



**Cairo Governorate
Unit of Informal Areas Upgrading**

February 25th 2010

Dear Mr. ()

In reference to your email regarding the situation in Mansheit Nasser, and your concern about Families at risk from falling Rocks, I would like to take such an opportunity to bring your attention to the following;

Mansheit Nasser is one of the biggest Informal Area in Cairo Governorate where almost close to 200,000 families squatted on state owned land and resided in the area. The Cairo Governorate within its program to upgrade and develop informal areas has started to work in Mansheit Nasser throughout its different locations to provide water and waste water networks and initiate participatory development mechanism involving the local residents and the stockholders. These efforts are followed by a detailed legal planning in accordance with the existing laws, in order to initiate the tenure security for the residents who built their homes in safe areas and their homes are structurally sound and safe. Some parts of Mansheit Nasser are located in a geologically risk areas, where residents squatted on the land and build their units illegally under the cliffs in unsafe areas.

The Amnesty International Urgent Action required from us to clarify the factual situation in Mansheit Nasser as follow;

- After (Al Duwaiqa) catastrophe, Cairo Gov. has instantly issued decree no. 3268/2008 to assign specialized scientific committees (Experts' Committee) to study unsafe areas in Mansheit Nasser.



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The Experts' Committee has the following professional calibers:

1. Geology and Geo-physics experts.
 2. Soil Mechanic experts.
 3. Mining Sci. experts.
 4. Construction engineering experts.
 5. Experts of the Egyptian Authority of Mining and Geology.
- According to their TOR, the Experts' Committees submitted a thorough and comprehensive study of all unsafe areas and their characteristics in terms of:
1. Classification of the unsafe areas based on the international criteria and definitions which were included in the UN Treaty of Social and Economical Rights for Residents. The Treaty identifies four types of unsafe areas as follow;
 - A-Category 1, (Life Threatening Areas)**, where the areas are located under cliffs or within the parameter of a moving railroad tracks and, or within the flood plain. This category requires immediate relocation to save lives.
 - B-Category 2, (Unsuitable Living Conditions)**, where the housed are built from used building materials, and the building conditions are unsafe. This category requires relocation of residents to a safe housing.
 - C-Category 3, (Health Threat Areas)**, where there is no water or waste water networks, and the areas are located within an industrial pollution areas and, or under high voltage power lines.
 - D-Category 4,(Unsecure Tenure)**, where the informal areas are located in areas that could not be secured as land tenure.



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2. Range of unsafe and priorities of unsafe areas.
 3. Specification of required range of safety in upper and lower parts of the hazardous cliffs.
 4. Providing proper scientific methods of trimming and treatment of hazardous cliffs.
- The Experts' Committee identified (13) unsafe areas in Manshiet Nasser, of which (8) were already evicted (unsafe classification **Category 1** Life threatening areas which requires 'immanent removal'). The total number of units needed to deal with all unsafe area **Categories 1** is 24,000 Units. Cairo Governorate gave urgent priority to this issue and assigned all units available within the Governorate to the unsafe areas.
 - Right after the geological committees have spotted and specified unsafe locations around the area, the executive bodies of Cairo Gov. undertook all required steps of negotiating with residents on relocating, and facilitating their relocation to their newly-built government-owned residential units and demolishing the existing blocks located in unsafe areas. All demolition takes place after residents have left the unsafe units, packed all their belongings and settled in their new units.
 - Cairo Governorate does not start any relocation processes unless apartments for the relocation are ready and the residents are given ample time to pack and get ready to move.



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- **Till now, Cairo Gov has re-housed 6300 residential units in the area of (New Duwaiqa) by residents of unsafe areas in Manshiet Nasser from the (8) areas that has been relocated. The Al-Me'adessa Street area which is highlighted in the Amnesty International Urgent Action Call, Cairo Governorate started its efforts for the relocation of residents identified in unsafe areas according to the experts' committee. These efforts will not stop until all of Cairo residents located in unsafe area is safely relocated to adequate units and their lives secured.**
- There are additional 6000 units that are being allocated, in the well established El Nahda area within Cairo Governorate which is located about 10 kilometer from Mansheit Nasser, to relocate residents from the unsafe areas. Relocation to this area will start on Sunday February 28th 2010.
- Additional 8000 units will be delivered to Cairo Governorate through the Ministry of Housing around June and July 2010 to relocate residents from the unsafe areas
- Cairo Governorate is still trying to mobilize all local (National and international) resources to secure additional 3000 units to completely relocate its residents from the unsafe areas where their lives are at risk.
- All land that is evacuated is unsafe lands that will not be reused or invested in anyway due to its geological nature and to the risks paused by it.
- Cairo Gov. has handed over the already evicted 30 acres land to Army Forces to be guarded in order to prevent any future squatting and face life threatening situation again.



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Prove of Negotiations with Residents:

- Implicit negotiations between Governorate officials and residents did take place. It's not documented in MOM, nevertheless, Negotiations were held in accordance with the rapid sequence of events.
- Residents awaited the prolonged relocation. They expressed their desire to be relocated to the new areas through rushing to register with the local authorities in charge of the relocation logistics and the residents in the unsafe area showed eagerness to move in accordance to the Cairo Governorate steps.
- Before any relocation, Officials from government and local popular council (locally elected officials from the area) were continuously checking on the residents in the designated areas for relocation to facilitate any inquires by residents and also to maintain close ties to the residents throughout the relocation process.

Forced Eviction:

- Clause (7) in decree 77/1993 in Human Rights Law states that forced eviction is banned unless it's last resort. The very dangerous situation that is present at the location of the unsafe rocks then obliged authorities to only use the 'last resort' to save people lives though there was no force eviction cases in the area, it is a relocation in order to save the residents lives and to move the residents after dully informing and consulting with them to the newly built apartments which is 68 to 62 Sq Meter in areas and constructed with all needed facilities within the neighborhood.



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Security of Tenure:

During transfer from their unsafe units to the new units, residents were provided with initial preliminary document of ownership that goes under double-checking for a second round by local authorities later on to and through enumeration committees to guarantee the right of tenure. This process was facilitated with a minimal requirement of documents avoiding complications and obstacles that might face residents. The official authorities nevertheless put regulations and control any manipulation of such situation. After double-checking, the residents are given an official permanent document of tenure according to by-laws that give the right to the owner to give away to successors and pay minimal rent to the government (9 US Dollars/month).

During the double-checking phase, Cairo Gov. has paid for all electricity, water and cleaning fees.

I would like to conclude by reiterating that Cairo Governorate is exerting all efforts to protect all its residents' lives and health and will continue the efforts to improve services delivery to all its residents.

Best Regards,

Dr. Abdel Azim Morsi Wazir
Cairo Governor