and growth is very important for achieving urban development.

The development of informal settlements in Egypt depends on the support of the government for reducing their appearance in cities and creating a better environment for living through set of policies such as moving inhabitants from their settlements to new planned settlements or total removal of these settlements to re-use of land plots and achieve greater economic value for them. Most of these policies use land expropriation mechanism to allocate some land plots for providing services and infrastructure but they faced some challenges. Subsequently, many countries have adopted Land Readjustment strategy which depends on the participatory approach between the government, the population and the investment authorities to readjust the borders of land plots with the agreement of all parties and the protection of the property rights.

According to that, this thesis aims to define the main requirements for applying successful land readjustment strategy in developing the informal deteriorated areas with the acceptance of all development partners. These requirements are identified based on a full analysis and examining the major issues of the informal settlements and slums in Egypt. Additionally, the challenge is solved through the application of this strategy in the local level by selecting a case study "Ezbet El-Zabaleen, Manshiet Nasser, Cairo" to apply the results in the future development projects. The questionnaires survey was conducted on inhabitants and owners of land plots to find out the characteristics of "Ezbet El-Zabaleen" area before applying the land readjustment strategy.

Applying this strategy on the selected case study yielded some positive findings. These findings propose the improvement of "Ezbet El-Zabaleen" area quality. These results indicate that L.R. can be considered as an applicable approach that can be applied in transforming "Ezbet El-Zabaleen" area and all the informal settlements into a better settlement. The thesis concludes with a set of recommendations based on the literature review, the learned lessons of applying the L.R. strategy introduced in the study, and the realities and findings reflected in field work of the case study.