

2014

Study on the violations



Urban Regeneration project for Historic Cairo
Cairo 2014



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Violations study

Introduction

Following the political unrest during 2011, the building activity in Historic Cairo increased exponentially with alarming patterns. During a first systematic survey carried out by the Urban Regeneration of Historic Cairo (URHC) in 2011, problems concerning the building activities, the state of conservation of the monuments, the waste disposal management and the environmental hazards in Historic Cairo were documented. Following these outcomes URHC's first report of activities recognized an alarming situation of the State of Conservation of the World heritage site and the illegal building activities within its boundaries¹.



Building activity in Batneya Area - El Mahrouky Street

¹ UNESCO, "First report of Activities - URHC June 2012" available on www.urhcproject.org

The world heritage committee in their 2012 decision² expressed "deep concern about the state of conservation of the property" and urged "the State Party to put in place urgent protection measures and to enforce them".

The following year, the world heritage committee strongly urged Egypt to take measures in order to stop illegal construction and to protect the archaeological areas³.

On the other hand, the concerned professionals and architects working on Historic Cairo as well as the Egyptian institutions didn't have a common definition to what is considered violation. In 2013, URHC Project decided to conduct a study on the Egyptian legislation concerned with the built heritage⁴. One of its recommendations was to identify the violation concerning the building activity within Historic Cairo according to the following laws:

- Building Law 119/2008
- Law 144/2006, Demolition of Non-Dilapidated Buildings and Establishments, and the Preservation of Architectural Heritage
- Law 117/1983, Protection of Antiquities
- Law 140/1956 on Public Road Occupation
- Law 38/1967, Public Cleanliness/hygiene
- Law 4/1994, Environment Law
- Law 453/1954, Law 371/1956, Law 372/1956, Law 1/1974 and Law 140/1956 on shop activities

² See Annex1: Decision **36 COM 7B.51**, adopted at its 36th session (Saint-Petersburg, 2012)

³ see Annex2: Decision **37 COM 7B.49**, adopted at its 37th session (Phnom Peyn, 2013)

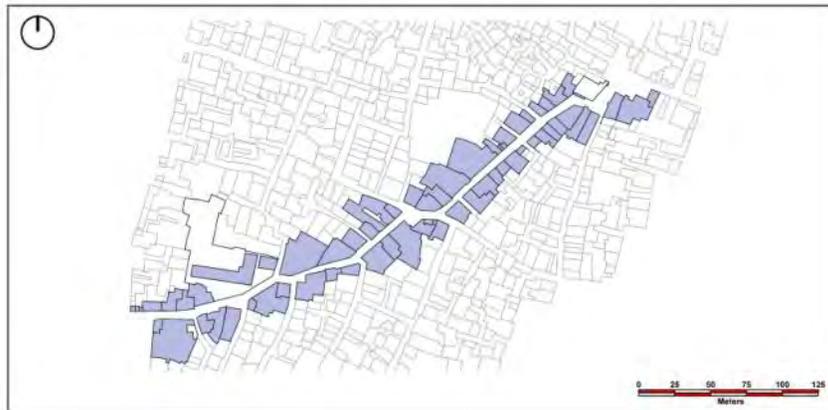
⁴ See Hassan Fahmy, "Egyptian legislations in relation to the rehabilitation of Historic Cairo", July 2013

*Violations study
URHC - August 2014*

The study was conducted on selected areas within the action project deemed particularly significant.

The two areas selected for the study were meant to present different cases of violations. These areas are:

- **Hattaba:** lays totally in the buffer zone of the Citadel. In reference to the conservation zones proposed by URHC, it comprises residential pre-modern urban fabric of high heritage value.
- **Darb el Hosr Street:** A main historic spine that link citadel and Sayeda Eisha squares to Ibn Toloun mosque and the Cemeteries.



Darb el Hosr Street

study, particularly helping in the retrieval of data from archives and participating in the building by building onsite survey.



Hattaba area

Furthermore, the study was part of the training on the job activities that took place between March and May 2013. It was prepared by URHC and directed to the members of the concerned Egyptian Institutions. Technical Staff of the Cairo Governorate and of the Ministry of Antiquities (MoA) participated and was trained in the

1-The legislation

This part of the study provides an overview on the Egyptian legislations that identifies the violation. It is based on the report prepared by the legal consultant of the project, and later completed by the URHC team.

1.a - Violations according to the Egyptian Legislations

1.a.1 - According to the Building Law 119/2008

The Building Law states⁵ that the following actions are defined as violation and needs to be removed by administrative procedures at the expense of the owner:

- 1) Buildings, establishments and works raised without license
- 2) Works violating the limits of the legal heights,
- 3) Trespassing the organization lines and set backs
- 4) Works violating the allocation of places for the car parking
- 5) Trespassing of lands subject to the protection of Antiquities
- 6) Buildings, establishments and works outside the urban area approved for a city or a village

Moreover, in order to remove the previously mentioned violations, a decree by the competent governor shall be issued for the concerned authorities to implement it.

In case the removal or correction of the violation was not concluded within the established deadline by the competent authority, a fine per day is applied against the violator. The same will apply resuming suspended works⁶.

It is also considered a violation a work on a building without previously obtained permit⁷. Any of the following works, if carried out before obtaining permits would be considered a violation:

- Construction works
- Extension/or partial extension of existing buildings
- increase the number of floors in existing buildings
- Building modification (structural repairs)
- Restoration of existing buildings
- Demolition of dilapidated buildings (partial or total)

The violator is sentenced either to imprisonment, to a fine twice the value spent on realizing the violating work or to both.

In all cases, building permits are issued when architectural and construction drawings are approved by the competent authority. It specifies the layout, the building lines and its relation to the organization line, elevations and sections including building heights. It is considered a violation if these approved drawings is not respected⁸ during the implementation of the works.

The building regulation issued by the National Organization for Urban Harmony (NOUH) and approved by the Supreme Council of Planning⁹ is binding to the districts.

To issue new building permits, the previously mentioned regulations should be respected¹⁰, and all the drawings should be compatible with it.

⁵ Article 60 of the building law

⁶ Article 107 of the building law

⁷ Article 102 of the building law

⁸ Article 104 of the building law

⁹The delimitation and building regulations for Historic Cairo were approved by the supreme council of planning on the 26th of January 2011.

¹⁰ Article 32 of the building law

1.a.2 - According to Law 144/2006, Demolition of Non-Dilapidated Buildings and Establishments, and the Preservation of Architectural Heritage

The total or partial demolition of a listed building is considered a violation by the law. If it is demolished, no building license is granted for a period of 15 years, unless the new construction doesn't exceed the height and surface area of the previous building¹¹.

For the demolition of any other building (not listed), a previous license/permit from the competent authority is obligatory, and it is considered a violation not obtaining it¹².

The demolition permit is valid for one year. If the demolition work started but didn't finish within the year, it is then considered a violation. A fine per each exceeding day is applied¹³. Furthermore, the competent authority has the right to finish the works at the expense of the owner¹⁴.

1.a.3 - According to Law 117/1983, Protection of Antiquities

According to the law, it is considered a violation on movable or immovable antiquity any of the following actions: demolishing, damage, distortion, change or separation of part of it¹⁵.

According to the law, it is considered a violation any works conducted without obtaining permission from the Head of the Supreme Council of Antiquities (SCA), on the archaeological lands or the buildings that are listed as monuments¹⁶, i.e. modification,

renovation or changing its features. A total or partial demolition, as well as disfiguring a monument is considered a violation too.

The same applies on the monuments reuse: it is considered a violation the total or partial reuse of monuments without obtaining the permission from SCA¹⁷.

Furthermore, fixing advertisement or billboards on monuments, painting or writing on the wall of monuments, or accidentally distorting a monument is considered a violation¹⁸.

According to the law, the antiquity aesthetic lines¹⁹ and buffer zones²⁰ identified by a ministerial decree is considered equally than archaeological lands, and the provisions of the law on monuments and archaeological sites are applied²¹.

Furthermore, no building permits are allowed in any of the archaeological lands and its buffer zones²².

1.a.4 - According to Law 140/1956 on Public Road Occupation

It is considered a violation not having permission from the competent authority for occupying parts of public roads. This includes:

¹¹ Article 12 of law 144/2006

¹² Article 2 of law 144/2006

¹³ Article 12 of law 144/2006

¹⁴ Article 9 of law 144/2006

¹⁵ Article 42 of law 117/1983

¹⁶ Article 13 of law 117/1983

¹⁷ Article 43 of law 144/2006

¹⁸ Article 45 of law 144/2006

¹⁹ The antiquity approved aesthetic line: It is the area that surrounds the antiquity and extends according to the instructions of the SCA, in order to preserve the aesthetic value of the antiquity. These identified lands are treated as archeological land. According to article 2 of law 144/2006

²⁰ The buffer zone: areas and lands adjacent to the antiquity, which are defined by the permanent committee to ensure the protection of the antiquity. According to article 2 of law 144/2006

²¹ Article 19 of law 144/2006

²² Article 20 of law 144/2006

- Construction, demolition, paving, extending pipes and wires or modifying the sidewalks;
- Fixing shelves of goods, carriers, umbrellas, sheds, seats, tables, boxes, kiosks and the like on sidewalks or public roads;
- Leaving movables outside shops, factories, stores or homes, except for a limited time required for loading or unloading and provided they do not disrupt traffic.

In case there is no license for road work/occupancy, the competent authority shall remove and confiscate the violations at the expense of the violator²³.

It is considered a violation using movable items of a shop to occupy roads. If this violation is repeated three times in 2 consecutive years, a closure decision for the shop is issued.²⁴

Concerning shades installed on shops, the shades' height is fixed not less than 225 centimetres from the surface of the pavement, and it shouldn't protrude more than the width of the sidewalk.

Shop windows shouldn't protrude more than 20% of the width of the sidewalk, with a maximum of 40 cm. For streets that don't have sidewalks, the protrusion shouldn't exceed 30 cm. The competent authority can prohibit protrusion of shop windows in any street/square by a ministerial decree.

The violator should remove the works, or the competent authority should remove it at his expenses. The competent authority, upon the suggestion of the Municipal Council, can prohibit or cancel road occupation permissions according to situation of each area,

regulating the road, health and hygiene concerns, traffic and beautification²⁵.

1.a.5 - According to Law 38/1967, Public Cleanliness/hygiene

Placing garbage, sweepings, wastes, or impure water in other than the places determined by the local council is prohibited²⁶. The passage of a herd of cattle in other than the streets determined by the local council, as well as placing animals or poultry in squares, streets, passages, lanes, alleys, and also entrances, skylights, or balconies is prohibited²⁷.

It is considered a violation if according to the decision of the local council, the owner of a vacant or waste land didn't fence it. Any of the following reasons are enough for the local council to take such decision: harmful to health, disturbing the appearance, cleanliness or beauty of the town or village²⁸.

The violator should remove the violation within a defined period; otherwise, the local government unit should remove it at his expenses²⁹.

1.a.6 - According to Law 4/1994, Environment Law

According to the Law, dumping garbage and solid waste in places not specified for the purpose is considered a violation³⁰.

²³ Article 2 of law 140/1956

²⁴ Article 15 of law 140/1956

²⁵ Article 9 of law 140/1956

²⁶ Article 1 of law 38/1967

²⁷ Article 4 of law 38/1967

²⁸ Article 7 of law 38/1967

²⁹ Article 9 of law 38/1967

³⁰ Article 87 of law 4/1994

1.a.7 - The violations and the affiliated procedures:

Law No.	Violations	Procedures Prescribed by Law
Law 119/2008 Building Law	Construction, ramping , modifying, structural repairs of a building, or demolition of dilapidated building without permit	<ul style="list-style-type: none"> • Ceasing and removing • Referral for criminal prosecution • Prevention of utilities supply
	Not respecting the approved drawings by which the building permit was issued	<ul style="list-style-type: none"> • Imprisonment not less than 6 month • Fine of double the cost of the violation not less than 50,000 • Freezing two years the architect' enrolment in the syndicate
	Not following the building regulation issued by NOUH - by members of the competent authority	<ul style="list-style-type: none"> • Imprisonment and fine • Removed from the current post
	Not applying the decision concerning the violations within the time limit	<ul style="list-style-type: none"> • A fine per each day is applied
Law 144/2006 Demolition of Non-Dilapidated Buildings and Establishments, and the Preservation of Architectural Heritage,	Demolishing a property listed as "peculiar"	<ul style="list-style-type: none"> • Ceasing works • Referral for criminal prosecution • Denial of license for 15 years (or building on the same surface area and height of the previous building)
	Demolishing a property not listed without permission	<ul style="list-style-type: none"> • Ceasing work • Referral for criminal prosecution
	The demolition period exceeded the permission dates (one year from issuing the demolition permit)	<ul style="list-style-type: none"> • The competent authority has the right to finish the works at the expense of the owner • A fine per each day is applied exceeding the permit dates
Law 117/1983 Protection of Antiquities	Demolishing, damage, distortion, change or separation of part of movable or immovable antiquity	<ul style="list-style-type: none"> • Imprisonment not less than 1 year and not more than 7 years • Fine between 50,000 and 100,000 EGP
	Any works conducted on archaeological lands/monuments without obtaining permission from SCA.	<ul style="list-style-type: none"> • Imprisonment between 1 and 5 years • Fine between 10,000 and 50,000 EGP
	A total or partial demolition, and disfiguring a monument	<ul style="list-style-type: none"> • Decree for the removal of any violation
	The reuse of monuments without obtaining the permission from SCA	<ul style="list-style-type: none"> • SCA will return the monument to its previous state at the expenses of the violator
	Fixing advertisement or billboards on monuments, painting or writing on the wall of monuments, or accidentally distorting a monument.	<ul style="list-style-type: none"> • Imprisonment less than 1 year • Fine between 1000 and 50,000 EGP

The violations and the affiliated procedures:

Law No.	Violations	Procedures Prescribed by Law
Public Roads Occupancy Law 140/1956	Not having permission from the competent authority for public road occupation	<ul style="list-style-type: none"> • Removing the occupancy at the violator expense • Fine between 100 - 300 EGP • Referral for prosecution
	Using movable items of a shop to occupy roads	<ul style="list-style-type: none"> • Removing the occupancy at the violator expense • Fine between 100 - 300 EGB • Confiscating the items causing the violation • A closure decision for the shop is issued for 15 days (If repeated three times in 2 consecutive years)
	Not following the dimensions and areas for occupations mentioned in the permission (Shop protrusions, shades heights etc.)	<ul style="list-style-type: none"> • The violator should remove the works • Fine between 100 - 300 EGP
Public Cleanliness Law 38/1967	Placing garbage, sweepings, wastes, or impure water in other than the determined places by the local council	<ul style="list-style-type: none"> • Demand from the violator to remove the violation within a defined period • If not removed within the period stated, the local government unit shall remove the violation at the expenses of the violator • Fine between 20 and 50 EGP
	A vacant or waste land didn't fence it	
	Placing of animals or poultry in squares, streets, passages, lanes, and alleys	
Environment Law Law 4/1994	Dumping garbage and solid waste in places not specified for the purpose	<ul style="list-style-type: none"> • Fine of 1000 EGP
	Transporting waste or earth resulting without taking the necessary precautions	<ul style="list-style-type: none"> • Fine between 500 - 1000 EGP
Shop Activities Law 453/1954 Law 371/1956 Law 372/1956 Law 1/1974 Law 140/1956	Operating a shop without license	<ul style="list-style-type: none"> • Administrative closure for the shop • Referral for prosecution

1.b - Previous Legislations halting the Removal of Building Violations and Laws that Result in Reconciliation between Different Parties

This part of the study is addressing the reconciliation between the State and the violator, as well as the halting of the violation status.

1.b.1 - Law 259/1956: according to this law, all violations before 1956 have been annulated. This law forbids issuing decrees to demolish or modify buildings considered violations according to the previous building laws³¹.

1.b.2 - Law 29/1966: according to this law, all violations decrees issued prior to 1966 were annulated. The law forbids issuing decisions or decrees to remove, demolish or modify buildings considered violations according to the previous building³² Law. Moreover, the law halted the implementation of court orders occurring before 1966 concerning violations established by previous laws.

1.b.3 - Law 30/1983³³: according to this amendment, all violators were allowed to submit before June the 7th, 1987 a request to the competent administrative local unit to halt any procedures taken against the violations. Accordingly, the violations were examined once more. If the violation proved to endanger lives or properties, or to contradict with the regulation line or height restrictions specified by the Civil Aviation Law, it was reported and re-examined

³¹ Law 51/1940 and Law 63/1945 concerned with building regulations, and/or Law 52/1940 concerned with the subdivision of plots.

³² Law 52/1940 regulating the subdivision of plot, Law 656/1954 and law 45/1962 that concerned building regulation, Law 55/1964 regulating construction works and its amending laws

³³ an amendment for the implementation of Law 106/1976 regulating the building works

by the concerned Governorate to issue either a demolition or a modification decree. Otherwise, the penalty was specified by fines.

However, if the request was not submitted and no decision was taken, it was still considered a violation.

2- The form

In accordance with the legal framework for the preservation of the Egyptian heritage, a survey form was drafted to help in the identification of the building violations³⁴.

In the outcomes of the legal expert report it was recommended to have a joint committee in charge of the identification of building violations in Historic Cairo. It was suggested to include representatives from the following Egyptian institutions in the committee:

- **Cairo Governorate** (or concerned districts), responsible for issuing the building and demolition permits, stopping and removing violations;
- **Ministry of State for Antiquities** (MSA), responsible for identifying monuments and its buffer zones;
- **National Organization for Urban Harmony** (NOUH), responsible for preparing the protection measures for Historic Cairo - Area of peculiar value.

The survey form used for the violation study is divided into three parts:

- **The first part** is concerned with the **archival information** of the building. The general information concerning the building location, ownership information and

³⁴ Annex3 Survey form for the evaluation of buildings in Historic Cairo (with possible violations)

registration/protection status is collected. Furthermore, information concerning the building permits, shops permits or violation records is also retrieved.

- **The second part** is completed on **field**. The building guidelines set by (NOUH) are taken into consideration. Reference to the regulation in the Antiquities law, general hygiene law and Environmental law is also considered while compiling the survey.
- **The third part** includes the **decision** reached.

The committee should compare and analysis the archival information with the data collected from the field survey. It can only then reach a decision on whether there is violation concerning the property and the need for any further or new procedures.

2.a - Terminologies mentioned in the survey form:

Building permit: before starting any construction on site, a building permit should be obtained from the competent authority (the district). The building law has identified the needed documents and drawings to present for the request of building permit.

Violation records: these are records issued by the districts to document the building violation. These building violations are building activities without obtaining building permission or not following the approved drawings, or single floor without building permit.

Building cease decisions: These decisions are to halt construction activities by the violator; it is usually issued in response to the violation record.

Violation removal decisions: These decisions are to remove violation; they usually follow the violation record. For each violation record there should be a removal decision.

Daily violation fines: These fines are applied in case of ignoring the building cease decision or not removing the violation within the given period.

Organization Decisions (Tanzim): taken by a committee from the Governorate for none listed buildings usually connected to the structural condition of the buildings. A full description of the building is noted and the type of intervention is decided. These decisions are later issued by the Governor as decrees.

There are three types of organization decisions:

- Total demolition: to demolish the building to the ground,
- Partial demolition: to demolish a floor or more,
- Consolidation: to intervene to stabilize the building

Demolition permits: after reaching a decision, issuing a decree, and before starting any work of demolition on-field, a permit should be obtained from the districts.

Demolition records: in case the owner of a building demolished it without a permit, a demolition record is issued and the act is considered a violation.

Shops licenses: For all shop activities (workshop, commercial, storage, services etc...) permission should be obtained from the Governorate. The Kind of activity is mentioned in the permission. In order to change activity, a new permission should be obtained.

Shops closure records: a closure record is issued when the shop permission is not obtained, or when a violation is repeated three times in two consecutive years.

Additions removal decisions³⁵: these are issued in accordance with the road occupancy law. These decisions deal with any road occupation that can be violating the law, such as the protrusion of shop fronts, heights of installed sheds, benches attached to buildings, etc...

Hygiene violation record: this record the hygiene violation as mentioned previously in 1.a.5.

Environmental record: this record the environmental violation as mentioned previously in 1.a.6.

3- Archival Information collected

To fill in this first part of the form, the following archival information is needed:

- The first set of information is partially available from the Districts/Cairo governorate.
- The second set of information is available from the Ministry of Antiquities.
- The third set of information is available from the Waqf.
- The fourth set of information is available from the Urban Harmony.

3.a - The first set of information: Concerning the information from the district

This set of information includes the building permits, building violations, building cease decision, demolition records, partial demolition records, violation fines, shops records, hygiene and environmental violations

³⁵ These decisions are according to the road occupancy law.

The surveyors of the Cairo Governorate were asked to collect the information concerning the surveyed buildings from the district's archiving office. The current archiving system is done manually in the districts. Accordingly, retrieving the information about each building takes very long time.

The information available for this study in the district is not comprehensive. The two case studies are located in el Khalifa district. During the up-rise and political unrest in 2011, the district of el Khalifa, according to the employees and surveyors, was damaged and burned down. Therefore, some data concerning the buildings were lost³⁶.

However, the data retrieved was enough to conclude the study, and to have outcomes presented in this report.

3.b - The second set of information: Concerning the information from the Ministry of Antiquities

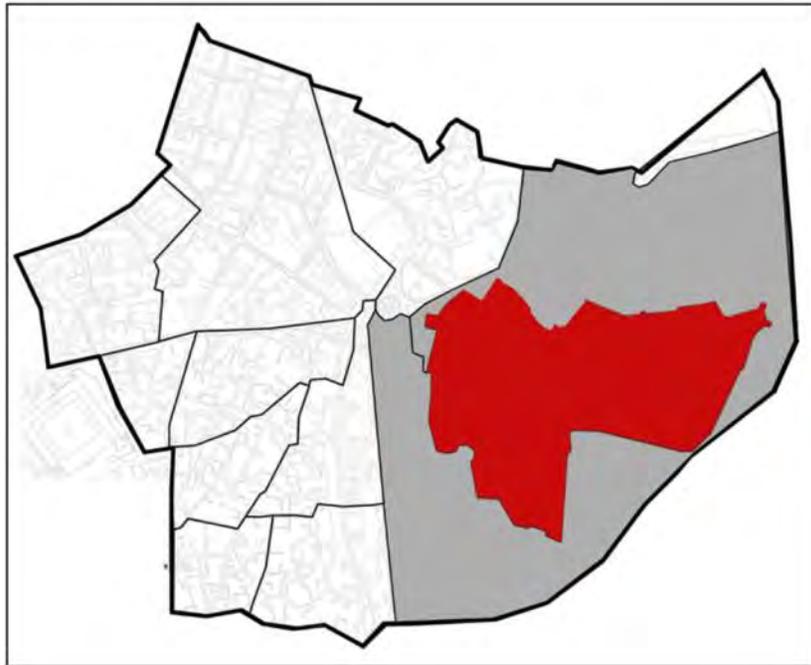
This set of information includes the listed monuments, the related buffer zones and ownership of buildings.

Since 81 buildings are listed as monuments within the action area, a list of these monuments and their related buffer-zone was requested from the SCA. After few months, the URHC project received the list of monuments and the related buffer zones.

From the information received, it was evident that the Hattaba area has 5 listed monuments of which none has an identified buffer

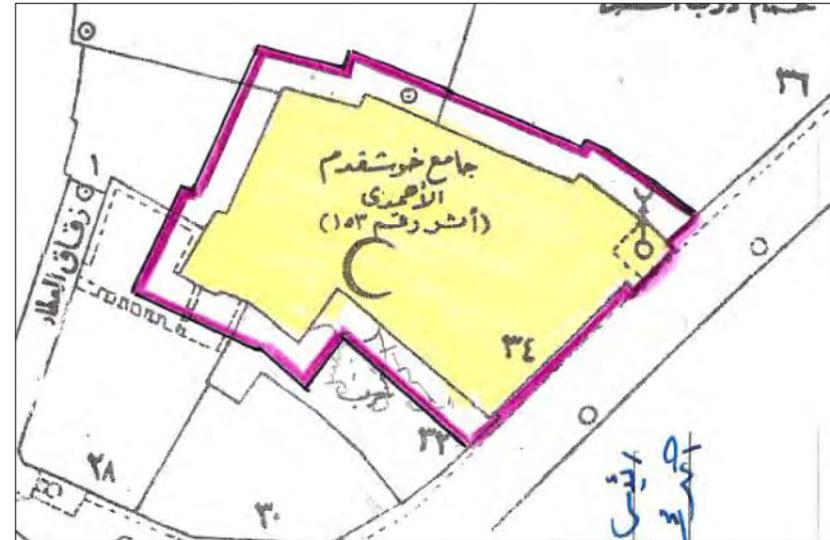
³⁶ The officer in charge of the archives mentioned that every 10-15 years all the documents/data are sent from the district to the national archives. The information is not totally lost, but is now not available in the district.

zone. However, the area of Hattaba is located within the antiquity approved aesthetic line and buffer zone of the citadel³⁷.



A sketch showing the buffer zone that is surrounding the citadel according to the ministerial decree. The boundaries are: Bab el Wadaa Street (to the north), Salah Salem Street (to the south and the east) and Salah el Dein Street (to the west). The area of Hattaba is located in the buffer zone.

Concerning the Darb el Hosr Street, two monuments are located within its perimeter: Madrasa of Khoshqudum al-Ahmadi and Sabil of Hassan Katkhoda. Only the Madrasa of Khoshqudum al-Ahmadi has an identified buffer zone.



Part of the document received from SCA, showing the buffer zone of Madrasa of Khosqudum al-Ahmadi

Concerning the ownership of MoA, the project received from the SCA a list of 31 expropriated buildings/plots in Cairo. Out of the 31 expropriated buildings, 29 are within the Historic City. Examples of the expropriated buildings include the House of 'Ali Labib, Wekala of Bazar3a, Hammam el Tarabily, Hamma el Tumbily, Hammam

³⁷ Ministerial decree number 179/2008.

Saeid el Soada, Maqad Qaytbay, etc³⁸. None of the expropriated buildings lay within the areas of the violation study³⁹.

Concerning the rest of the listed monuments, the Ministry of Endowments and the Egyptian Endowment Authority are the owners of these buildings.

3.c - The third set of information: Concerning the information from the Egyptian Awqaf Authority,

This set of information includes the list of buildings owned by the Ministry of Awqaf and the Egyptian Authority of Awqaf.

The URHC project has officially requested from the Egyptian Waqf Authority their list of ownership within the action project. The information concerning the Hattaba area was received. The Waqf Authority never sent the ownership of the buildings of Darb el Hosr.

Furthermore, the URHC project received data from the Cairo Governorate concerning the Waqf ownership in the whole district of Khalifa. Within the Governorate, a department for Awqaf exist and it has the information concerning all the buildings and lands that belong to the Ministry and Authority of Awqaf⁴⁰.

³⁸ Annex4: List of buildings owned by the SCA in Historic Cairo, according to the information received from MoA.

³⁹ For more information please see UNESCO WHC - URHC Project: "Study on the Monuments in the Action Area" URHC - June 2014

⁴⁰ For further information please see UNESCO WHC - URHC Project: "Managing the awqaf properties in Historic Cairo" Dina Bakhoum - June 2014

3.d - The Forth set of information: concerning the information from Urban Harmony (NOUH)

This set of information includes the buildings listed as "building of peculiar value" and the delimitation of the "areas of peculiar value".

According to the law 114/2006, NOUH should set a database for all the listed buildings of peculiar value and monuments. Since these buildings have a legal protection, the study is investigating if any violation is committed against these buildings.

Furthermore, the building regulations for Historic Cairo are issued by NOUH, and they are obligatory when issuing the new building permits.

In order to obtain all the archival information about a building, the following administrative bodies are responsible:

Administrative Bodies	Information provided
Property Revenues Office in the District, Governorate of Cairo	▪ Ownership
Housing Department in the District, Governorate of Cairo	▪ Registration of building of peculiar value ▪ Building and demolition permits ▪ Violation records ▪ Shop closure decisions
Supreme Council of Antiquities, Ministry of Antiquities	▪ Identifying monuments ▪ Identifying buffer zone and aesthetic lines
National Organization for Urban Harmony, Ministry of Culture	▪ Identifying the areas of peculiar value ▪ the building regulation ▪ Registration of building of peculiar value

4- Data analysis

The construction activities before 1948 were usually done without obtaining permits. No record/file is available for any of the buildings constructed before 1948 if it didn't violate the regulation.

During the violation study, and after collecting the archival information, it was evident that no building permits were obtained in Darb el Hosr Street or in Hattaba area.

4.1 - Hattaba area:

This area lay totally within the buffer zone of the citadel since 2008. As mentioned before, all the areas that are in the buffer zone are treated as antiquities and monuments. Permits are not allowed for demolition, rehabilitation, construction or transformation. The total number of buildings within the surveyed area is 388 buildings.

4.1.1 - Building permits: No building permits have been recorder/found in the districts archive.

4.2.2 - Violation record (See map 1): 34 buildings have a violation record:

- 33 violations were recorded since 2008 after the area was declared a buffer zone to the citadel. One violation was recorded in 2007 for building a ground floor without permit.
- 26 of the recorded violations are after the up-rise in 2011.
- 34 of the recorded violations are for building without obtaining a building permit.
- Three violations were for adding floors to existing buildings. 31 violations for total new building.
- All the 34 buildings previously mentioned with violation record have building cease decisions.

- The 34 construction activities received violation removal decisions. (See map 2)
- Although all the violations recorded in Hattaba are for lack of building permits, however, 25 of the violations recorded are for buildings less than 4 floors, making it complying with the heights set by NOUH (10 meters). The violations recorded exceeding the building heights are as follow: Six buildings are of four floors, two are of five floors and one is of six floors.

4.2.3 - Daily violation fines: only 16 buildings with cease decisions exceeding the period defined to stop the building works have received a daily fine. i.e the violator continued the construction after receiving a notice to halt the work. However, the remaining 18 buildings didn't stop the construction, but no daily fines were recorded. This might be because the information was lost during the up-rise or the construction work was already completed before taking the decision to stop the work.

4.2.4 - Organization decisions (See map 3): In Hattaba Street, a total of 35 buildings have received organization decision. 27 buildings received total demolition, eight partial demolition and none consolidation decision. Only 21 building have complied with the decisions.

Decision	Total demolition	Partial demolition	Consolidation
Total number	27	8	0
Implemented	18	3	0
percentage	67%	37.5%	0%

Following is the details of the decisions:

a. Total demolition: (See map 4)

- Between 1990 and 1999, two buildings received total demolition decrees. Both of the buildings were issued in 1997 and they have fulfilled the decree. One of the buildings has been partially reconstructed and the other is still a vacant plot.
- Between 2000 and 2008, 14 buildings received total demolition decrees. Only nine of these buildings applied the decree and were demolished. Out of the nine demolished buildings, four are still empty plots and five were redeveloped.
- After 2008, seven buildings received a total demolition decision and five were implemented. One of the buildings is partially redeveloped (only ground floor for shops). Another decision was issued for a building after it collapsed (during the GIS survey, this building was of high architectural value) and is still with the debris in site. The two other buildings implemented the decision without an issued demolition permit (this is considered a violation) and are left undeveloped. The last building was redeveloped and a new building of four floors exists (considered a violation since it is considered a buffer zone for the citadel).
- Four decisions were received without a clear date of issue. Only two have implemented it and were redeveloped.

	1990-1999	2000-2008	After 2008	Unknown date
Total number	2	14	7	4
Implemented	2	9	5	2
percentage	100%	64.5%	71.5%	50%



Building surveyed in December 2013 by URHC and was identified as a building with high architectural value. In March 2014, the building collapsed and a total demolition decision was applied.



Examples of the redevelopment occurred after implementing the total demolition in Hattaba

b. Partial demolition: (See map 5)

- Between 2000 and 2008, three decisions were issued for a partial demolition. The decisions were never implemented.
- After 2008, two buildings received partial demolition decrees. Both buildings implemented the decisions (removal of floors) and the buildings were consolidated. However, extra floors were added later to one of the two buildings.
- Three decisions were received without a clear date. Only one was implemented. However, instead of a partial demolition, a total demolition and redevelopment was implemented.

	2000-2008	After 2008	unknown
Total number	3	2	3
Implemented	0	2	1
percentage	0%	100%	33%

c. Consolidation:

- No building has received any consolidation decision.

Overlapping the map for the organization decision (total demolition, partial demolition and consolidation) and the architectural value previously surveyed by URHC, the following outcome was concluded: (See map 6 and map 7)

- All 18 buildings that implemented the total demolition and were rebuilt are currently in the low or none architectural value. On the other hand, all nine buildings that didn't implement the total demolition decision are of low architectural value.
- Two of the buildings that implemented the partial demolition decision are buildings that belong to low

architectural value and one building belongs to none architectural value. Four of the unimplemented decisions belong to the fair architectural value buildings.

- No consolidation decisions were issued for the Hattaba area.

Implemented			
	Total demolition	Partial demolition	Consolidation
Outstanding	All 18 buildings redeveloped are currently of low / none arch. value	-	-
High		-	-
Fair		-	-
Low		2	-
None		1	-
Not implemented			
Outstanding	-	-	-
High	-	-	-
Fair	-	4	-
Low	10	1	1
None	-	-	-

4.2.5 - Demolition records (See map 8): the total number of records concerning building demolitions are 19:

- 17 buildings have been demolished without obtaining a demolition permit. All of these building were demolished after the up-rise in 2011. Furthermore, all of these demolished buildings have been redeveloped except three.
- Only two buildings received a demolition permit. Both received before the area was part of the buffer zone of the citadel.



Examples of the new development in hattaba. these buildings are built and didnt recieve a construction permit. the violation started with demolishing the predecessor building without a demolishing permit.

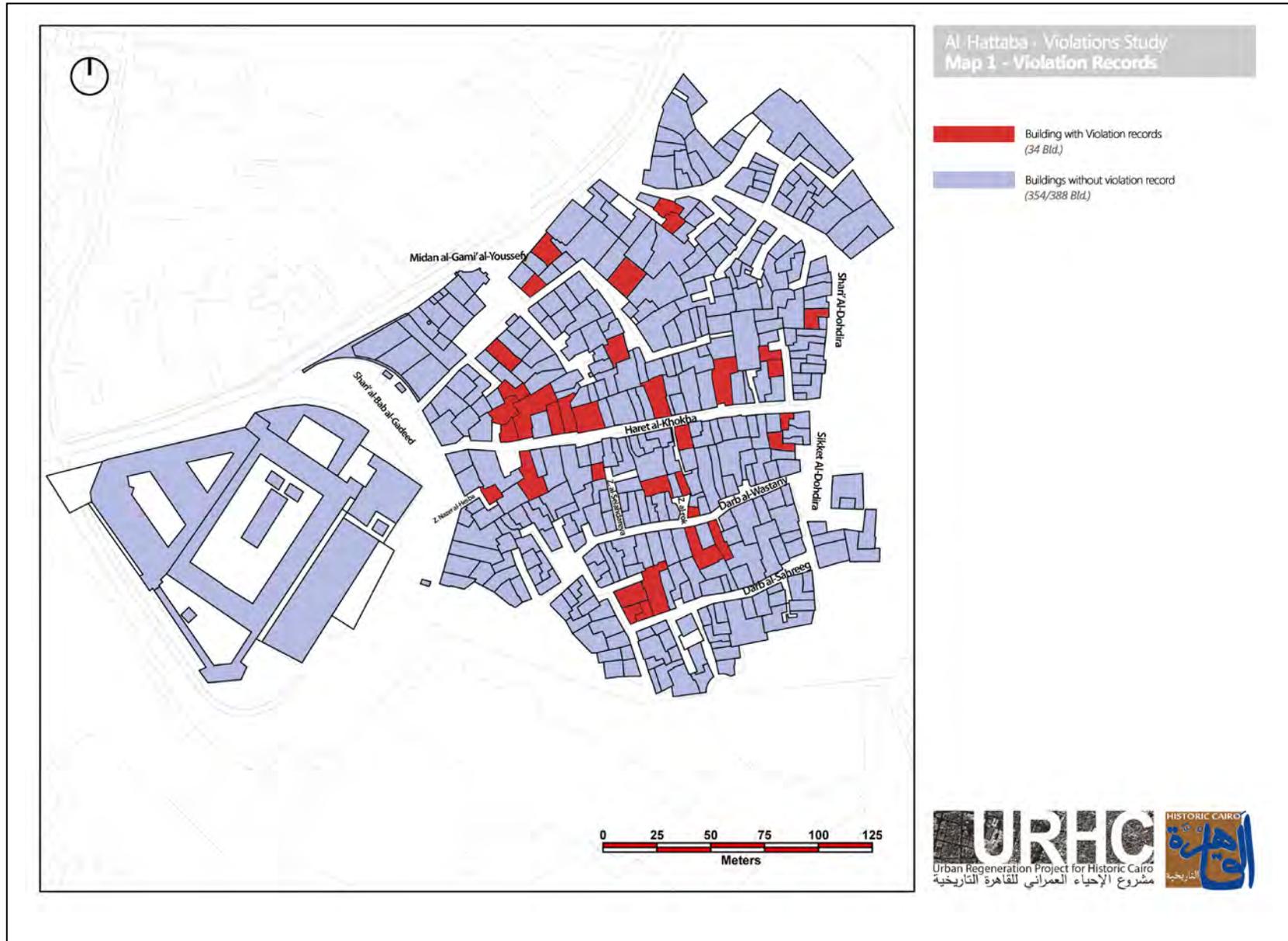
4.2.6 - Shop closure decisions: (See map 9) only one shop received a closure decision. The reason given was violating the licence conditions, without any further description.

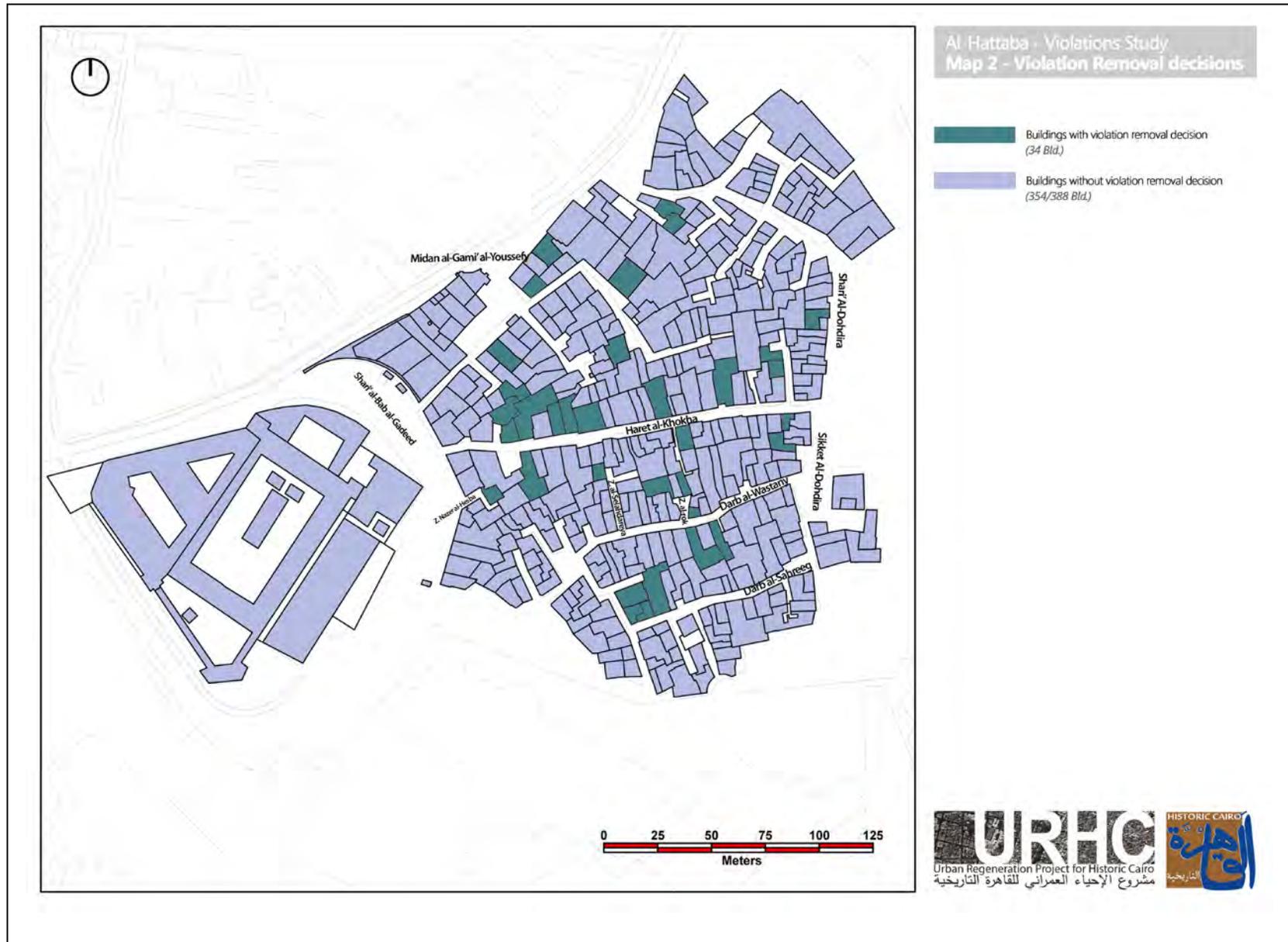
4.2.7 - Removal of additions: Hattaba doesn't have any decision concerning the removal of additions. No decisions were found in the district.

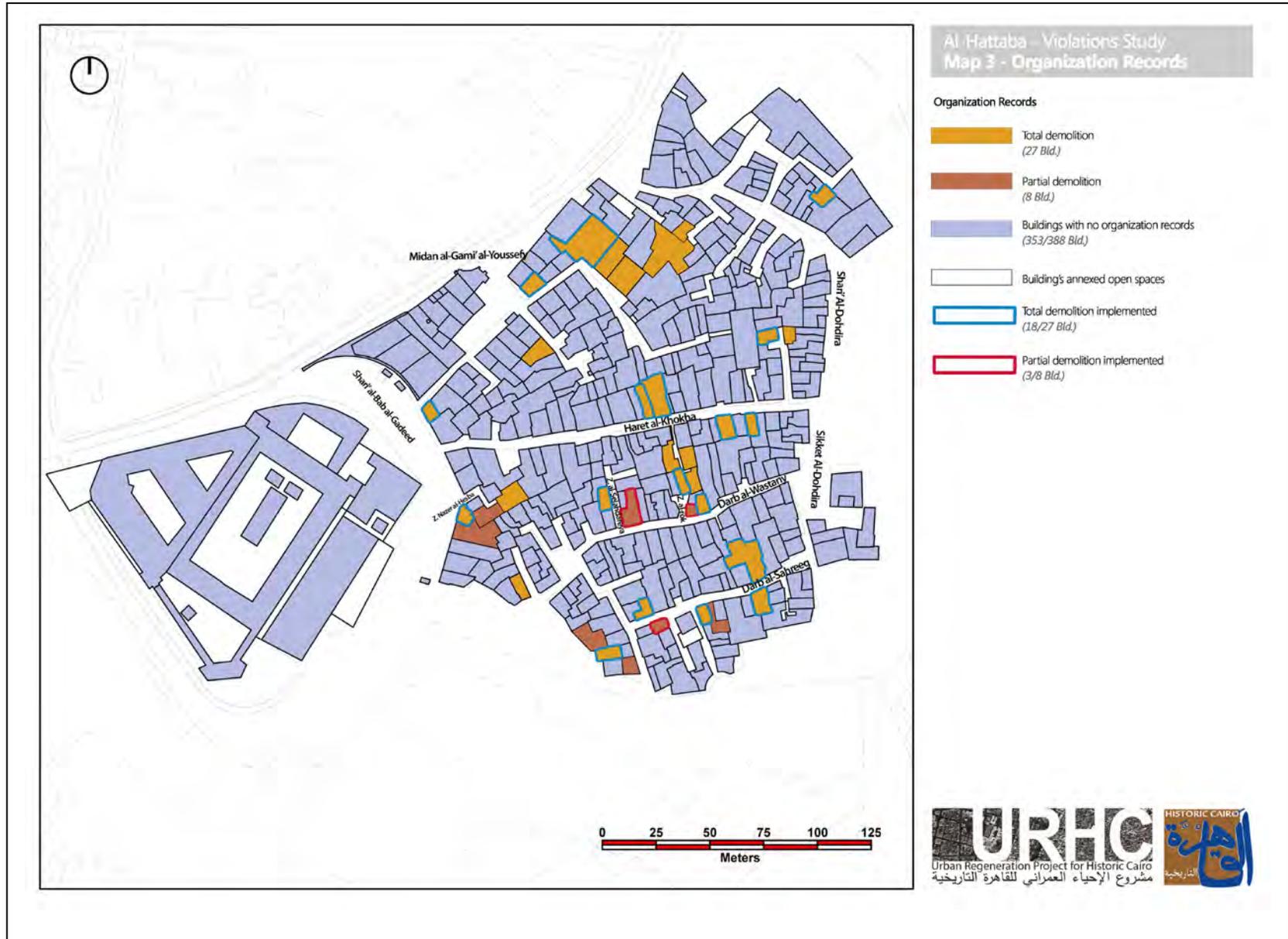
4.2.8 - Hygiene violation: Hattaba doesn't have record for hygiene violation. No decisions were found in the district.

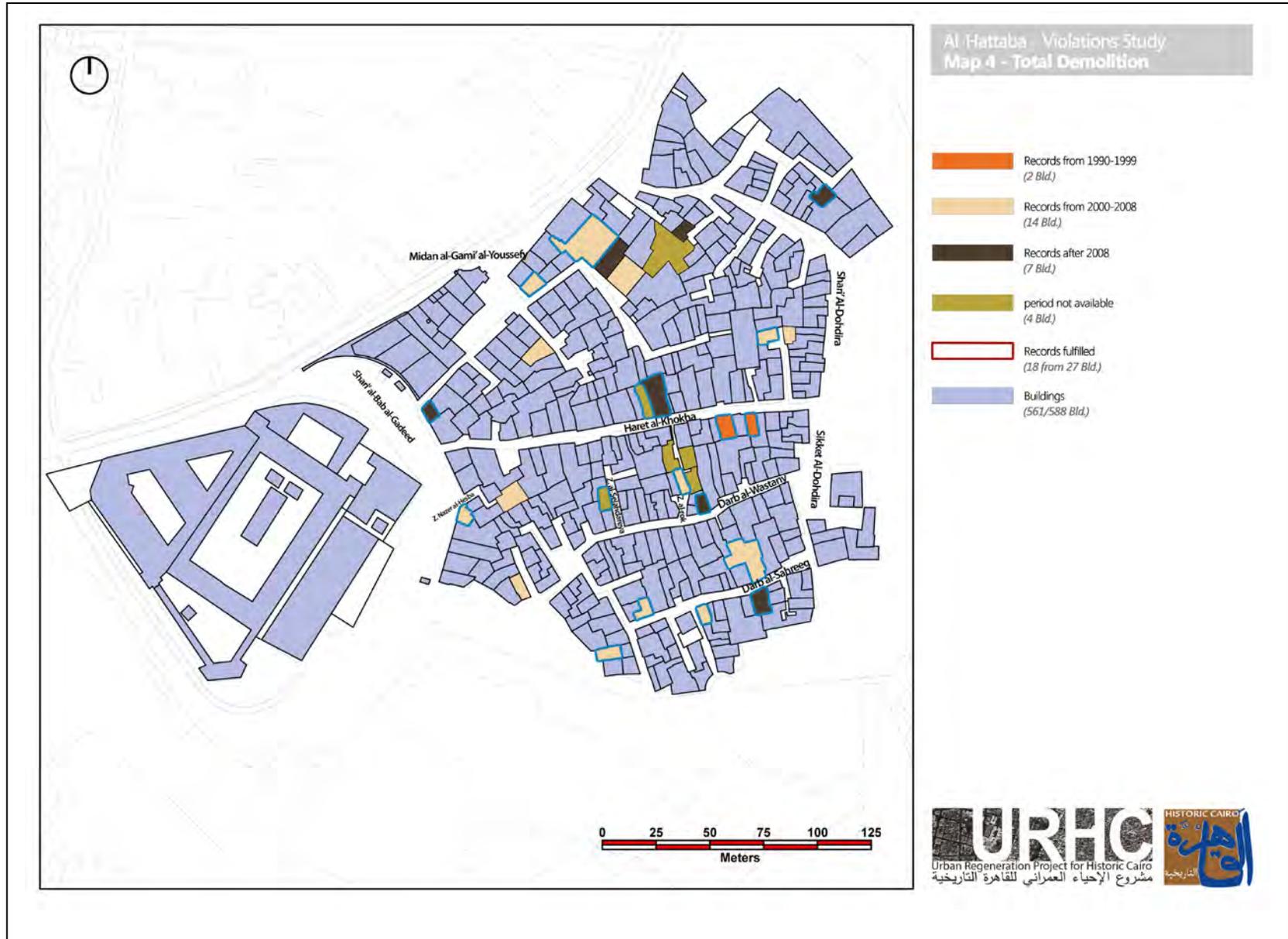
4.2.9 - Environmental violations: no Environmental violation has been recorded in Hattaba.

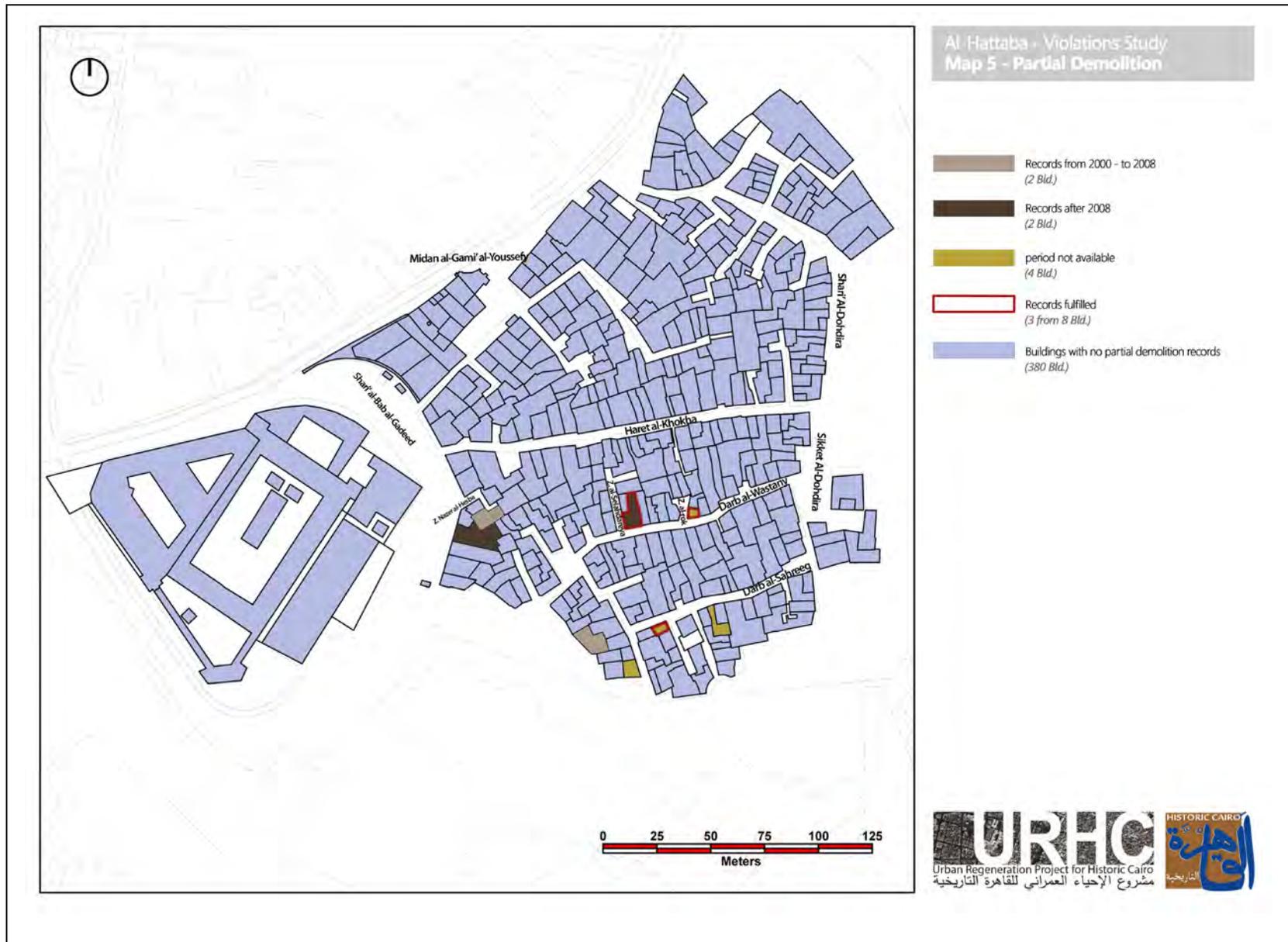
Map 10 shows the unimplemented decisions in Hattaba. These are considered violations according to the building law previously discussed.

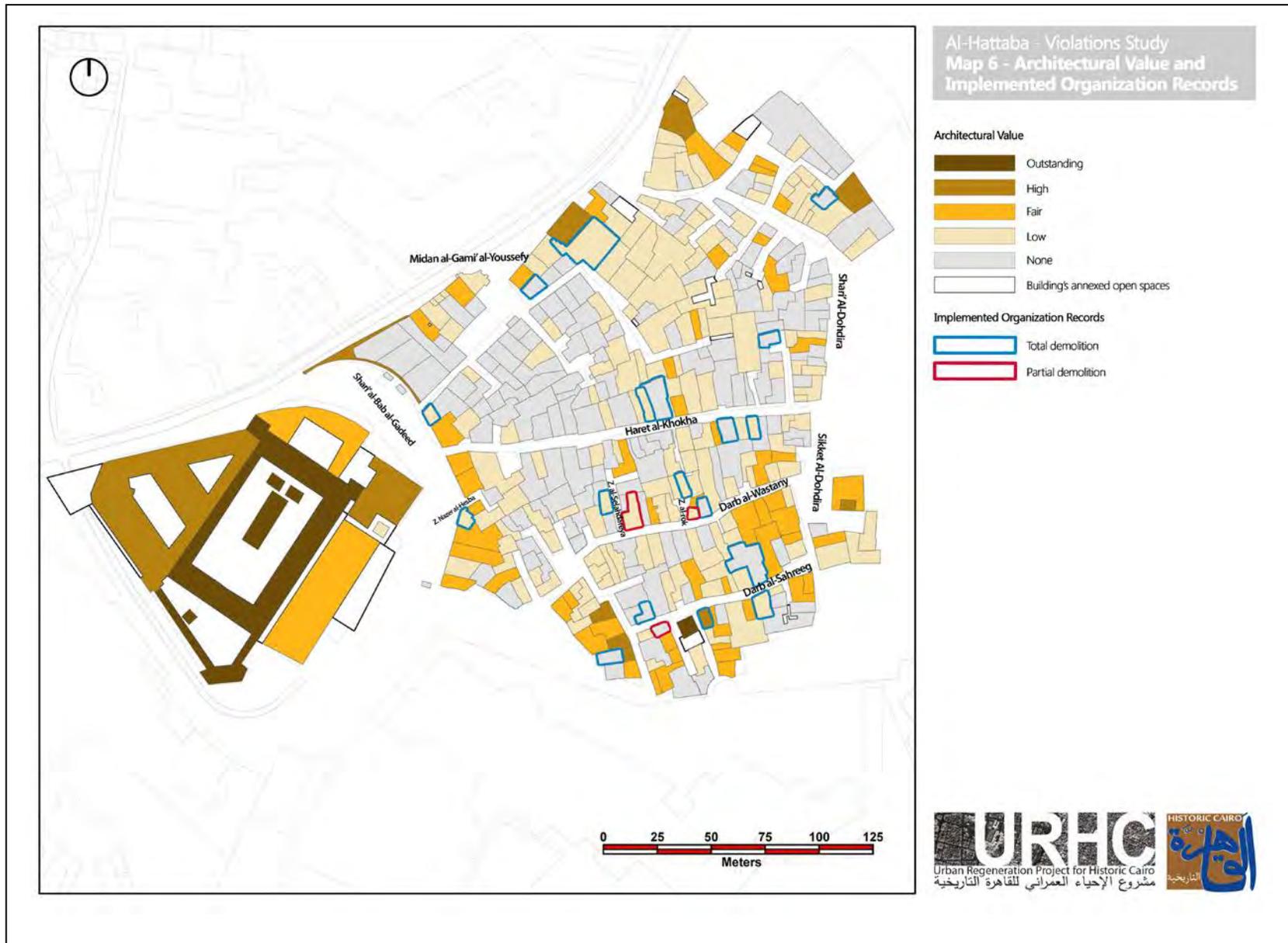


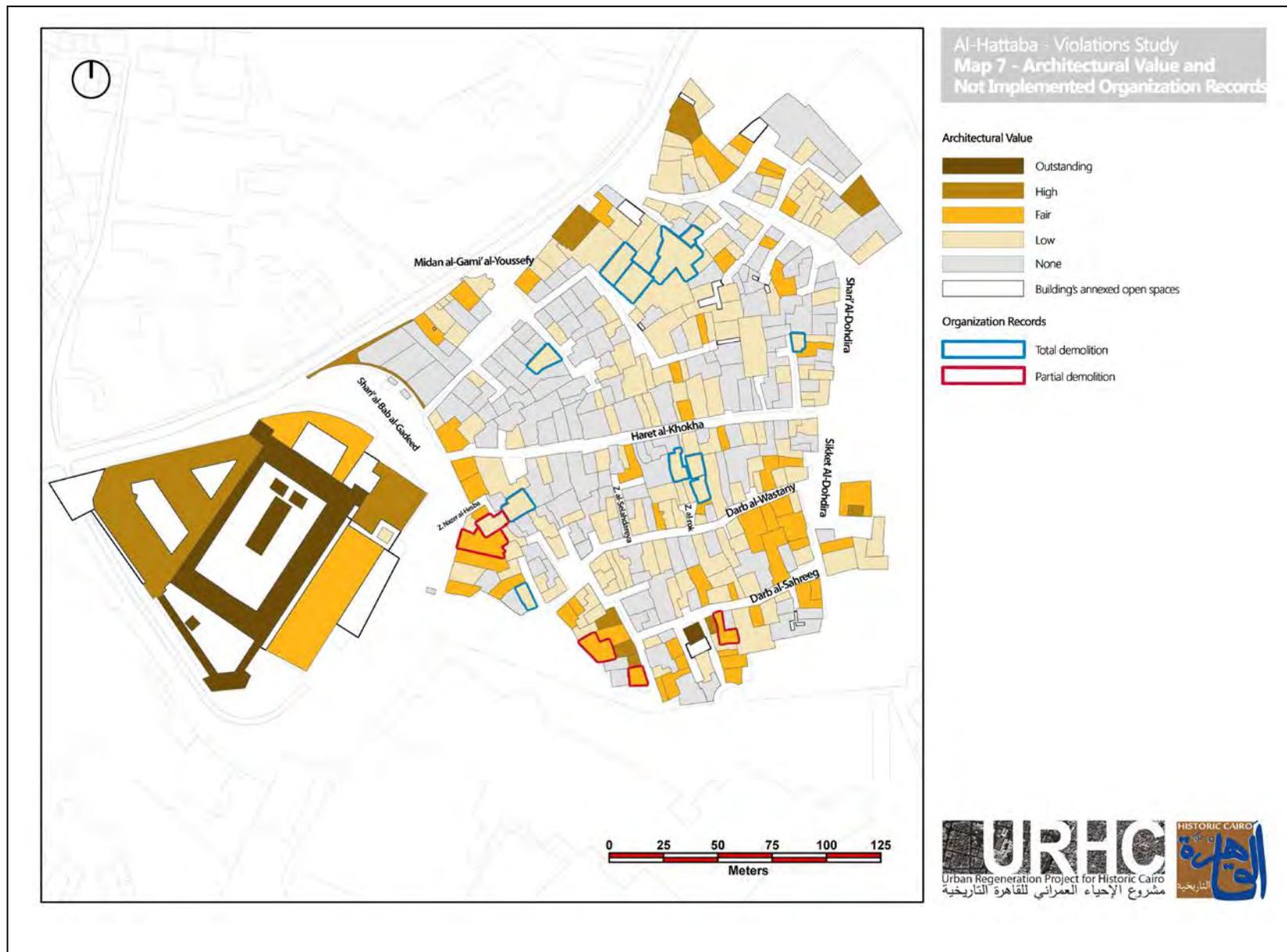


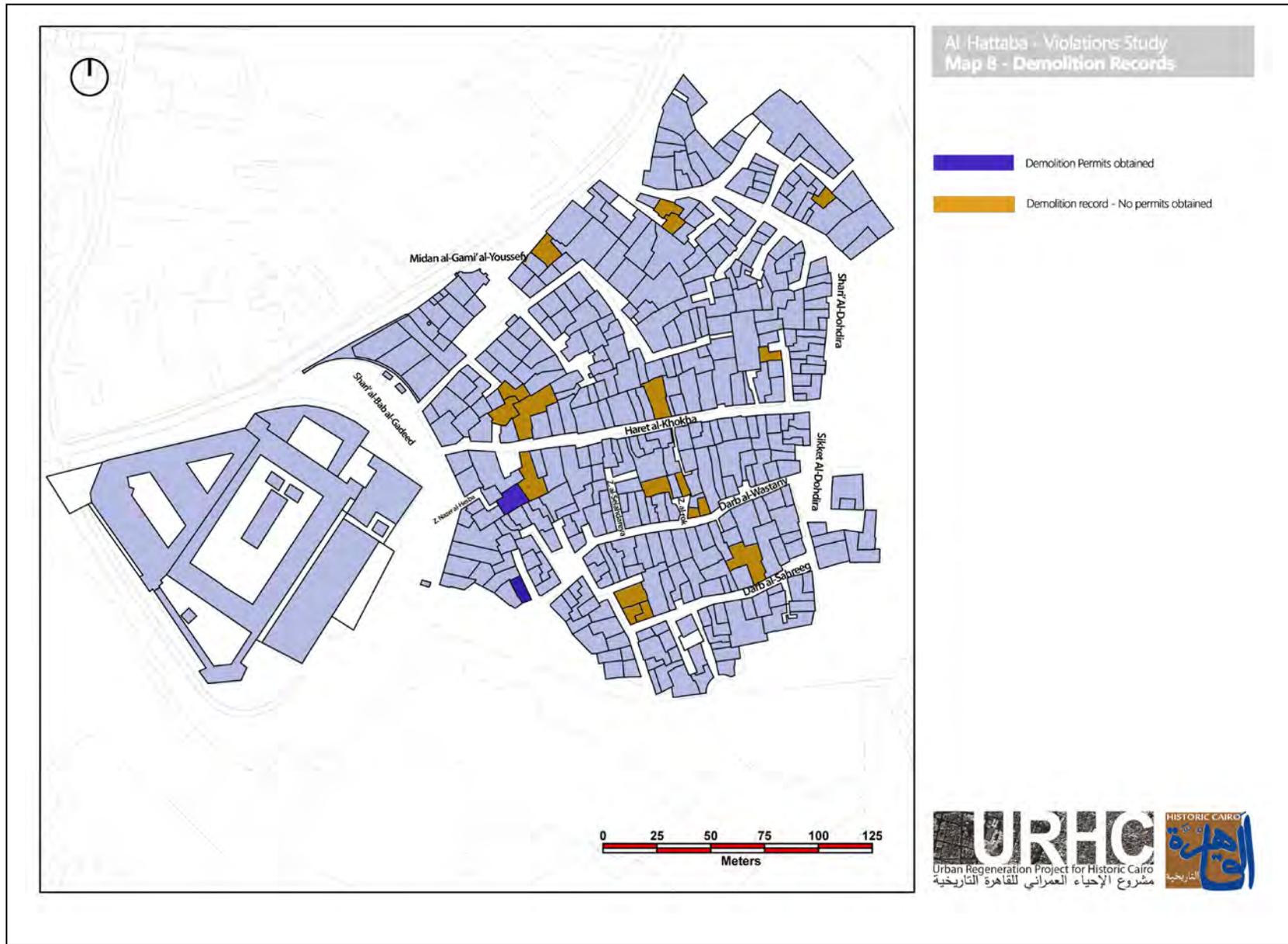


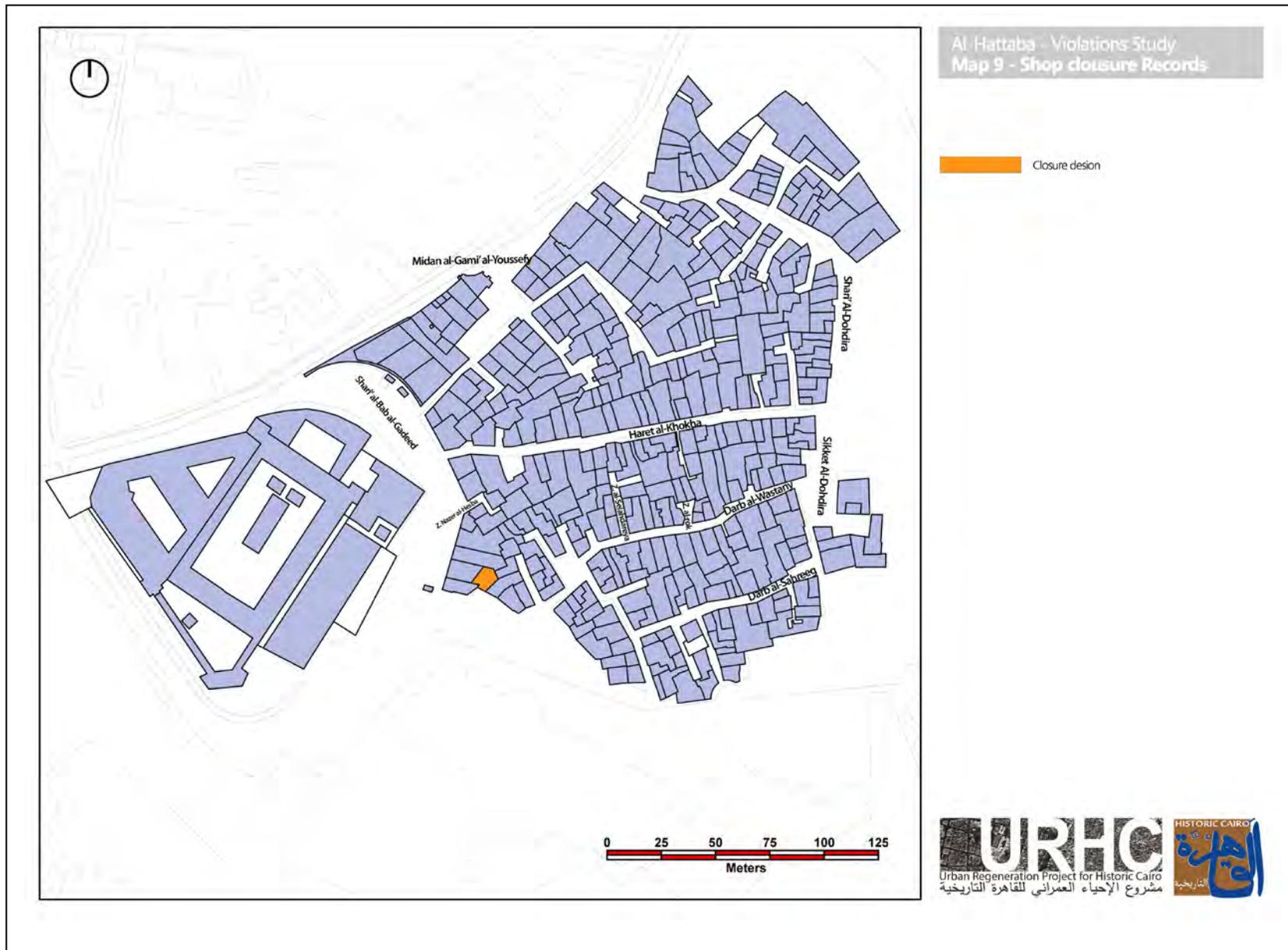


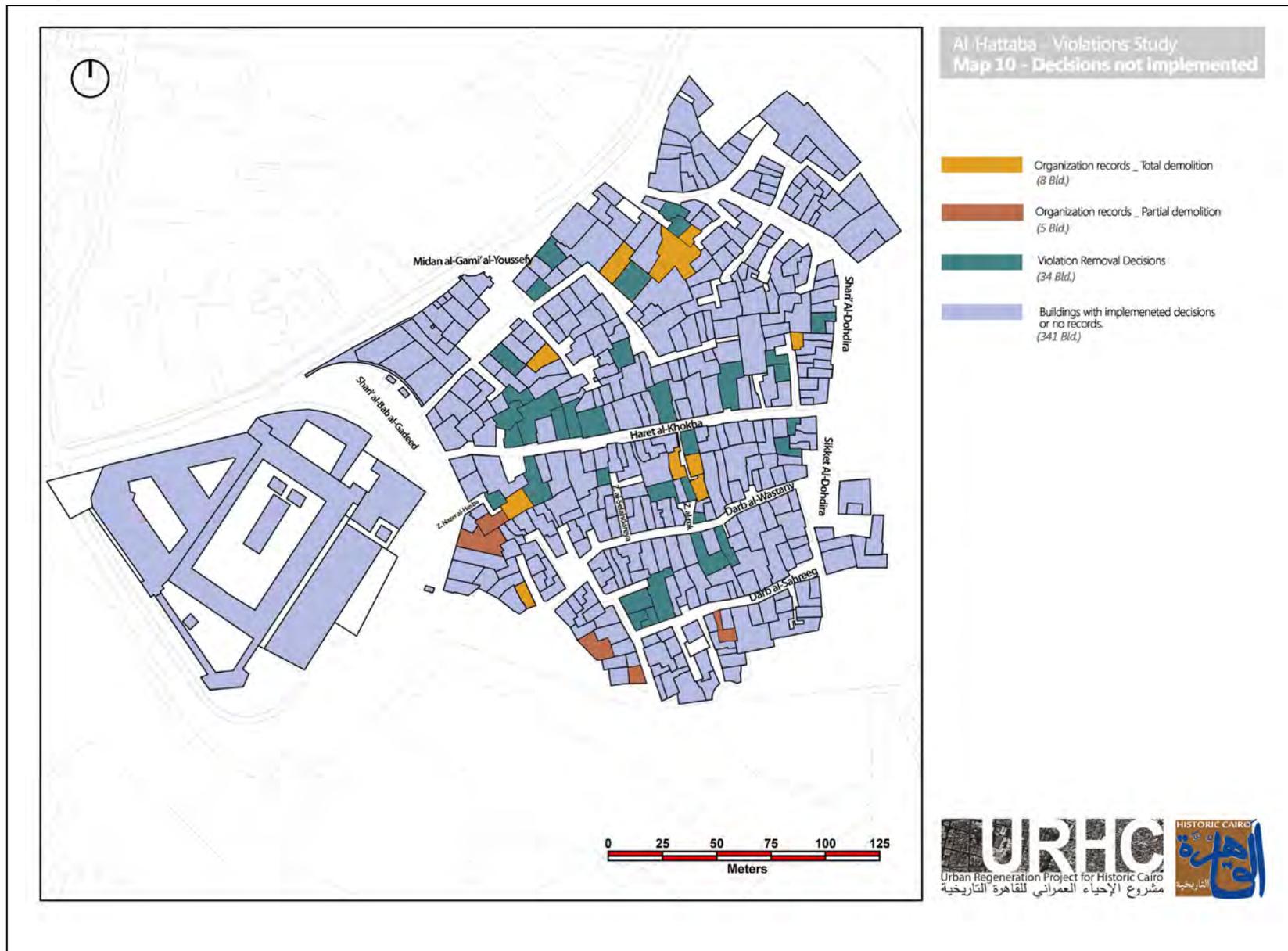












4.2 - Darb el Hosr Street:

Darb el Hosr is a historical spine, and different from Hattaba area, it doesn't lay in a major buffer zone of a monument. The number of buildings on Darb el Hosr Street is 68 buildings.

According to the surveyors, the organization line is still applied in Darb el Hosr. All the buildings overlooking the street are part of this line. If a building is demolished in the street, the plot is considered null and no building permit is issued.

Following are the outcome of the archival information collected by the surveyors and analysed by URHC team:

4.2.1 - Building permits: No building permits have been recorder/found in the districts archive.

4.2.2 - Violation record (See map 1): 4 buildings have a violation record:

- One of these violations was for consolidating the building without permission following the earthquake of 1992. Few months later, a permit for the consolidation of the building was issued.
- The other three records are issued for building without permit and date after the up-rise in 2011. The same three buildings have building cease decisions.

4.2.3 - Violation removal decisions (See map 2):

- Only two of the previously mentioned three buildings with cease decisions have violation removal decisions.
- The third building with a cease decision doesn't have a removal decision. The reason for the building cease was

"Building on the lost area of organization line". It is not clear if there was a resolution or not.

4.2.4 - Daily violation fines: only two buildings with cease decisions exceeding the period defined by law have received a daily violation fine. i.e the violator continued the construction after receiving a notice to halt the work.

4.2.5 - Organization decision (See map 3): In Darb el Hosr Street, a total of 23 buildings (out of 63 buildings) have received organization decisions. 14 buildings received total demolition, six partial demolition and three consolidation decision. Only 12 building have complied with the decisions.

Decision	Total demolition	Partial demolition	Consolidation
Total number	14	6	3
Implemented	8	4	2
percentage	57.5%	66%	66%

Following is the details of the decisions:

- a. Total demolition:** (See map 4)
 - Between 1980 and 1989, five buildings received total demolition decrees. Four of these buildings have fulfilled the decree. The last building was partially demolished and the ground floor is currently used as a zawya.
 - Between 1990 and 1999, eight buildings received total demolition decrees. The eight decrees were issued either in 1992 or 1993, following the earthquake of October 1992. Only three of these buildings applied the decree and were demolished.
 - The last total demolition decree was issued in 2001, and was not implemented.

	1980-1989	1990-1999	After 1999
Total number	5	8	1
Implemented	5	3	0
percentage	100%	37.5%	0%



Examples of the new development in Darb el Hosr after applying the total demolition decrees



one of the buildings demolished between 1980 and 1989.

b. Partial demolition: (See map 5)

- Before 1980, one building received a partial demolition. The building is a listed monument (Madrasa of Khoshqudum el Ahmadi). The decision was never implemented. According to the information received from MoA, the madrasa is still in a bad state of conservation with structural problems.
- Between 1990 and 1999, four buildings received partial demolition decrees. The four decrees were issued in 1992 or 1993, following the earthquake. Only three of these buildings applied the decree.
- Only one record was issued and implemented after 1999.

	Before 1980	1990-1999	After 1999
Total number	1	4	1
Implemented	0	3	1
percentage	0%	75%	100%

c. Consolidation: (See map 6)

- Between 1980 and 1989, two building received a consolidation decision. Only one building implemented the decision.
- Between 1990 and 1999, one building received consolidation decision and was implemented too.

	1980-1989	1990-1999	After 1999
Total number	2	1	0
Implemented	1	1	0
percentage	50%	100%	0%

Overlapping the map for the organization decision with the architectural value previously surveyed by URHC, the following outcome was concluded: (See map7)

- Seven out of the eight buildings that implemented the total demolition and were rebuilt are currently in the low or none architectural value. On the other hand, three out of the six buildings that didn't implement the total demolition decision are of fair architectural value.
- All the four implemented partial demolition decision are buildings that belong to fair and high architectural value. Both the two unimplemented decisions belong to the high architectural value buildings.
- The two consolidated buildings are of fair architectural value. The third building with unimplemented decision belongs to a low architectural value.

Implemented			
	Total demolition	Partial demolition	Consolidation
Outstanding	Eight buildings redeveloped are currently of low / none arch. value	-	-
High		1	-
Fair		3	2
Low		-	-
None		-	-
Unimplemented			
Outstanding	-	-	-
High	-	2	-
Fair	3	-	-
Low	1	-	1
None	3	-	-

4.2.6 - Shop licences: (See map 8): In Darb el Hosr Street, there are 49 shop licenses divided between 34 buildings. The available licences don't mean that all the shops are functioning.

- The earliest license dates back to 1902, and was a licence for a bakery.
- The latest license was issued in 2006 for a telecommunication service.
- The following subdivision of usage is based on URHC's GIS survey form: 21 licences for neighbourhood commercial activities, six fast food/coffee shops, 10 services, two bakeries, three warehouses/storages, and seven workshops.

4.2.7 - Shop closure decisions: Darb el Hossr street doesn't have record for shop closure decisions. No decisions were found in the district.

4.2.8 - Removal of additions: (See map 9) out of the 12 shops that have permission for protrusions, only 6 managed to renew it. The other six shops had a removal of the addition simply because the permission was expired.

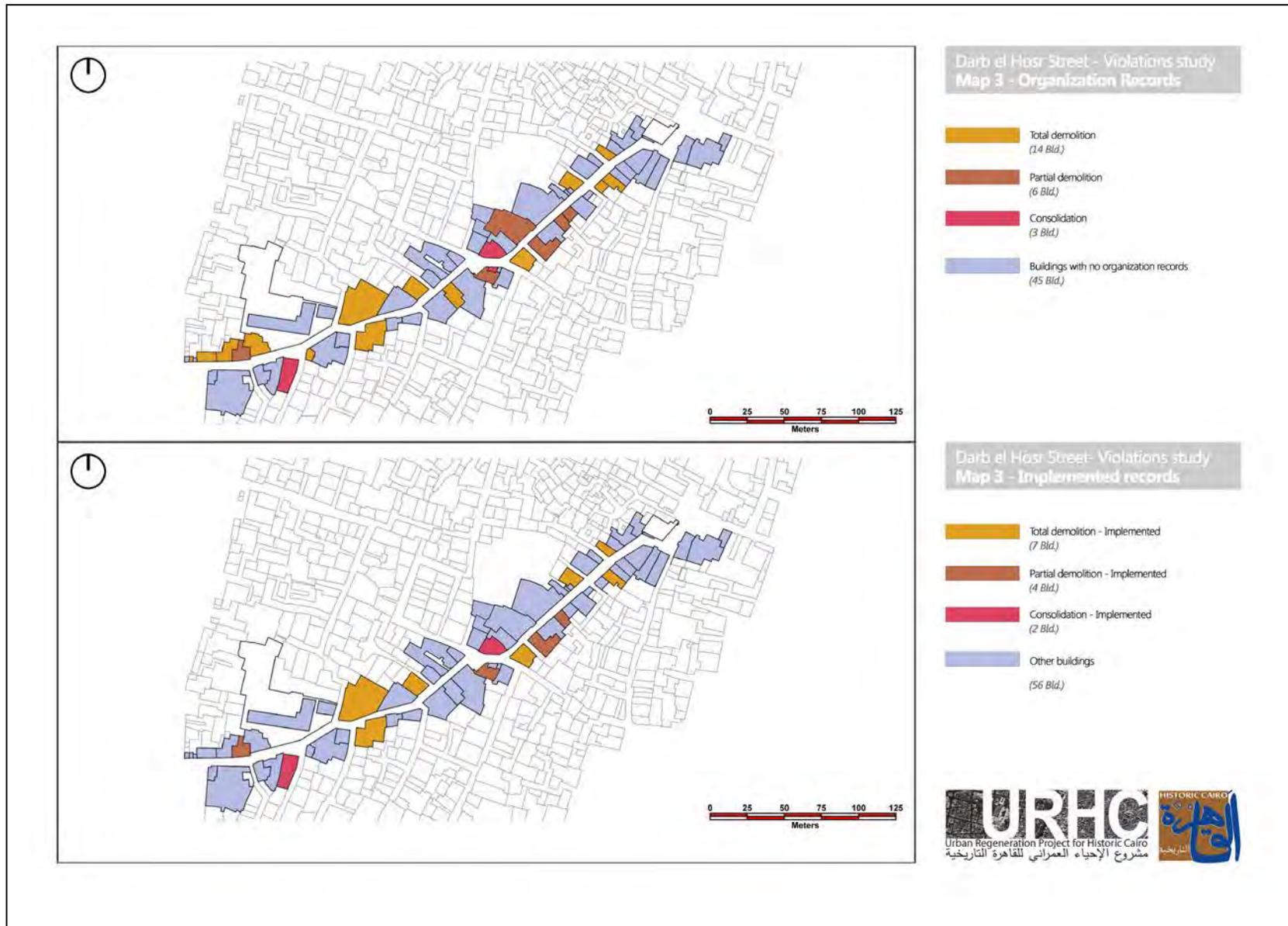
4.2.9 - Hygiene violation: Darb el Hossr street doesn't have record for hygiene violation. No decisions were found in the district.

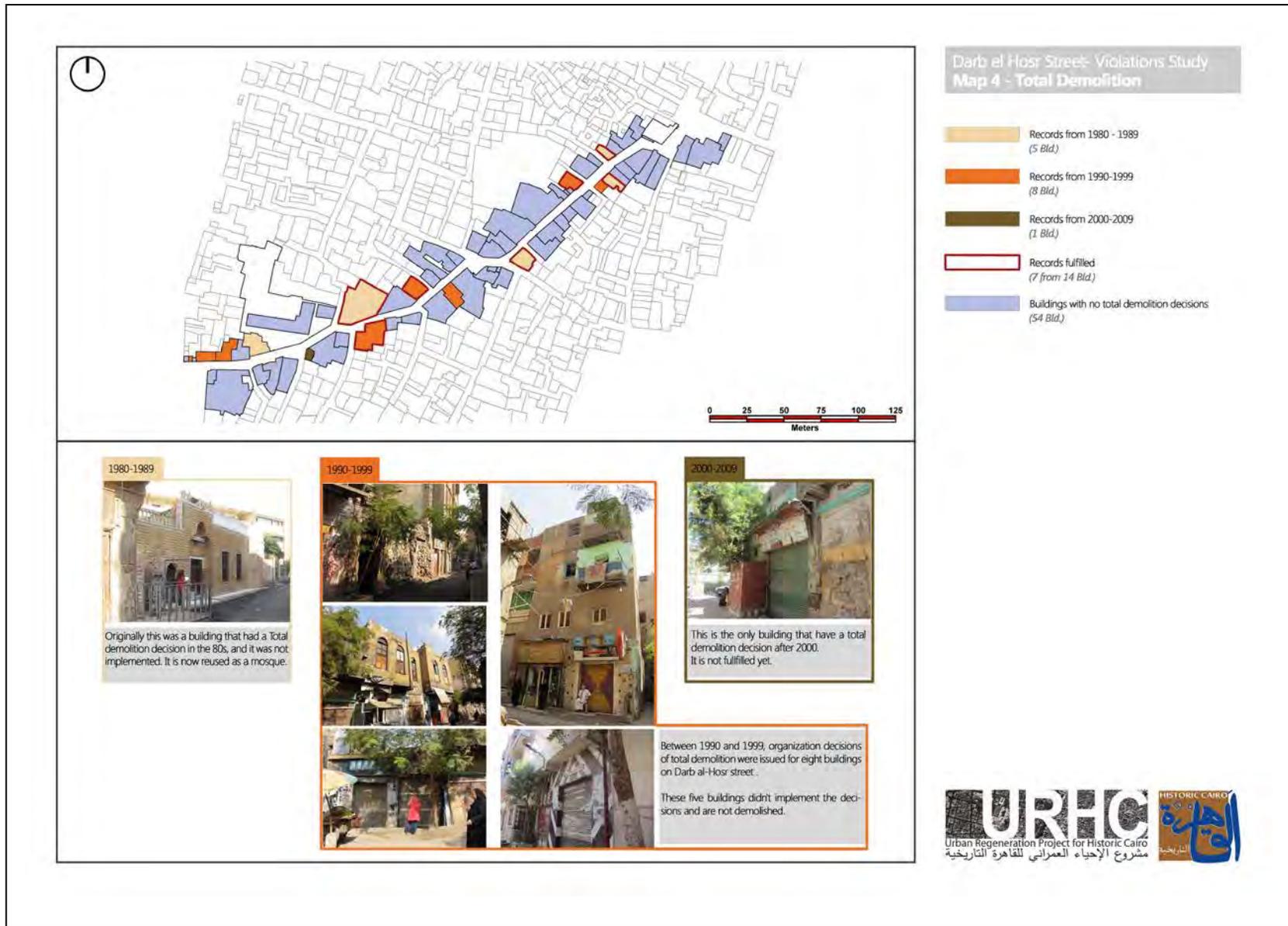
4.2.10 - Environmental violations (See map 10): Six violations have been recorded. All the violations are for dumping solid waste in the street.

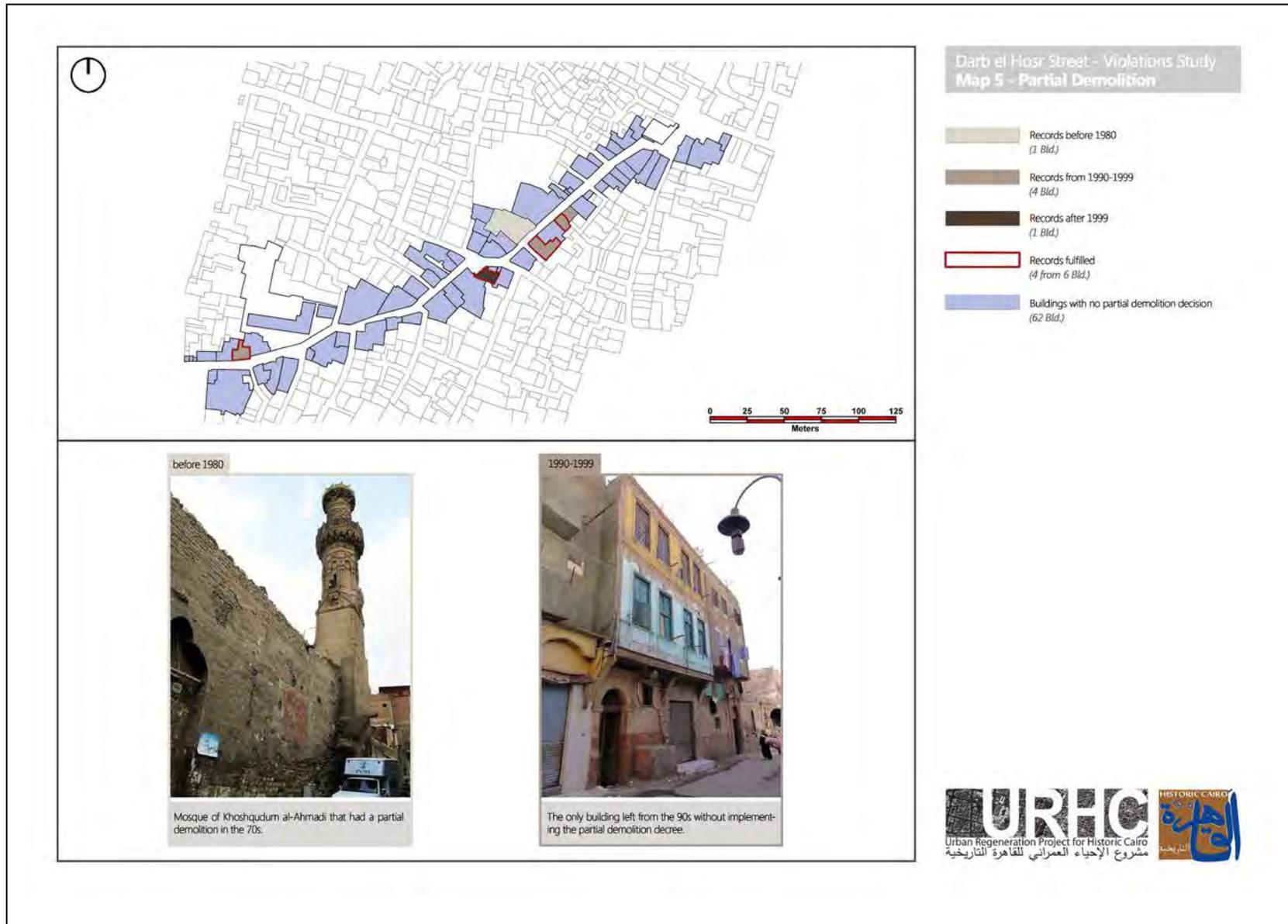
Map 11 shows the unimplemented decisions in Darb el Hosr. These are considered violations according to the building law previously discussed.

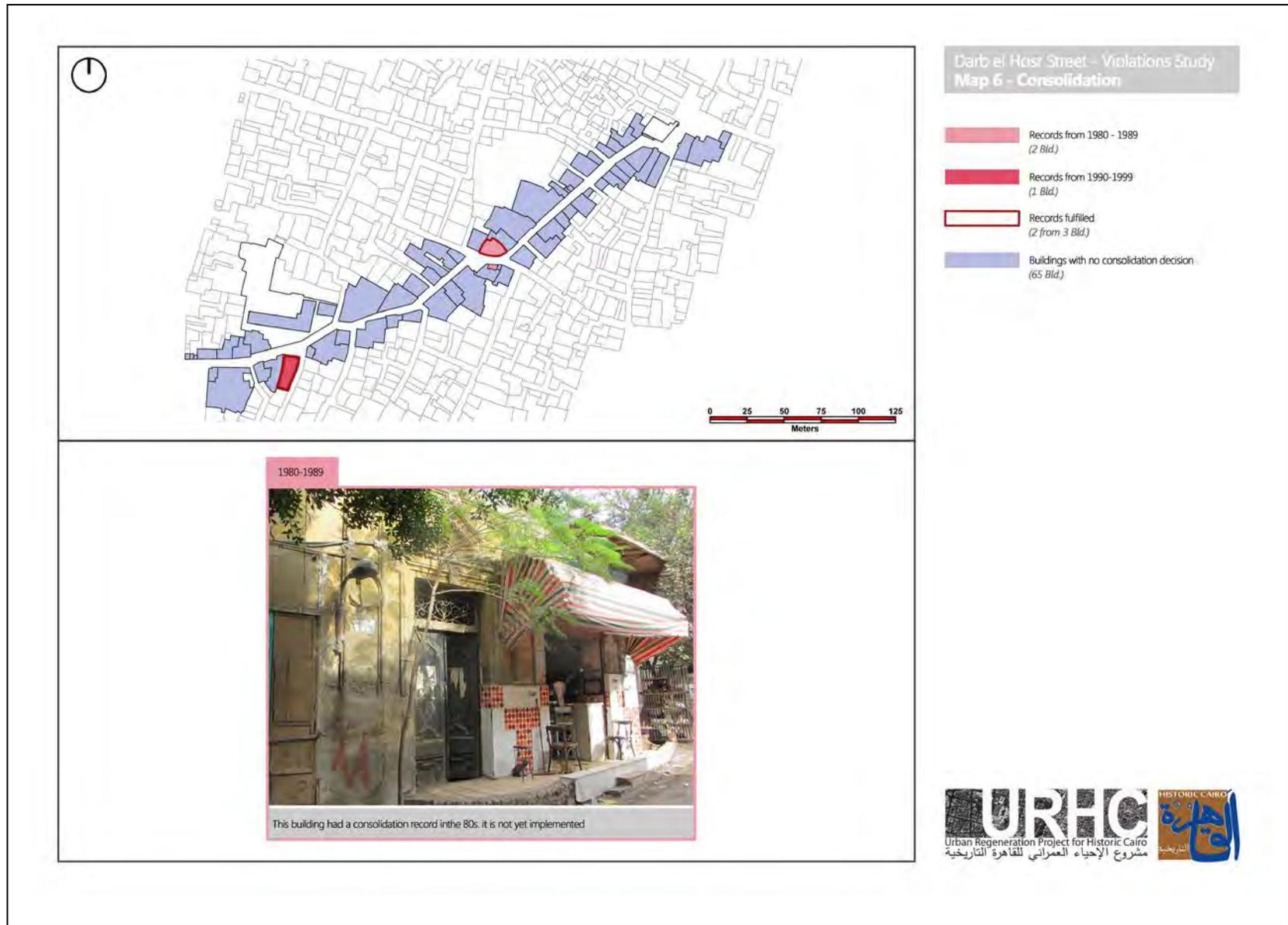


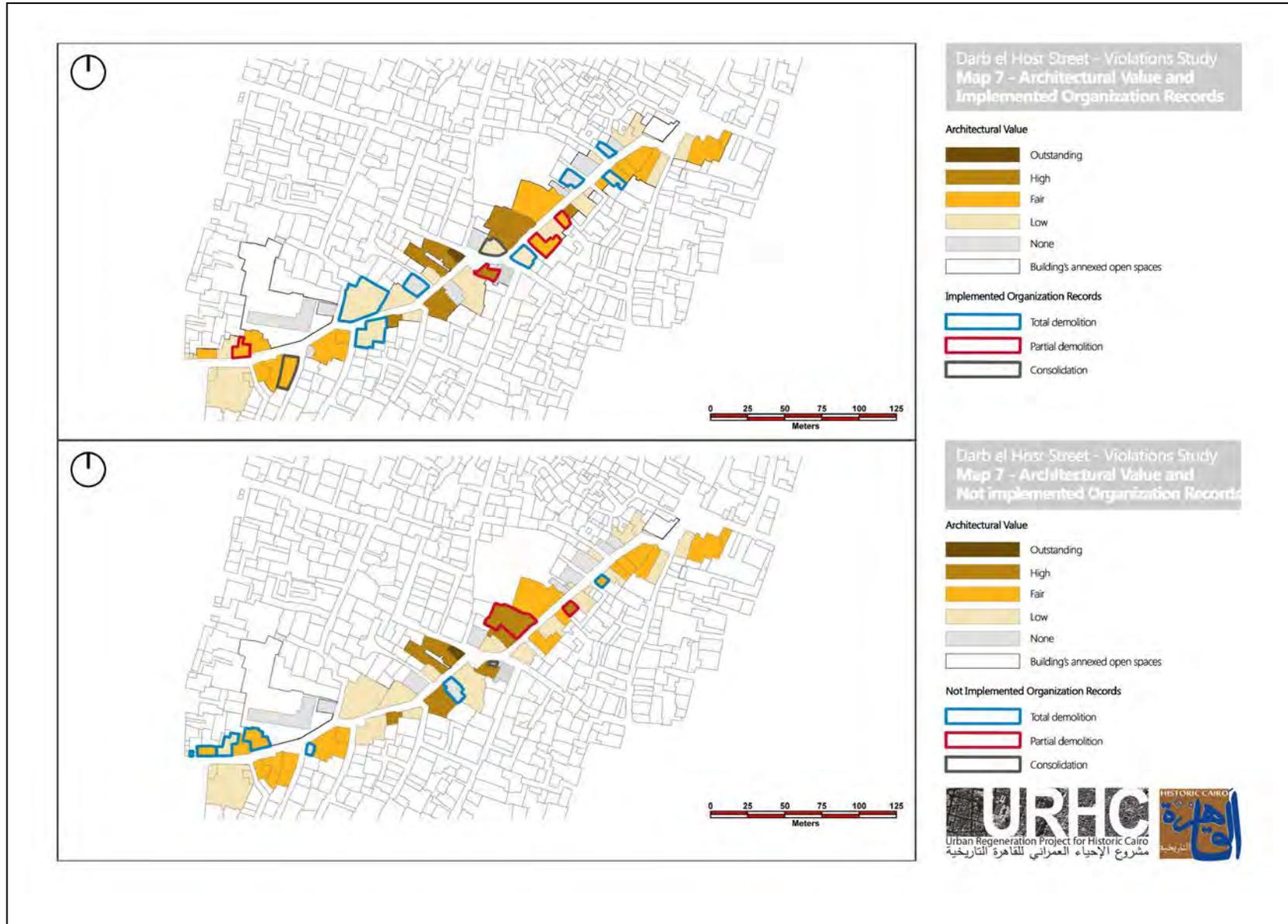
















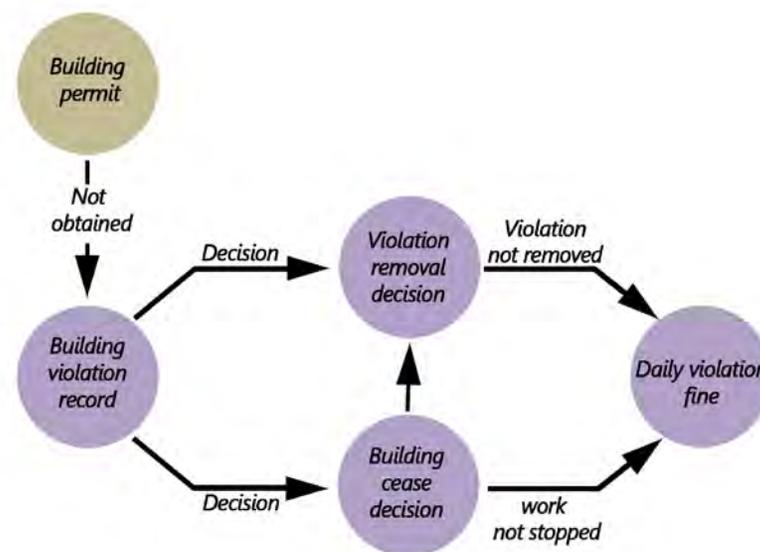
Conclusion

The laws halting the removal of violations and suggesting reconciliation with the violator have been implemented several times throughout the years. These actions made it very difficult to identify what is currently considered violation and what is not considered one. All the violations before 1967 have been annulled. The violations from 1967 up to 1987 have been decided by the governor according to case by case situation. From 1987, the previous building law was implemented till the current building law was issued in 2008. The provision and decisions of the former law is not available, making it very difficult to identify the violations.

The following table shows the reconciliation between the state and the violator, as well as the halting of the violation status.

Law	Description
Law 259/1956	All building violations before 1956 have been annulled.
Law 29/1966	All building violations decrees issued prior to 1966 were annulated
Law 30/1983	a request to the competent administrative local unit was submitted to halt any procedures taken against the building violations. Accordingly, the violations were examined and If it proved to endanger lives or properties, or to contradict with the regulation line or height restrictions specified by the Civil Aviation Law, the concerned Governorate issued either a demolition or a modification decree. Otherwise, the penalty was specified by fines.

Most of the building violations were recorded because of the demolition and construction activities without permits in Historic Cairo. According to the building law 119/2008, it states that before starting any activities related to the building/construction (restoration, new building, and new floors), a permit from the component authority should be obtained. If the permit is not obtained then it is considered a violation and should be removed. The competent authority should send to the violator a building cease decision and a violation removal decision, with a defined time for its execution. If the violation is not removed and the building activity is continued after the date defined, a daily fine is applied. The current building law doesn't allow any reconciliation. The same applies to the demolition activity according to Law 144/2006.



Diagramed to show the procedures applied for building violations according to the building law

Some buildings have received multiple building cease decisions and violation removal i.e. for each floor being constructed, a building cease and violation removal decisions is issued; thus for multiple floors being constructed without permit a multiple violation removal decisions are issued. In a-lot of the cases, even after receiving the decisions, the building construction is continued and not stopped. This shows that the administrative authorities can issue and send the decisions to the violator but don't have the power to implement them.

In order to implement the violation removal decision, qualified workers and equipment are required, in addition to protection measures and experienced professionals. Usually, the administration hires self-equipped labour not necessarily with background on how to remove the violations, while the police forces supervise the works on site to protect the hired staff. According to several comments received from officials, the police forces, since the up-rise in 2011, have other priorities rather than the removal of built violations.



Building with unimplemented organization decision-total demolition issued in 1992

Furthermore, concerning the buildings with structural problem, the organization decisions issued are usually for total or partial demolition and few are for consolidation decisions. According to the survey concluded by URHC, these decisions affect buildings with heritage value, disturbing the urban fabric of the historic city and urban heritage value of Historic Cairo.

According to URHC's GIS building survey, Most of the new developments replacing the demolished buildings are of low architectural value. The violation survey of Hattaba and Darb el Hosr show that a lot of the total demolition decisions not implemented are for buildings of higher architectural value than the newly constructed ones.

Decision	Violation removal	Organization decision
Issued for	Building violations	Buildings with structural problems
Action according to building law	Demolition	Total, Partial demolition, or consolidation decision
Recommendation by URHC	Decisions to be implemented	Decisions to be revised

The regulations set by NOUH for Historic Cairo is not totally followed. The main implemented provision is usually connected to the building heights. Other provisions are not applied everywhere, like the built area of each plot, abolish of the organization lines, the facade finishing etc. It has been noted that a lot of the building violations recorded for not obtaining building permits, still respect the building heights imposed by NOUH.



Hattaba- Buildings January 2014
State of conservation- highlight negative-

Good	(25/388; 6.4%)
Fair	(117/388; 30.4%)
Bad	(148/388; 37.9%)
Dilapidated	(40/388; 10.3%)
Ruined	(56/388; 14.4%)
Un-built	(2/388; 0.5%)
Buildings' annexed open spaces	



*Violations study
URHC - August 2014*

The buffer zone of monuments is strongly affecting the urban fabric in Historic Cairo. According to the antiquities law, it is deemed to freeze the construction and consolidation activities in the buffer zone. This has a negative impact on the state of conservation of buildings in the buffer zone. For example, the survey conducted by URHC for the state of conservation in Hattaba (see above page) shows that only 36.8% of the buildings are in fair or good state of conservation. The rest of the buildings need attention as they are either in bad or dilapidated state of conservation. Also the freezing of the building activities have increased rapidly the violations in Hattaba, since the permits are not granted.

Few laws have been implemented in a very subtle way. The environmental law, public cleanness and hygiene law are rarely applied in the historic city. The vacant plots without a fence is considered a violation to the hygiene law, and although in Hattaba and Darb el Hosr a lot of the vacant plots are not fenced, not one violation have been recorded. Same applies to the dumping of solid waste in areas not designed for the purpose, which is considered a violation according to the environmental law, has been lightly recorded in the areas of study.

The shop licences available in the districts doesn't correspond to the current situation, and it needs to be updated and enhanced. A lot of shops have closed and other new ones opened. The commercial activities and workshops in Darb el Hosr have been affected the most. The same applies to the additions permits (protrusions), it doesn't correspond to the current situation, and needs to be updated. The protrusions on the buildings have also affected the urban fabric and sometimes causes disrupt in the continuity of the open spaces.



According to the public hygiene law, It is considered a violation if the owner of a vacant or waste land didn't fence it. All of these vacant plots are in Hattaba area, and none was considered a violation by the competent authority.

Future framework

In order to complete the violation survey as described in this study, it is suggested to create a **Technical Body** from the surveyors already trained by URHC. This body will be responsible of recording previous decisions for each building and of gathering archival information from the concerned administrative bodies. Following the gathering of information, the on field part of the survey starts. By completing the field survey, a decision can be reached on whether there is violation concerning the property, or if it needs further or new procedures.

Following are suggested actions and further activities in order to have a comprehensive overview on the violation and to halt these violations within Historic Cairo - World Heritage Property:

- A body is needed with representatives of the stakeholder of Historic Cairo, with knowledge of all the regulations (building Law, Protection of antiquities Law, registered buildings, architectural guidelines etc). This body should be responsible of reviewing the building drawings and issuing the building permits.
- The Trained survey group from the Egyptian institutions should continue to do the archival retrieving of the information on the rest of the World Heritage Property;
- Some of the organization decisions, especially total and partial demolition decrees need to be revised and reconsidered. Some of these decisions have been issued more than 30 years ago. It is recommended to issue more consolidation decision rather than the demolition decrees according to each situation.
- Capacity building concerning the implementation of the laws to obtain the building permits, especially the building law and NOUH's regulations for Historic Cairo.

- Changing the notion of the Buffer zone applied currently by the Antiquities law 117/1983. According to the law, the buffer zone is treated as the monuments/antiquities and no building permits or consolidation decisions should be issued.
- Updating the data concerning the shops licences and the numbers of workshops and activities within Historic Cairo. This will also control the road occupation permits according to law 140/1956. The restriction on the activities should be revised. (workshops allowed in Historic Cairo)
- Enforcing the provisions of the Environmental law 4/1994 concerning dumping garbage and solid waste in places not specified for the purpose.
- According to the hygiene law, vacant plots should have walls or fences. The garbage dumped on other than public soil is hardly punished. Private buildings filled with garbage or have it compiled on the roof should pay a violation fees too.
- The administrative body should hire/constitute an internal unit of specialized labours (i.e. construction companies) to execute the work of removing the violations. The workers should be provided with equipment and escorted in and outside the site;
- To restrict the supply of infrastructures and facilities (water, electricity ...) for the violating building, and enforcing Law 119/2008 according to which facilities should not be supplied for buildings unless the administrative body submits a formal letter confirming its legal status (established under a valid building license);

Annexes

Annex1: Decision 36 COM 7B.51, adopted at its 36th session (Saint-Petersburg, 2012)

Annex2: Decision 37 COM 7B.49, adopted at its 37th session (Phnom Peyn, 2013)

Annex3: Survey form for the evaluation of buildings in Historic Cairo (with possible violations)

Annex4: List of buildings owned by the SCA in Historic Cairo, according to the information received from MoA.

Annex1: Decision 36 COM 7B.51, adopted at its 36th session (Saint-Petersburg, 2012)

The World Heritage Committee,

1. Having examined Document WHC-12/36.COM/7B.Add,
2. Recalling Decision **35 COM 7B.48**, adopted at its 35th session (UNESCO, 2011),
3. Regrets that the State Party did not provide a state of conservation report as requested;
4. Acknowledges the information provided by the team of the Urban Regeneration project for Historic Cairo (URHC) on the progress made in the implementation of the project;
5. Expresses its deep concern about the state of conservation of the property;
6. Urges the State Party to put in place urgent protection measures and to enforce them;
7. Encourages the State Party to continue its cooperation within the URHC project to define and apply an effective management system;
8. Requests the State Party to submit to the World Heritage Centre the revised draft of the retrospective Statement of Outstanding Universal Value and the boundaries' clarifications for the property;
9. Also requests the State Party to submit to the World Heritage Centre, by **1 February 2013**, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 37th session in 2013.

Annex2: Decision 37 COM 7B.49, adopted at its 37th session (Phnom Peyn, 2013)

The World Heritage Committee,

1. Having examined Document WHC-13/37.COM/7B,
2. Recalling Decision **36 COM 7B.51** , adopted at its 36th session (Saint-Petersburg, 2012),
3. Notes that the State Party has established a management mechanism;
4. Requests the State Party to consider the boundaries of the property as proposed by the UNESCO Urban Regeneration of Historic Cairo Project (URHC) team, to be submitted to the World Heritage Centre by **1 February 2015** ;
5. Notes with concern the information provided by the State Party and the URHC team on the alarming situation of the state of conservation of the property;
6. Strongly urges the State Party to ensure that measures are taken **as soon as possible** to stop illegal construction and to protect the archaeological areas;
7. Also urges the State Party to prepare a management plan for the property;
8. Also requests the State Party to submit to the World Heritage Centre, by **1 February 2015** , a report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 39th session in 2015 .

Violations study
URHC - August 2014

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(with possible violations)

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Annex3: Survey form for the evaluation of buildings in Historic Cairo (with possible violations)

Survey Form for the Evaluation of Buildings in Historic Cairo (with possible violations)

بطاقة وصف عقار بالقاهرة التاريخية (مع احتمال وجود تعديلات)

JOINT COMMITTEE IN CHARGE OF HISTORIC CAIRO		اللجنة المشتركة المسؤولة عن القاهرة التاريخية	
Cairo Governorate	محافظة القاهرة	SCA	المجلس الأعلى للآثار
		NOUH	الجهاز القومي للتنسيق الحضاري

1. Building general information (Archives) معلومات عامة عن العقار (الأرشيف)

ID Quism	كود القسم	ID Shiakha	كود الشياخة	ID Building	كود البناية
Date of survey:	تاريخ المسح:	Name of the surveyor:	اسم المساح:		

1.1- Location الموقع

Quism:	قسم:	Street's name:	اسم الشارع:
Shiakha:	شياخة:	Number:	رقم العقار:
Eventual name of the building:	اسم العقار (إن وجد):		

1.2- OWNERSHIP INFORMATION بيانات الملكية
(to be revised by the district: real estate revenue/tax office) (تراجع بمعرفة سلوية الإيرادات العقارية بشخص)

Name of the owner:	اسم المالك / الجهة المالكة:
Name of the tenant:	اسم المتكسع:

2-REGISTRATION/PROTECTION STATUS حالة التسجيل/الحماية

2.1-PROTECTED AREAS المناطق ذات القيمة المتميزة
(according to the National Organization for Urban Harmony) (طبقاً للجنة القومي للتنسيق الحضاري)

Is it located in an area of peculiar value?	Yes نعم	No لا	هل يقع العقار داخل منطقة ذات قيمة متميزة
Name of the area of peculiar value:	Historic Cairo	القاهرة التاريخية	المنطقة الواقعة بها العقار:
	Khedivial Cairo	القاهرة الخديوية	
Protection zone:	A	B	C
	A intersection	منطقة داخل	

2.2-PROTECTED BUILDINGS اللقيد في جدول المباني المتميزة
(to be filled by the Governorate: Housing Department) (تصلاً بمعرفة منطقة الإسكان)

Listed buildings of peculiar value:	Yes نعم	No لا	العقار مقيد بحصو المباني المتميزة
Classification level:	A	B	C
Listing number:	رقم الحصر:		

2.3-Monuments موقف العقار من قانون حماية الآثار
(to be filled by Supreme council of Antiquities) (تصلاً بمعرفة مجلسي الآثار بالمطعم)

Is the building listed as a monument	Yes نعم	No لا	هل يقع المبني تحت اثر
Listing Number:	رقم القيد-تسجيل:		
If the answer is yes, please go to question 5.1		في حالة الإجابة بنعم يتم الإجابة عن السؤال رقم 5.1	

2.4- Buffer zone of a monument حرم اثر
(to be filled by Supreme council of Antiquities) (تصلاً بمعرفة مجلسي الآثار بالمطعم)

Is the building in a buffer zone	Yes نعم	No لا	هل يقع المبني في حرم اثر
Is it in the antiquity beatification line	Yes نعم	No لا	هل يقع المبني داخل خط تجسيم معتقد
If yes, please go to question 5.2		في حالة الإجابة بنعم يتم الإجابة عن السؤال رقم 5.2	

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3- DISTRICT PROCEDURES إجراءات الحي المختص
(to be filled by the archive officer in the Housing Department) (تصلاً بمعرفة مسئول الحفظ بمنطقة الإسكان)

3.1- Building Permits ترخيص البناء

Is there a building permits:	Yes نعم	No لا	هل يوجد ترخيص منحصرص للعقار
Date of permit	Before 1966	1966-2008	2008-1967
	1967-2008	2008	بعد 2008
Permits content:	بيان الترخيص:		

3.2- Building Cease Decision قرارات إيقاف العقار

Is there a cease decision:	Yes نعم	No لا	هل توجد قرارات إيقاف للعقار
Decision content:	بيان القرار:		

3.3- Violation Records محاضر مخالفت بناء

Is there violation record:	Yes نعم	No لا	هل توجد محاضر مخالفت بناء
Violation record content:	بيان المحاضر		

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3.4- Demolition Records				محاضر هدم	
Is there records of demolition	Yes <input type="checkbox"/>	نعم <input type="checkbox"/>	No <input type="checkbox"/>	لا <input type="checkbox"/>	هل توجد محاضر هدم
Is there a demolition permit	Yes <input type="checkbox"/>	نعم <input type="checkbox"/>	No <input type="checkbox"/>	لا <input type="checkbox"/>	هل توجد ترخيص هدم
Demolition record content:				بيان محاضر الهدم	

3.5- Partial Demolition Records				قرارات الإزالة	
Is there a decision:	Yes <input type="checkbox"/>	نعم <input type="checkbox"/>	No <input type="checkbox"/>	لا <input type="checkbox"/>	هل توجد قرارات إزالة
Decision statement:				بيان بقرارات الإزالة	

3.6- Violation Fines				غرامات يومية	
Is there daily violation fines:	Yes <input type="checkbox"/>	نعم <input type="checkbox"/>	No <input type="checkbox"/>	لا <input type="checkbox"/>	هل توجد محاضر غرامات يومية
Daily violation fines statement:				بيان محاضر الغرامة اليومية	

3.7- Shops Closure Records				غلق للمحال المخالفة	
Closure decision:	Yes <input type="checkbox"/>	نعم <input type="checkbox"/>	No <input type="checkbox"/>	لا <input type="checkbox"/>	هل توجد قرارات غلق للمحال المخالفة
Administrative closing decision statement:				بيان بقرارات الغلق الإداري	

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3.8- Removal of additions				إزالة الإشغالات الثابتة	
Removal decision for additions	Yes <input type="checkbox"/>	نعم <input type="checkbox"/>	No <input type="checkbox"/>	لا <input type="checkbox"/>	هل توجد قرارات إزالة إشغالات ثابتة
Removal decision statement:				بيان بقرارات إزالة الإشغالات	

3.9-Higine violations records (Law 38/1967):				هل توجد محاضر نظافة (قانون 38/1967):	
Higine violations records	Yes <input type="checkbox"/>	نعم <input type="checkbox"/>	No <input type="checkbox"/>	لا <input type="checkbox"/>	هل توجد محاضر نظافة
Higine records statement:				بيان محاضر النظافة	

3.10-Environmental violations record (Environment Law):				محاضر المخالفات البيئية (قانون البيئة):	
Environmental violations record	Yes <input type="checkbox"/>	نعم <input type="checkbox"/>	No <input type="checkbox"/>	لا <input type="checkbox"/>	هل توجد محاضر مخالفة لقانون البيئة
Environment record statement:				بيان محاضر البيئة	

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4- FIELD SURVEY INFORMATION (to be filled by the surveyor on field)		بيانات المعاينة على الطبيعة (تملأ بمعرفة المساح في الموقع)	
4.1-Plot Information: معلومات عن قطعة الأرض			
Plot condition	vacant plot <input type="checkbox"/> فضاء	built plot <input type="checkbox"/> عليها مبان	حالة أرض العقار
4.1.1- In case the plot is empty (General Hygiene law) (في حالة أرض فضاء (قانون النظافة العامة)			
Presence of fence	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	- هل يوجد سور حولها
Presence of	Garbage <input type="checkbox"/> قمامة	Harmful residues <input type="checkbox"/> متخلفات	هل يوجد بها
	Dirty water <input type="checkbox"/> مياه قذرة	Chemical waste <input type="checkbox"/> مواد كيميائية	
Violations according to the General Hygiene Law (assessment of 4.1.1) (المخالفات طبقاً لقانون النظافة العامة – (تقييم 4.1.1)			
Presence of violations	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد مخالفات
4.2- Building permits issued after 2008 (NOUH's regulation) (طبقاً لإشتراطات لتنسيق الحضاري) (تصاريح البناء تم إصدارها بعد 2008)			
4.2.1-Number of floors عدد الأنوار			
	<Ground floor + 3 <input type="checkbox"/> أرضي + 3 متكرر أو أقل		
	Ground floor + 4 <input type="checkbox"/> أرضي + 4 متكرر		
	> Ground floor + 4 <input type="checkbox"/> أكثر من أرضي + 4 متكرر		
Building heights violation (assessment of 4.2.1 with 2.1) (مخالفة ارتفاع المباني (تقييم 4.2.1 مع 2.1)			
Presence of violations	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد مخالفات
4.2.2- Main Façade (NOUH's regulation) (إشتراطات الواجهة الرئيسية (طبقاً لإشتراطات لتنسيق الحضاري)			
Ground floor finishing	Plaster <input type="checkbox"/> بياض	Stone <input type="checkbox"/> كتسية	Other <input type="checkbox"/> أخرى
Upper floor finishing	Plaster <input type="checkbox"/> بياض	Stone <input type="checkbox"/> كتسية	Other <input type="checkbox"/> أخرى
Plastering colour	Brown & beige shades <input type="checkbox"/> بيج/لون الحجر الطبيعي	Other <input type="checkbox"/> أخرى	
Main facade violation (assessment of 4.2.2) (مخالفات الواجهة الرئيسية (تقييم 4.2.2)			
Presence of violations	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد مخالفات
4.2.3- Installations on the main façade (NOUH's regulation) (التركيبات الفنية على الواجهة (طبقاً لإشتراطات لتنسيق الحضاري)			
Presence of air conditions	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	وجود تكييف
Presence of uncovered pipes	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	مواسير غير محجوبة
Installation violation (assessment of 4.2.3) (مخالفات التركيبات الفنية (تقييم 4.2.3)			
Presence of violations	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد مخالفات
4.2.4- Openings (NOUH's regulation) (الفحات (طبقاً لإشتراطات لتنسيق الحضاري)			
Opening shape	Rectangular <input type="checkbox"/> مستطيل	Other <input type="checkbox"/> أخرى	شكل الفحات
Opening direction	Vertical <input type="checkbox"/> رأسي	Other <input type="checkbox"/> أخرى	اتجاه الفحات
Opening percentage	<20% <input type="checkbox"/> <20%	20% - 50% <input type="checkbox"/> 20% - 50%	>50% <input type="checkbox"/> >50%
In case percentage > 20%, what kind of exterior coverage	Mashrabeya <input type="checkbox"/> مشربية	Other <input type="checkbox"/> أخرى	النسبة أكبر من 20% ما نوع تغطية الفحات
Window material	Wood <input type="checkbox"/> خشب	Other <input type="checkbox"/> أخرى	مادة صناعة الفحات
Glass colour	Transparent <input type="checkbox"/> شفاف	Other <input type="checkbox"/> أخرى	لون الزجاج
Parapets	Wood <input type="checkbox"/> خشب	Other <input type="checkbox"/> أخرى	الدرابي
	Ironwork <input type="checkbox"/> حديد مشغول		

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4.2.4- opening violation (assessment of 4.2.4)		(تقييم 4.2.4)	
Presence of violations	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد مخالفات
4.2.5- streets and protrusions (NOUH's regulation) (الشوارع و البروزات (طبقاً لإشتراطات لتنسيق الحضاري)			
Street width	More than 12 <input type="checkbox"/> أكثر من 12 متر	Less than 12 <input type="checkbox"/> أقل من 12 متر	عرض الشارع
4.2.5.1- Protrusions (when the street is less than 12 meters) (البروزات (في حالة عرض الشارع أقل من 12 متر)			
Presence of Balcony	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد بلكونيات
Presence of Cornish	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد بروزات على الواجهة (كرانيش)
If yes, protrusion of Cornish	Less than 13 cm <input type="checkbox"/> أقل من 13 سم	More than 13 cm <input type="checkbox"/> أكثر من 13 سم	في حالة الإجابة بنعم، مقدار بروز الكرنيش عن الواجهة
Presence Cantilevered Tower	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد أبراج
If yes, Please answer the following (في حالة الإجابة بنعم، يرجى الإجابة على الأسئلة التالية)			
the percentage of the tower to the facade	Less than 50 % <input type="checkbox"/> أقل من 50 %	More than 50 % <input type="checkbox"/> أكثر من 50 %	نسبة مساحة الأبراج إلى الواجهة
the protrusion of tower	Less than 60 cm <input type="checkbox"/> أقل من 60 سم	More than 60 cm <input type="checkbox"/> أكثر من 60 سم	بروز البرج عن صامت الواجهة
the base of the tower	More/equal to 4 m <input type="checkbox"/> أكثر من 4 م	Less than 4 m <input type="checkbox"/> أقل من 4 م	ارتفاع بطنية البروزات من الرصيف
Protrusions of buildings on street less than 12 meter violation (assessment of 4.2.5.1) (مخالفات بروزات المباني في حالة عرض الشارع أقل من 12 متر (تقييم 4.2.5.1)			
Presence of violations	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد مخالفات
4.2.5.2- Protrusions (when the street is more than 12 meters) (البروزات (في حالة عرض الشارع أكثر من 12 متر)			
Presence of Balcony	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد بلكونيات
If yes, the protrusion of balcony	Less than 120 cm <input type="checkbox"/> أقل من 120 سم	More than 120 cm <input type="checkbox"/> أكثر من 120 سم	في حالة الإجابة بنعم، مقدار بروز البلكونيات عن الواجهة
Presence of Cornish	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد بروزات على الواجهة (كرانيش)
If yes, the protrusion of Cornish	Less than 25 cm <input type="checkbox"/> أقل من 25 سم	More than 25 cm <input type="checkbox"/> أكثر من 25 سم	في حالة الإجابة بنعم، مقدار بروز الكرنيش عن الواجهة
Presence of Cantilevered Tower	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد أبراج
If yes, Please answer the following (في حالة الإجابة بنعم، يرجى الإجابة على الأسئلة التالية)			
the percentage of the tower to the facade	Less than 50 % <input type="checkbox"/> أقل من 50 %	More than 50 % <input type="checkbox"/> أكثر من 50 %	نسبة مساحة الأبراج إلى الواجهة
the protrusion of tower	Less than 100 cm <input type="checkbox"/> أقل من 100 سم	More than 100 cm <input type="checkbox"/> أكثر من 100 سم	بروز البرج عن صامت الواجهة
the base of the tower	More/equal to 4 m <input type="checkbox"/> أكثر من 4 م	Less than 4 m <input type="checkbox"/> أقل من 4 م	ارتفاع بطنية البروزات من الرصيف
Protrusions of buildings on street more than 12 meter violation (assessment of 4.2.5.2) (مخالفات بروزات المباني في حالة عرض الشارع أكثر من 12 متر (تقييم 4.2.5.2)			
Presence of violations	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد مخالفات

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4.3- Road Occupancy (Law 140/1956 concerning the street occupations/encroachments)		إشغال الطريق العام (طبقاً لقانون الإشغالات العامة)	
Presence of fixed occupation	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد إشغالات ثابتة بالمبنى
Type of fixed occupation	Pergola/tent <input type="checkbox"/> تندات Protrusions <input type="checkbox"/> بروزات Protruded shop window <input type="checkbox"/> فائريجات		نوع هذه الإشغالات الثابتة
Road occupancy violation (assessment of 4.2.5.2)		مخالفات إشغال الطريق العام	
Presence of violations	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد مخالفات

5. BUILDING STATUS (Law 117/1983 concerning antiquities)		حالة المبنى (طبقاً لقانون الآثار)	
5.1- Monuments			
Is it totally demolition	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل تم هدم كل المبنى
is it partially demolition	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل تم هدم جزء من المبنى
Has there been a change of features	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل تم تغيير معالم المبنى
Fixed advertisement/ billboards on the monuments	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد إعلانات على المبنى
Paintings, inscriptions or writings on the monuments	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد على المبنى كتابات/نقش
Is it refurbished	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل تم تجديد المبنى
Distortion	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل يوجد تشويه للمبنى
Monument violations (assessment of 5.1)		مخالفات لقانون حماية الآثار (تقييم 5.1)	
Presence of violations	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد مخالفات

5.2- Buffer zone/beautification line		حرم الآثار/خط تجميل معتمد	
Is it totally demolition	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل تم هدم كل المبنى
is it partially demolition	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل تم هدم جزء من المبنى
Has there been a change of features	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل تم تغيير معالم المبنى
Is it refurbished	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل تم تجديد المبنى
Monument violations (assessment of 5.1)		مخالفات لقانون حماية الآثار (تقييم 5.1)	
Presence of violations	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	هل توجد مخالفات

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6- DECISION OF THE JOINT COMMITTEE			قرار اللجنة المشتركة
The building needs further procedures	Yes <input type="checkbox"/> نعم	No <input type="checkbox"/> لا	المبنى يحتاج إلى إجراءات جديدة
Description of measure(s):			بيان الإجراءات المطلوبة:

7- COMMITTEE SIGNATURES		توقيعات أعضاء اللجنة
Governorate Representative:	عن محافظة القاهرة:	Date: التاريخ:
SCA Representative:	عن المجلس الأعلى للآثار:	Date: التاريخ:
NOUH Representative:	عن الجهاز القومي للتنسيق الحضري:	Date: التاريخ:

Annex4: List of buildings owned by the SCA in Historic Cairo, according to the information received from MoA

Serial	Monument/building	Area	Decree No.	Project's No	Remarks
1	Building No. 56, Bab al-Wazir St., House of al-Razzaz- al-Darb al-Ahmar	Southern	1907 of the year 1971	25	Has been expropriated and back to SCA
2	Building No. 23 Harat al-Darb al-Asfar , al-Gamaliya	al-Gamaliya	616 of the year 1981	2	Has been expropriated and back to SCA
3	Building No. 388 Port Said St., al-Muski – Islamic Art Museum	Central Cairo	11 of the year 1983	4	Has been expropriated and back to SCA
4	Building No. 9 'Atfat al-Bimaristan, al-Khalifa	Southern	514 of the year 1984	8	Has been expropriated and back to SCA
5	Building No. 16 Beit al-Qadi St., al-Gamaliya	al-Gamaliya	209 of the year 1986	3	Has been expropriated and back to SCA
6	Buildings 1 & 3 'Atfat al-Qayati, al-Khalifa	Al-Azhar & al-Ghury	3160 of the year 1998	29	Has been expropriated and back to SCA
7	Building No. 1 'Atfat al-Baqli, al-Khalifa	Southern	1613 of the year 1959	6	Has been expropriated and back to SCA
8	Al-Sakakini Palace, al-Daher	Central Cairo	2126 of the year 1996	19	Has been expropriated and back to SCA
9	Hammam of al-Sharaybi, 16 al-Sharaybi St., al-Darb al-Ahmar	Al-Azhar & al-Ghury	3160 of the year 1998	29	Has been expropriated and back to SCA
10	Hammam al-Tambuli, 12 al-Sabban St., Bab al-Sha'ariya	Central Cairo	3246 of the year 1998	30	Has been expropriated and back to SCA
11	Plot No. 6A, Darb Qormoz, al-Gamaliya	Al-Gamaliya	1064 of the year 1999		Has been expropriated and back to SCA
12	Buildings adjacent to Ahmed Kohiya Mosque	Southern	119 of the year 2000	34	Has been expropriated and back to SCA
13	Building No. 2, Zuqaq al-Guliya off Shaykhoun St., al-Khalifa	Southern	1042 of the year 2000	35	Has been expropriated and back to SCA
14	Plot No. 37, al-Suyoufiya St. al-Khalifa	Southern	1365 of the year 2000	38	Has been expropriated and back to SCA
15	Building No. 18, Harat al-Sayida Nafisa next to the Dome of Mowafi –addin, al-Khalifa	Southern	1421 of the year 2000	39	Has been expropriated and back to SCA

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Serial	Monument/building	Area	Decree No.	Project's No	Remarks
16	Plot No. 65B, Suq al-Silah St., next to Qayetbay Meq'ad, al-Darb al-Ahmar	Southern	2215 of the year 2000	46	Has been expropriated and back to SCA
17	Building No. 58 Bab al-Wazir next to House of al-Razzaz, al-Darb al-Ahmar	Southern	155 of the year 2001	42	Has been expropriated and back to SCA
18	Remains of Building No. 388m Pot Said St., al-Muski	Central Cairo	695 of the year 2001	45	Has been expropriated and back to SCA
19	Buildings No. 10 & 12, al-Gamaliya (Hammam of Said al-Su'adaa) al-Gamaliya	Al-Gamaliya	486 of the year 2002	46	Has been expropriated and back to SCA
20	Building No. 63, Suq al-Sulah St., (Meq'ad of Qayetbay) al-Darb al-Ahmar	Southern	1496 of the year 2002	47	Has been expropriated and back to SCA
21	Buildings No. 18A Harat Mazhar & No. 3 'Atfat al-Kashef, al-Darb al-Ahmar	Southern	1576 of the year 2003	57	Has been expropriated and back to SCA
22	Wakalat of Bazar'a, al-Tambukshiya St., al-Gamaliya	Al-Gamaliya	2080 of the year 2003	58	Has been expropriated and back to SCA
23	Plots & Buildings No. 17B, 17C, 19 & 21, Harat Gandoba, al-Sayida Zainab	Southern	111 of the year 2004	59	Has been expropriated and back to SCA
24	Plot No. 13 attached to No. 33 Sheikh Mohamed Abdo St., al-Darb al-Ahmar	Al-Azhar & al-Ghury	1047 of the year 2004	60	Has been expropriated and back to SCA
25	Plot No. 8, Zuqaq al-'Enaba, 'Afat al-Dewidar, al-Darb al-Ahmar	Al-Azhar & al-Ghury	273 of the year 2005	62	The site has been received. Procedures of reimbursement of compensations & presentation and publication through the survey authority is ongoing
26	Building No. 31, Sheikh Mohamed Abdo St., al-Darb al-Ahmar	Al-Azhar & al-Ghury	1540 of the year 2006	67	The site has been received. Procedures of reimbursement of compensations & presentation and publication through the survey authority is ongoing

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Serial	Monument/building	Area	Decree No.	Project's No	Remarks
27	Plot No. 12, Harat al-Barquqiya 70 square meters, al-Gamaliya	Al-Gamaliya	776 of the year 2007	69	The site has been received. Procedures of reimbursement of compensations & presentation and publication through the survey authority is ongoing
28	Building No. 4, Darb al-Labban (Bait al-Fannaneen) the Citadel, al-Khalifa	Southern	459 of the year 2007	68	The site has been received. Procedures of reimbursement of compensations & presentation and publication through the survey authority is ongoing
29	Plot No. 1 & 3 'Atfat Game' al- Banat, al-Darb al-Ahmar	Al-Azhar & al-Ghury	75 of the year 2005	66	The site has been received. Procedures of reimbursement of compensations & presentation and publication through the survey authority is ongoing
30	Plot No. 20, Sheikh Mohamed Abdo St., 1 al-Tablita St. formerly, al-Darb al-Ahmar	Al-Azhar & al-Ghury	408 of the year 2005	64	The site has been received. Procedures of reimbursement of compensations & presentation and publication through the survey authority is ongoing
31	Plot No. 14 attached to No. 33, Sheikh Mohamed Abdo St., al- Darb al-Ahmar	Al-Azhar & al-Ghury	990 of the year 2009		The site has been received. Procedures of reimbursement of compensations & presentation and publication through the survey authority is ongoing

Sites still pending their Decrees

Serial	Monument/building pending a decree	Area	Date of Permanent Committee	Date of Board of Directors	Remarks
1	11 Darb Qarmaz, Beit Awad, al-Gamaliya	Al-Gamaliya	Permanent Committee with a temporary seizure in 25/05/2008	24/6/2008	A draft Ministerial decree with a temporary seizure until the completion of the expropriation procedures
2	Plot No. 14 attached to No. 33 Sheikh Mohamed Abdo St., al-Darb al-Ahmar	Al-Azhar	14/04/2004	28/01/2006	A draft resolution has been adopted in 27/01/2008 but has not been issued to date