



The Islamic University – Gaza
HIGH STUDIES DEANERY
FACULTY OF ENGINEERING
ARCHITECTURE ENGINEERING DEPARTMENT

Slums Development in Gaza Strip, Problems Challenges and Comprehensive Solutions

Prepared by

Heba Mohammed Mourtaga

Supervisors

Dr. Mohammed Al Kahlout

Dr. Abdel Karim Mohsen

**A thesis submitted in partial fulfillment of the requirement for
Degree of Master of Science in Architecture Engineering**

February 2012

بِسْمِ اللَّهِ الرَّحْمَنِ الرَّحِيمِ

"وَجَعَلَ فِيهَا رَوَاسِيَ مِنْ فَوْقِهَا وَبَارَكَ فِيهَا وَقَدَّرَ فِيهَا أَقْوَاتَهَا فِي أَرْبَعَةِ أَيَّامٍ سَوَاءً
لِّلسَّائِلِينَ (10) ثُمَّ اسْتَوَى إِلَى السَّمَاءِ وَهِيَ دُخَانٌ فَقَالَ لَهَا وَلِلْأَرْضِ ائْتِيَا طَوْعًا أَوْ
كَرْهًا قَالَتَا أَتَيْنَا طَائِعِينَ" (11)

صدق الله العظيم

سورة فصلت آية 10 و 11

About the Author

Heba M. Mourtaga has obtained bachelor degree in Architecture engineering from the Islamic University of Gaza in 2000. She was graduated with good accumulated average.

Her bachelor project was on planning and designing Media Production City in Gaza Strip when she achieved very good grade.

After her graduation Mrs. Mourtaga worked in several International agencies as coordinator responsible for planning and implementing several projects related to development.

Dedication

To my land Palestine

To my lovely parents

To my dear husband

To my children

Haya

Zaina

Ragheb

Maryam

Heba Mourtaga

Acknowledgement

In the course of conducting this study, I am very grateful to the Almighty Allah for His mercies, graces and guidance throughout my life and the strength to complete this study.

I am particularly indebted to my supervisors Associate Professor Dr. Mohammed Al kahlout and Associate Professor Dr. Abdel Karim Mohsen for always offering their constructive comments and advice towards the successful completion of this study.

I would like to thank the examiners Associate Professor Dr. Nihad Almughany and Associate Professor Dr. Omar Asfour for their discussion of the research.

My sincere appreciation to my parents and my family members, my special thanks to my sister Magda for her encouraging and support.

My sincere to my beloved husband and my children for their support and patience.

Abstract

Slums upgrading and development are one of the vital projects at the developing countries. When slums appear, they spread and expand rapidly, this leads to maximize the problem and prevent to find effective solutions. Gaza Strip lays in one of these developing countries in which slums are significantly spread.

Gaza Strip is suffering from the spread of slum areas resulted from the random control of some population on government land without any organization or planning of the spaces, services or buildings. This is due to the limited space and land available for urban expansion in Gaza Strip cities, with the rapid increase in population and rising demand for new housing projects. This requires thinking of interim solutions to prevent the creation of new slums areas and durable solutions for the existing ones.

The study identifies the slum areas and presents their problems and reasons of formulating. It mentions the main stakeholders who should share to develop slums and prevent new settlements.

This research aims also to shed light on slum areas in Gaza Strip to find out comprehensive solutions to upgrade existed slums and prevent new ones. The study depends on analyze the origins of slums, the urban and socioeconomic problems inside.

In addition, the research shows two similar case studies. The first from India and the second from neighboring country which is Egypt in order to conclude lessons learned. Based on these experiences, the study analyzes a slum area in Gaza Strip, presents the Ministry of Public Works and Housing (MoPWH) plan to upgrade a local slum. The study finds that the slums residents suffer from bad conditions and there should be plans to improve their living conditions

The study suggests practical solutions and strategies to solve slum problems in Gaza Strip. This strategy depends on the integration of all efforts : local, national and regional levels. The study concluded that to improve slum areas at Gaza Strip, there should be strategies and action plans. The responsibilities should distributed for each target institution. The main stakeholders are; the Ministry of Public Work and Housing, Land Authority, Municipalities and residents of slums. They work together under the control of a legal framework, organizes all needed polices and implementation plans.

ملخص البحث

تعتبر مشكلة انتشار العشوائيات من المشاكل التي تعاني منها الكثير من دول العالم وخاصة دول العالم النامي ، حيث يتم التعدي على الأراضي الحكومية، الخاصة أو الأوقاف من قبل المواطنين و تشكيل تجمعات عشوائية لهم ، و تتسم مناطق العشوائيات بعدم وجود خدمات ببنية تحتية ، أو حتى فوقية ، حيث تفتقر إلى خدمات الصرف الصحي ، التهوية و التشميس ، الطرق و الشوارع ، المناطق الخضراء و مواقف السيارات ، حيث تعتبر مناطق غير قانونية أقيمت على أراضي الحكومة لينتج مجموعة من المساكن الرديئة المتداعية البعيدة عن معايير السكن الصحي المناسب.

و حيث أن مشكلة العشوائيات في قطاع غزة تعتبر مشكلة مؤرقة للحكومات بالدرجة الأولى ، و للسكان حول تلك العشوائيات ، حيث أن قطاع غزة يتصف بعدم الاستقرار السياسي و تغيير السلطات الحاكمة مما أدى إلى تراكم و تفاقم المشكلة فيه ، و تبحث الدراسة في أسباب تكونها و عدم تنمية أو حل مشكلة العشوائيات منذ انتشارها ، و التي تنوعت في أشكال مبانيها فمنها العشة و الكوخ و الخيمة و منها مبان سكنية عالية تصل إلى خمس طوابق في بعض الأحيان. و لذلك كان لابد من دراسة جميع الأطراف الذين لهم علاقة بتلك الظاهرة و هم السكان و المؤسسات الحكومية و المؤسسات العاملة في نص القوانين المتعلقة بالموضوع ، فدراسة السكان شملت الدراسة الميدانية من خلال زيارات لمنطقة عينة الدراسة و هي منطقة عشوائية المرابطين ، و تعبئة استبيانات لجمع معلومات بحثية ، و من المجتمع حولهم ، و دراسة دور الحكومة و موقفها من تلك الظاهرة و دور مؤسسات الدولة و مؤسسات الإسكان في إيجاد حلول عملية و سريعة و حلول تنموية على المدى البعيد لسكان تلك المناطق لتنفيذ خطط التحسين و إزالة العشوائيات. و قد تم اختيار منطقة عشوائية محلية ليتم دراستها عن قرب و بذلك تعتبر الدراسة رصدًا لمشكلة محلية و محاول إيجاد بعض المقترحات التي تساهم في حلها.

عمل البحث على دراسة تحليلية لحلول لمشاريع مشابهة من الدول المجاورة العربية (مصر) و دول العالم النامي (الهند) للاستفادة من الطرق والأدوات و النظم التي استخدمت في عمليات التنمية و التطوير لتلك المناطق. كما تشمل الدراسة على تحليل موقع لأحد العشوائيات في قطاع غزة و عرض لمقترح وزارة الأشغال العامة و الإسكان الذي تنوي تطبيقه على هذه المنطقة العشوائية السكنية في مدينة غزة.

و قد خلص البحث إلى أنه و في ظل غياب دور فاعل من المؤسسات المعنية و في ظل غياب دور القانون الواضح ، فإنه يجب إيجاد نظام مشترك بين تلك المؤسسات يدعم عملية التنمية و حل مشكلة العشوائيات و منع تكوين أي منها مستقبلاً ، من خلال التكامل في الأدوار و تحمل مسؤولية كل طرف دوره ، حيث أن الأدوار توزع بين وزارة الأشغال العامة و الإسكان و سلطة الأراضي بصفتها المسؤولة عن أراضي الدولة و الحفاظ عليها للأجيال القادمة و البلديات المنفذة للمشاريع و سكان العشوائيات ، مع ضرورة ادمج شركات الاستثمار في عملية التنمية ، بحيث تعمل جميع تلك الأطراف تحت اطار قانوني يقوم بالرقابة على التنفيذ و منع أي انتهاكات جديدة.

Table of contents

Dedication	III
Acknowledgment	IV
Abstract	V
Arabic Abstract	VI
Table of Content	VII
List of Tables	XII
List of Figures	XIII
Chapter One: Introduction	1
1.1 Background	2
1.2 The Importance of the study	2
1.3 Study Limit	2
1.4 Problem Statement	3
1.5 Hypothesis	3
1.6 Study Objectives	3
1.7 Study Methodology	4
1.8 Previous studies	5
1.9 Study Outline	6
Chapter Two: Global and Local Views	8
2.1 Introduction	9
2.2 Slum Areas	9
2.2.1 Slum Definitions	9
2.2.2 The slums' characteristic and problems	11
2.2.2.1 Population	11
2.2.2.2 Buildings	12
2.2.2.3 Infrastructure and traffic network	12
2.2.2.4 Urban Design	12

2.2.2.5 Environment	12
2.2.2.6 Social and security conditions	13
2.2.3 Slum Reasons	14
2.2.3.1 Planning and urban reasons	14
2.2.3.2 Economic reasons	14
2.2.3.3 Polices and legal reasons	15
2.2.4 Types of slums	16
2.3 Dealing with Slums	17
2.3.1 International Agencies	18
2.3.2 Policy approaches dealing with slums in the past	19
2.3.3 Current methods dealing with slums	20
2.3.4 Slums development	21
2.3.4.1 Benefits of development	21
2.3.4.2 General requirements at Slums development	22
2.3.4.3 Slums development activities	22
2.3.5 Human Rights in Slum development	23
2.4 Conclusion	23
Chapter Three: Slums in Gaza Strip	24
3.1 Introduction	25
3.1.1 General view	25
3.1.2 Land Types	26
3.1.3 Locations and areas of slums	28
3.2 Reasons of slums in Gaza Strip	31
3.3 Gaza slums' characteristics	31
3.4 Slums Problems	33
3.5 Slum's development stakeholders	34
3.5.1 Legislative frames and their execution	34
3.5.2 Governmental Institutions	36
3.5.2.1 Ministry of Public Works and Housing (MOPWH)	37

3.5.2.2 Ministry of Local Government	39
3.5.2.3 Land Authority	39
3.5.3 Non Governmental Institutions	40
3.5.4 International relief and development agencies	40
3.5.5 Slums residents	40
3.6 Conclusion	41
Chapter Four: Similar Experiences	42
4.1 Introduction	43
4.2 Mumbai City in India	43
4.2.1 Background	44
4.2.2 Challenges	45
4.2.2.1 Housing	45
4.2.2.2 Urban services	46
4.2.2.3 Environment	47
4.2.3 Methods used for development	47
4.2.3.1 Previous Slum Policies	47
4.2.3.2 Current Slum Policy	48
4.2.4 New strategies for Development	48
4.2.5 Initiatives towards developing and learned lessons	48
4.2.6 SWOT analysis for some actions	49
4.3 Cairo City in Egypt	51
4.3.1 Background	51
4.3.2 Challenges	52
4.3.2.1 Housing	52
4.3.2.2 Urban services	53
4.3.2.3 Environment	54
4.3.2.4 Land tenure policy	54
4.3.2.5 Special Areas	54
4.3.3 Methods used for development	55

4.3.3.1 Previous Slum Policies	55
4.3.3.2 Current Slum Policy	55
4.3.4 New strategies for Development	55
4.3.5 Initiatives towards developing and learned lessons	55
4.3.1 SWOT analysis for some actions	56
4.4 Conclusion	56
Chapter Five: The field practical case study (Al Morabeteen Slum)	58
5.1 Introduction	59
5.2 The Morabeteen slum area	60
5.3 Reasons of case selection	61
5.4 Questionnaire objectives	62
5.5 Methodology analyzes for the case study	62
5.5.1 The field study methodology	62
5.5.2 Study Sample	62
5.5.3 The study tool	62
5.5.4 Description of socio-economic characters	63
5.5.5 Description of Housing conditions	67
5.5.6 Current Problems inside houses and the slum area	78
5.5.7 Developing suggestions	81
5.5.8 Classification based on housing type	82
5.6 Study results and discussions	84
5.7 Ministry of Public Works and Housing(MOPWH) plan	86
5.8 Suggestion of a framework Development Strategy	88
Chapter six: Conclusion and Recommendations	90
6.1 Conclusion	91
6.2 Recommendations	94
6.3 Suggestions for further researches	97
References	98
Appendix	105

Appendix 1 Questionnaire in English version	106
Appendix 2 Questionnaire in Arabic version	109
Appendix 3 The variety of equivalent words (slums) in other languages	112
Appendix 4 Characteristics of slums	113
Appendix 5 The Do's and Don'ts of Slum Upgrading	115
Appendix 6 The right to adequate housing	116
Appendix 7 Plans of the slums on state land at Gaza Strip	117

List of Tables

Table 3.1	Land tenure in Gaza Strip	26
Table 3.2	Slums areas on State land (residential slums	28
Table 4.1	SWOT analysis of some actions during the upgrading process	49
Table 4.2	SWOT analysis of some actions during the upgrading process in Egypt	56
Table 5.1	Family size of case study sample	63
Table 5.2	Description of Family monthly income	64
Table 5.3	Frequency distribution for Employment of family	66
Table 5.4	Frequency distribution for disabled members in the family	67
Table 5.5	Frequency distribution for Previous Address	68
Table 5.6	Types of ownership for previous houses	69
Table 5.7	Frequency distribution for type of housing	70
Table 5.8	The conditions of the current homes	70
Table 5.9	number of rooms inside houses	71
Table 5.10	Land tenure	72
Table 5.11	The amount of land purchase	72
Table 5.12	Types of tenure	73
Table 5.13	Year of tenure	74
Table 5.14	Description of total areas	75
Table 5.15	Received aid	77
Table 5.16	Access for safe water and paying bills	78
Table 5.17	Services available inside the area	80
Table 5.18	Suggestions for development	81
Table 5.19	The monthly cost for renting	82
Table 5.20	Classification of housing types	83
Table 5.21	SWOT analysis for MoPWH plan on the area	88

List of Figures

Figure 1.1	The sectors of slums development according to the hypothesis	3
Figure 2.1	Percentage of Urban Population living in Slums	11
Figure 2.2	Poor structure of Housing inside slums	12
Figure 2.3	Poor structure of Housing inside slums	12
Figure 2.4	Bad environmental conditions inside slums	13
Figure 2.5	Bad environmental conditions inside slums	13
Figure 2.6	Reasons and causes for the formation	15
Figure 2.7	Types of slums	17
Figure 2.8	Methods used to deal with slums	21
Figure 3.1	Regional Plan 2005-2015 for Northern Governments	27
Figure 3.2	History of slums formulation in Gaza Strip	29
Figure 3.3	The slums areas in Gaza Strip	30
Figure 3.4	Lack of green areas in Gaza Strip slums, Al Barahma, Rafah	32
Figure 3.5	Different Building Materials inside slums	32
Figure 3.6	Bad Conditions of slums buildings	33
Figure 3.7	The special committee for dealing with slums in Gaza Strip	36
Figure 3.8	The "slums residential" unit tasks at MoPWH	37
Figure 4.1	Location of Mumbai in India	44
Figure 4.2	Location of slums households	45
Figure 4.3	slums in Mumbai occupied any available space	45
Figure 4.4	Houses inside slums	46
Figure 4.5	Lack of Solid waste management	46
Figure 4.6	Slums in Mumbai: Rivers and coastal waters' pollution	47
Figure 4.7	Location of Cairo	51
Figure 4.8	Cairo includes formal and informal settlements	52
Figure 4.9	bad conditions of slums houses	53
Figure 4.10	Garbage everywhere in slums areas	53
Figure 4.11	Polluted canals and exploding sewage pipes	54
Figure 5.1	Gaza strip location	59
Figure 5.2	The site of the case study	60

Figure 5.3	The location of the selected field	61
Figure 5.4	Family size frequency	64
Figure 5.5	Families income	65
Figure 5.6	Education level of the surveyed families	65
Figure 5.7	Percentage rates of ownership types	69
Figure 5.8	Percentage of rooms numbers at the selected samples	71
Figure 5.9	Percentage of tenures types	73
Figure 5.10	Frequencies of land areas	75
Figure 5.11	Buildings areas	76
Figure 5.12	Percentage of owning facilities	76
Figure 5.13	The percentage of families who receive aid	77
Figure 5.14	The percentage of people who pay electricity bills	78
Figure 5.15	Ways of removing garbage	79
Figure 5.16	Buildings conditions inside Morabeteen Slums area	84
Figure 5.17	Bad conditions of people living source	85
Figure 5.18	lack of services	85
Figure 5.19	Children play in land space and the second photo shows the only poor shop at the area	85
Figure 5.20	Problem chart	86
Figure 5.21	The MoPWH proposed plan for upgrading the area	86
Figure 5.22	The actual current residential blocks	86
Figure 5.23	The relations between stakeholders	89
Figure 6.1	The stakeholders partners that share in developing slums areas	93

Chapter 1: Introduction

1.1 Background

1.2 The importance of the study

1.3 Study Limit

1.4 Problem Statement

1.5 Hypothesis

1.6 Study Objectives

1.7 Study Methodology

1.8 Previous studies

1.9 Study Outline

1.1 Background

Slum areas are globalized problem as several countries suffer from, especially the developing countries. Therefore the United Nations Millennium aims to significantly improve the lives of at least 100 million slum dwellers by the year 2020. Slums areas have the highest concentrations of poor people and the worst shelter and physical environmental conditions.

Every country has its different slums character which refers to many factors. The correct understanding of those factors and their relations with each other is an important approach to overcome this problem. The research presents the slums on state lands.

About 3.3% from Gaza Strip area (total area of Gaza Strip is estimated at 365 km²), recorded as slums areas on government land. The area of the state land in Gaza Strip is 112 km²; of these 12 km² are slums area (Land Authority, 2010). The main reasons of these slums refer to Israeli occupation, rapid urbanization, poverty and unemployment.

On 15th May 2010, Ministries board at the Palestinian government took two actions due to this issue by preventing any new slums formulation after this date and by formulates a committee to study and find practical solutions for the current slums.

This research will study the slums areas conditions, problems, the challenge of slums faced by government; factors which affect on the beginning and continuity of slums areas in Gaza Strip and the effect of the slum districts on the surrounding environment.

The good practical solutions for this problem should depend on planned strategy include the three main stakeholders whom are the populations of slums, the owner of the land (government) and the responsible implementation institutions. This will help to suggest upgrading plan in addition to law terms in order to develop these areas.

1.2 The importance of the study

Slums are considered as a serious problem affect several sectors of the society; starts from their population, who suffers from miserable living conditions, lack of basic services, crowded, poverty and social problems. Another main victim of slums is the government which needs its land for development projects for all the nation people and couldn't find an ideal solution for this problem. Currently, the government implements several housing projects on the government owned land, therefore it needs all the slums areas for its current and future activities. However, this will need to find proper solution for residents of slums areas. So, this study will help in putting some strategies to develop slums within an integrated framework and will help also to offer land to governmental vital projects needed in post-war reconstruction.

1.3 Study Limit

The research studies the problem of slums in Gaza Strip in general, presenting areas of slums, their problems in all sectors. Of these areas, the research will concentrate on one slum in more details. The survey will cover all the situations at this slum; socioeconomic, houses, environment and direction of land planning. The solution put by the MOPWH for upgrading and developing this slum will be analyzed to find the SWOT points. The study will work on the analysis of two similar projects; one in Arab country (Egypt), and the second in international city (Mumbai) to extract the lessons, show the challenges and the problems solution. Also with SWOT analyses, attempt to implement these solutions on the selected case study.

1.4 Problem Statement

Gaza Strip suffers from the problem of slums areas among all its governorates, slums areas are considered as an essentially important problem which has its impact on two levels; the slum itself, and on the state lands which have been occupied and their areas start decreasing. There is an urgent and necessary need nowadays for these state lands to implement housing and other vital projects, especially after the Israeli war in Gaza Strip at the latest of 2008. This confirms the need to present the reasons behind the continuity of this problem and implement some suggestions and development plans that help to stop this phenomenon.

1.5 Hypothesis

Development of slum areas needs the integration of governmental institutions' efforts, participation of slums residents and realization and execution of the related laws (figure 1.1).

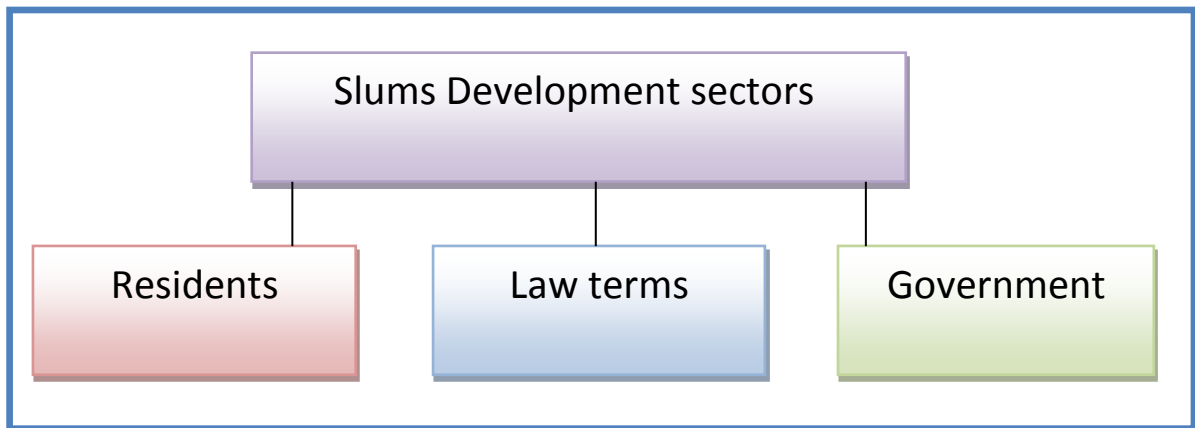


Figure 1.1 The sectors of slums development according to the hypothesis, source: researcher

1.6 Study objectives:

The study aims to find comprehensive solutions for slums areas on state land in Gaza Strip and determine the effective factors on the beginning and continuity of the slums areas in order to prevent this from happening in the future and force any new formulations. The study will cover these directions:

1. Study the situations inside slums, presenting problems and conditions.
2. Study the socioeconomic situations for the slums' population to determine their living standard and to assess how they affected the emerge of slums.
3. Review the local legal frameworks related to slums, and measure the efficiency of such systems to reduce theoretically the persistence of the problem.
4. Study the implementation frameworks related to solutions' systems that could prevent appearance of new slums areas.
5. Determine the factors lead to disruption of the implementation of the law.
6. Design general framework basis on these previous factors which prevent continuity of the problem.
7. Apply SWOT analyses on government solutions.
8. Develop appropriate solutions depend on the problems framework to determine the needed interventions based on multi-stakeholders analysis.

9. Readdressing the failure of the formal system which lays behind the creation of new and the continuity of the current slums

1.7 Study Methodology

Slums residents aren't the only blamed part, but there are several stakeholders who are responsible of this problem. Therefore, to analyze this phenomenon, a general analysis should be done, starting from the population, their socioeconomics situations forced them to live in these areas, the law's terms related to this problem, implantation and supervisors institutions. In addition the alternatives solutions for slums areas population should be discussed with the reasons behind the lack of implementation. The study based on three phases. The first phase determined the theoretical framework and theoretical scope in which the study was inserted. The second phase which is the field work included visits to the selected case study of the case study as well as to the institutions involved in it to collect qualitative and quantitative data. The third phase consisted once more of a desk study that analyzed and evaluated the information of the second phase and the methods used by Ministry of Public Works and Housing (MOPWH).

1.7.1 Literature Review

Slums are wide spread problem all over the world, therefore many researches, projects, programmes, thesis and books have discussed this problem. The slums problem have been discussed from several sides, their problems, strategies for upgrading, community participation, living condition, settlement arrangement, sustainability solutions...etc. At this phase, Documents, publications, researches and case studies dealing with slums around the world were analyzed. The literature review tried to cover both those of the international agencies, such as the World Bank and the United Nations and detail research papers.

1.7.2 Two similar case studies analyses

The research presents two case studies to analyze the SWOT of the process of upgrading. The study includes description of the slums, their problems, the upgrading process elements, methods used in the process and the lessons learned. The first study from Egypt as it's an Arab country suffers from slums areas, Cairo as an indicator has 81 slums areas include 8 million inhabitants. The second case is from Mumbai in India which has about 1959 slums with around 6.5 million people live in (The Cities Alliance, 2008).

1.7.3 Case Study analysis

The case study is located in Gaza City, it includes about 3200 inhabitants on 85 Dunoms. The area is called by its inhabitants (Morabetean).There should be several analysis studies at several levels related to multi-stakeholders' analysis. The following data expresses the different levels that the study will cover, and the data gathered from each level:

1.7.3.1 Slums

The following studies of slums should be determined;

1-Field questionnaires from random samples of the slums citizens, to present the history of the urban growing, socioeconomic situations, statistical data about citizen...etc.

2-Buildings' description inside slums through the second part of the questionnaire.

3- Problems records of all types of risks and difficulties in the slum.

1.7.3.2 Law terms

1- Present the law and terms related to slums on state land.

2-Discover the sanctions of the law violation.

1.7.3.3 Government executive institutions

1-Responsible institutions.

2-Implementation projects on this area..

3-Supervision and Evaluation.

4-SWOT analysis on institutions' solutions.

1.8 Previous studies

Several studies have been conducted at slums problems. Strategies to improve and upgrade slums were suggested. For example:

1.8.1 Radwan(2011) presented the problem of slums in Gaza Strip by mention types and areas of slums in Gaza Strip, and the government policies to deal with these slums. Governments try to find settlements solutions by allocating another government land for slum residents by either ownership or renting systems. People who couldn't cover ownership nor renting costs, the government will help them by small amount to build their own houses in a rented government land according to their economic situation. In addition, the study showed a survey questionnaire for slums' residents to determine data about residents. The study concluded that; government's land is for all people so they must be protected from any new slums formulation, there should be public awareness about the importance of this land and government should start housing projects to help people to find adequate houses.

1.8.2 Abu Hyjaa (2001) studied Al Wehdar Refugee Camp in Jordan, which determined as slum areas, to find comprehensive strategy for solving slums agglomeration, the study described the nature of slum problems from three theoretical points, economic, environment and social sectors. The suggestion strategy depended on empowering institutions roles, put new legal and implementation rules, change some terms of law and study housing strategy. The recommendations also presented the importance role of financial and administrative organization.

1.8.3 Eid and AbdelMenem (2004) studied a slum area in Asyoot city in Egypt, the study described the slum problems and types of houses in the case study, the findings of the survey presented that more than 56% of the buildings are two and three floors and in very good conditions. This means that not every slum has miserable situations. The study also presented the advantages and the disadvantages of slum housing to conclude the learned lessons from slum in part to facilitate housing.

1.8.4 Rolalisasi (2009) wrote three papers about slums, two were about the importance of community participation in upgrading process which formulated the concept of community participation in upgrading their slum settlement. She applied this strategy in

Surabaya City in Indonesia and she divided the processes of slum upgrading to four phases which are: the preparation phase, the planning phase, the implementation phase and the monitoring and evaluation phase. The third paper was about Settlement upgrading for alleviating poverty by measuring the unacceptable living conditions they live. The conclusion of this paper presented that slum upgrading should consist of physical, social, economic, and environmental improvements that are done in partnership with citizens, community groups, businesses, and local authorities.

1.8.5 Turner (1976) has a different perspective on slums; The study considered slum a solution rather than a problem. Slums are success solution by poor people to have their own houses. They show the ability of poor people to solve their problems without the aid of governments.

1.8.6 Andres(2008) analyze and evaluate the principles, methods, tools and outcomes of an integrated model used by government to solve slums problem in Mumbai. This model depended on the concepts of “participatory planning” and “slum upgrading” based on the role of the community in the process of the project. The methodology used was the case study research. The study showed that there is still a need of a better understanding of what participation and slum upgrading means and how these concepts can be put in practice to achieve greater benefits to the planning processes.

1.8.7 Trewby (2006) discusses in his study *Policies in slums: resettlement or upgrading* some of the issues regarding removal or upgrading slums. The study mentions some factors which led to rapid the urban migration which cause slums formulation. Clearance sometimes takes place without resettlements. In addition clearance, usually causes in unnecessary removing of large stocks of housing units were affordable for poor. The selected policy depends on the situation and condition of the area. However, there is situations, the removal and resettlement of their populations is the only appropriate policy solution. The study concluded that both resettlement and upgrading have advantages and disadvantages. The selected way to deal with slums should follow many procedures and researches.

1.8.8 Khalifa (2011) tried to redefining alums in Egypt through her study *Unplanned versus unsafe areas*. The study sheds light on the findings from a survey carried out by the Informal Settlement Development Facility (ISDF) in the period from February to May 2009. This aims to identify unsafe and unplanned areas spatially in all the urban centers in Egypt and classify the former according to degrees of risk based on certain criteria. The study depended on the field findings and presented difference statistics concerning slums sizes and problems. The importance of the study is to measure the changing of the land and present the emergence needs to find and applying development plans and strategies

1.9 Study Outline

The research consists of six chapters; Chapter one includes the Introduction about the reasons for selecting this research topic, hypothesis and objectives. The second chapter presents theoretical studies of slums , their definitions , types, the most important reasons that lead to it. It addresses also slums in Gaza Strip, explaining the history, the reasons and problems with details based on the social study of their population. The approaches which deal with slums developing and upgrading exists at this chapter.

The third chapter discusses the slums at Gaza Strip, the problems, areas and the stakeholders responsible on the development process. They are slum population, the legislation terms, the executive institutions and relevant ministries and their role in addressing this problem. In addition to their previous solutions and the success of those solutions.

Chapter four presents two slums areas experiences, one in an Arab country and the other in India. It shows the experience of these countries with this problem and what are the learned lessons which can be good and suitable for Gaza Strip by analysis SWOT principle on these two cases.

Chapter five shows the field study of a local slum area in Gaza Strip, with a comprehensive analysis of its origin, population, land owners, problems and its impacts on the surrounding areas. This slum is called "Morabeteen", and it located in Gaza city.

The study presents in Chapter six the conclusions and recommendations, which will find solutions to the existing slums and reduce the formulation of new ones in the future.

Chapter 2 Slums: Global and local views

2.1 Introduction

2.2 Slums Area

2.2.1 Slum Definitions

2.2.2 The slums' characteristic and problems

2.2.3 Slums Reasons

2.2.4 Types of Slums

2.3 Dealing with Slums

2.4 Conclusion

2.1 Introduction

The word “slum” originated as an East London slang term, probably in the early nineteenth century. By 1850, in both England and America, “slums” referred to places inhabited by poor people and allegedly characterized by crime, filth, and immorality (Oxford, website).

Late Secretary General of the UN Kofi Annan warned that:

“Without concerted action on the part of municipal authorities, national governments, civil society actors and the international community, the number of slum dwellers is likely to increase in most developing countries. And if no serious action is taken, the number of slum dwellers worldwide is projected to rise over the next 30 years to about 2 billion”(UN-HABITAT,2003).

Slums are found in all parts of the world but with higher concentration in the developing world cities, as populations increase, urban housing shortages continue and extensive migration to the cities. Slums are built on public land, some on private land, some are squatter settlements, and others provide rental housing options. These areas are extremely dense with lack access to safe drinking water and other basic services (UN-HABITAT, 2007).

2.2 Slums areas

According to UN estimations, almost one billion people reside in urban areas live under housing conditions that are characterized as slum areas or squatter settlements.

Informal settlements account for more than 50% of the urbanized area in some cities like Cairo, Dar-el-Salaam, Manila and Lima. According to the UN Global Report on Human Settlements 2003, 924 million people, or 31.6% of the world’s urban population lived in slums in 2001 and forecasts indicate that it will increase to 2 billion people in the next 30 years if no concrete actions is undertaken.

Major challenge of globalization and urbanization is the expanding of slums in the cities.

2.2.1 Slum Definitions

The concept of slums and its definitions vary from country to another as the socio economic and socio cultural setting vary in different societies. Therefore, one of the main challenges that hinder improving slums is the significant variation between definition of slums across countries and regions, including a wide range of names and tenure agreements (annex1)

In its simplest definition, slum is "a densely populated usually urban area marked by crowding, dirty run-down housing, poverty, and social disorganization". The Cities Alliance action plan defines slums as “neglected parts of cities where housing and living conditions are appallingly poor” (The Cities Alliance,1999).

"Slums" have been defined also under section 3 of the slums areas (Improvement and clearance¹) Act, 1956 in India as “areas where buildings-

- are in any respect unfit for human habitation;

¹ An Act to provide for the improvement and clearance of slum areas in certain Union territories and for the protection of tenants in such areas from eviction. It enacted by Parliament in the Seventh Year of the Republic of India

- are by reason of dilapidation, overcrowded, faulty arrangement and design of such buildings, narrowness or faulty arrangement of streets, lack of ventilation, light, sanitation facilities or any combination of these factors which are detrimental to safety, health and morals” (chandramouli,2003).

In addition to the previous definition, Census of India 2001 had adopted a definition that "a compact area of at least 300 populations or about 60-70 households of poorly built congested tenements, in unhygienic environment usually in adequate infrastructure and lacking in proper sanitary and drinking water facilities”.

Pacione¹ describes slums as “an area of overcrowded and dilapidated, usually old, housing occupied by people who can afford only the cheapest dwellings available in the urban area, generally in or close to the inner city”(Weeda sited in Pacione,2005).

Slum and squatter settlement have been defined also as slum refers to housing that was once of good conditions but has since deteriorated and often been subdivided and rented out to low-income groups. Squatter settlements are areas of substandard housing built on illegally occupied land (Upgrading, online).

According to DFID², slums are a “physical manifestation of poverty, inequality and social exclusion in urban areas”(Trewby,2006,sited in DFID,2004).

The problems in reaching a consented definition were determined mainly by features such as (UN-HABITAT, 2003b):

- Slums are too complex to define according to one single parameter.
- Slums are a relative concept and what is considered as a slum in one city will be regarded as adequate in another city – even in the same country.
- Local variations among slums are too wide to define universally applicable criteria.
- Slums change too fast to render any criterion valid for a reasonably long period of time.
- The spatial nature of slums means that the size of particular slum areas is vulnerable to changes in jurisdiction or spatial aggregation.

An operational definition for international usage was recommended by the UN Statistical Office in partnership with the Cities Alliance in the year 2002. It defines slum as an area that combines, to various extents, the following characteristics:

- inadequate access to safe water;
- inadequate access to sanitation and other infrastructure;
- poor structural quality of housing;
- overcrowding;
- insecure residential status.

The National Sample Survey Organization (NSSO), in India, defines a slum as a “compact settlement with a collection of poorly built tenements, mostly of temporary nature, crowded together usually with inadequate sanitary and drinking water facilities in unhygienic conditions”(Chandrasekhar,2005).

1 Pacione, Michael a Chair of Geography at University of Strathclyde, United Kingdom. He has principal research interest is in the field of Urban Geography. An applied or problem-oriented perspective informs much of his research activity

2 Department of International Development (DFID) is the part of the UK government that manages Britain's aid to poor countries and works to get rid of extreme poverty

From all previous definition of slums, a comprehensive definition could be formulated as : slums are illegal settlements that have been created by poor capacities of poor people, include many types of houses in both good and bad conditions which built on state or private lands. They are unsafe from the environmental and social perspectives, but considered as housing solution for poor people.

This research focuses on the slums which built on state lands in Gaza Strip which have specific description that differs from other location in the world.

2.2.2 The slums' characteristic and problems

There are significant differences between slum dwellers and the rest of the urban population, present in higher rates of population density and unemployment, lower education opportunities, higher morbidity and mortality, worse environment conditions, isolation and exclusion from social integration and economic opportunities.

Slums have low urban, architectural, environmental and constructional standards. Their streets are narrow and prevent smoothly movements. The structural density in slums is high which impede natural ventilation, lighting and sound insulation. Slums have poor architectural and urban design. These is no balance between open and built places (El Qadi,2009)

2.2.2.1 Populations

Slum populations are often deliberately and sometimes massively undercounted. According to UN Millennium Development Goals report in 2007, the number of slums dwellers in increasing overtime as illustrated in(figure2.1).

They vary from a few hundred to “mega slums” of over two million people.

For example Informal unplanned settlements shelter about 80 percent of Kabul’s population and cover 70 percent of its land (World Bank,2008)

It is important to note that while there is a correlation between poverty and slums, not all of the urban poor live in slums and not all slum dwellers are poor; they are often diverse communities (Trewby, 2006).

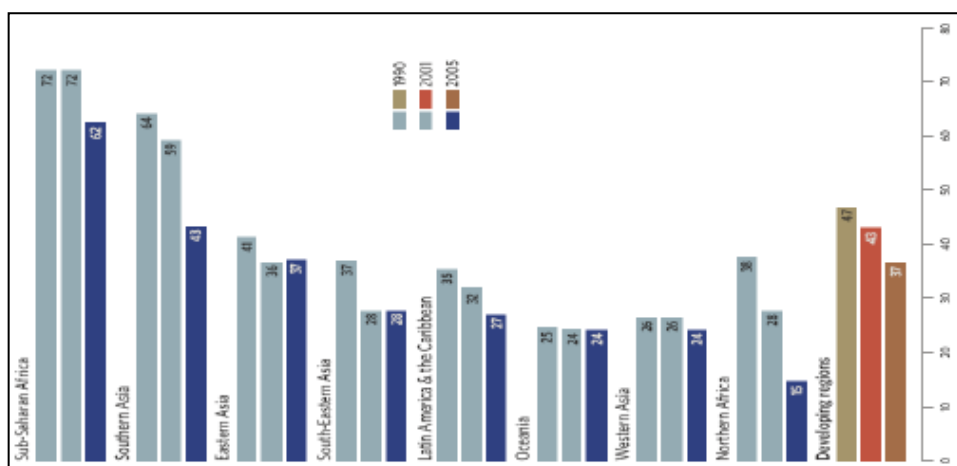


Figure 2.1 Percentage of Urban Population living in Slums, 1990, 2001 and 2005
Source: (United Nations, 2007a, p. 26) The Millennium Development Goals Report 2007

2.2.2.2 Buildings

Slums buildings are shacks set on unpaved streets, often with open sewers and no basic utilities. The shacks are constructed out of any material that comes to hand, such as planks, cardboard, tarpaper, thatch, mud and corrugated iron(Weeda,2010).



Figure 2.2 and 2.3 Poor structures of housing inside slums. Source: (fotservis.typepad.com,Mother India : Calcutta ,Varanasi)

Slums buildings don't follow any planning standards, and most of them are built without license from competent authorities (Makka government, 2008).

2.2.2.3 Infrastructure and traffic network

There are almost no infrastructure or traffic lines inside slums areas. If found, they are distributed randomly. Streets vary in their widths, due to the unplanned houses, and usually unpaved streets.

2.2.2.4 Urban design

Urban design inside slums is consistent with the standards of urban planning designs. This is caused by the spontaneous distribution of houses and roads. Buildings are not designed to follow any terms of height, size, color or building proportions. This reduces the existence of open areas, parks, squares, public areas and lead to visual pollution.

2.2.2.5 Environment

Slums areas are full of hazardous environmental condition. As the land is occupied without previous planning or organization, people built their houses first, then they search for the services as water, sewage and streets network. This leads to spread mess everywhere; air pollution, sewer lines, piles of garbage, poor hygiene, insects and thus diseases spreading.



Figure 2.4 and 2.5 Bad environmental conditions inside slums (photos from Kenya and Jakarta)
source: (internet article : African governments told to stop forced evictions.)

2.2.2.6 Social and security conditions

Slums suffer from several social and security problems, they vary according to the nature of the population and their backgrounds, traditions, customs and relations. This forms a social disorganization in slums. These problems are; (Weeda,2010)

- Poor education facilities. Run-down schools, few teachers, with insufficient qualifications, lack of facilities such as books and equipment.
- High rates of unemployment. Lack of skills and low levels of education.
- Many dependent on welfare for health care and food.
- Lack of sense of community. Transients, ethnic and racial diversity.
- Family problems. High rates of divorce, separation, illegitimacy.
- Personal degradation. Drinking, drugs.
- High crime rates. Robbery, theft, violence.
- Numerous delinquent gangs. Anti-social and violent.
- Opportunities for political. Gang leaders, politicians.
- Numerous religious sects. Store-front churches, new religions)

The Global Report on Human Settlements “Challenge of the Slums” (UN-HABITAT, 2003) based on a review of the definitions used by national and local governments, statistical offices, institutions involved in slum issues and public perceptions determined 7 main characteristics of slum areas (annex 2):

- Lack of basic services.
- Substandard housing or illegal and inadequate building structures.
- Overcrowding and high density.
- Unhealthy living conditions and hazardous locations.
- Insecure tenure; irregular or informal settlements.
- Minimum settlement size.
- Poverty and social exclusion

Slums' characteristics and problems are similar, as slums problems which are lack of all civilization's elements; safe water, adequate houses, hygiene, urban planned and infrastructure services. So problems are the prevalent characteristic in slums.

2.2.3 Slum Reasons

There are many reasons for slums formulation. These reasons depend and changed according to the type and location of slums. Following is brief description of the common reasons of slums (figure 2.6).

2.2.3.1 Reasons related to urban planning

Population growth and rural-urban migration

Population growth was the main demographic issue of the 20th century and it continues to be the focus of attention in the developing world. Countries around the world are urbanizing rapidly as more people migrate from rural areas to the cities and natural population growth continues to occur. Today, more than half the world's population resides in urban areas. More than 90 percent of this urban growth is taking place in the developing world. Migration happens for a number of reasons; the pushing and pulling forces of migration, low incomes of rural population and search for better job prospects, seeking for urbanization, government services, modern industries, improved transportation and communication in comparison with rural areas. People come to cities far faster than the planning process can accommodate them. Often, they occupy any available land and build a shelter before the government has a chance to learn of their existence (citiesalliance, website).

The illegal and legal urban growth of the city in a certain direction

The illegal growth of residential settlements is characterized by ignoring the legislated plan. Master plan doesn't contain this growth and therefore, the legislation plans and terms are ignored at the building elements, not-built spaces, streets' width, and infrastructures' facilities. This causes the establishment of slums which is built in areas that are not included in the master urban plan. Contradictory, legal urban growth is built in areas that are included in the master urban plan. However, the legislation plan related to urban planning are not respected (Khattab, 1993).

Old city

In many cases, city begins to expand on the ancient heart of the city which is known as the Old City. Gradually, this area and its surroundings turn to dilapidated structures with narrow streets. It's very important to differentiate between ancient areas, which are classified as heritage and the old buildings which turned to inadequate buildings (Khattab, 1993).

2.2.3.2 Economics reasons

High cost of land and rent

Poor people cannot afford the housing provided by the government and those provided by private sector. Usually they prefer to live close to income-earning opportunities in order to minimize the cost and time spent traveling to work. Therefore, they are forced to occupy land and formulate slums in areas that are not in demand, ignored or

dangerous (Upgrading, online). Poor families can't afford purchasing the expensive land and they are forced to occupy land and start establishing the slums.

Low costs of agriculture land

Agricultural activities usually generate low income for family farming as the cost of inputs is increasing while outputs prices cannot cover them. This urge farmers to sell their land for low prices as the opportunity cost for agricultural land is very low when compared to urban land. This can be very attractive for poor families who can't afford purchasing land in the urban areas.

2.2.3.3 Polices and legal reasons

Failed polices

Governments often fail to recognize the rights of the urban poor and incorporate them into urban planning, thereby contributing to the growth of slums. Slums sometimes exist because of failed policies, bad governance, corruption, dysfunctional land markets, and unresponsive financial systems. Each of these failures adds to the toll on people already deeply burdened by poverty and suffered from limited capacities (Upgrading Urban Communities website).

Inefficient terms and legislative frames related to land:

In most developing countries, the legal frames related to land do not include clear and efficient terms to handle slums problem. Even when such frames exist, the execution is restricted due to lack of state capacities or disability to finance the suggested solution. The problem of housing for poor people is usually not properly addressed at National level. Usually such problem would need an integrated plan that includes the legal frames, execution mechanisms and description of the needed resources (Abu Hyjaa, 2001).



Figure 2.6 Reasons and causes for the formation of slums, source: gtz website)

2.2.4 Types of slums

Slums vary according to many determinants. They vary from region to region, from city to city and even within the same city (UN-Habitat, 2003). Following is a description of the most popular criteria used to classify slums (Figure 2.7):

2.2.4.1 Spatial types

This category could be divided into; inner-city slums, squatter settlements and illegal settlement and subdivisions. The inner-city slums happen when the original owners of a residential area move out to newer, people who couldn't bear the cost of new or renting new house, often rent houses at these areas with low cost. Squatter settlements are settlements established by people who have illegally occupied a land and built their houses upon it. They usually build through self-help processes. Illegal settlement refer to settlements where the land has been subdivided, resold, rented or leased by its legal owner to people who build their houses upon the plots that they buy. These areas suffer from low standards of services, lack of planning and shortage in building permits without infrastructure networks.

2.2.4.2 Origins and age

Classification according to this criterion depends on the legacy of slum such as physical assets of building heritage and the root and speed of its formulation and establishing communities. This category includes historic city-centre slums, slum estates, consolidating informal settlement and recent slums.

2.2.4.3 Location

Slums according to this classification are divided to central slums, scattered slum islands and peripheral. Central slums formed when residents are located closed to the jobs opportunities at city centers. Slum islands are small, they include from eight to ten dwellers, residents occupy green areas, unsafe land or unsuitable for future housing. They depend on the neighbors services. Peripheral is usually located outside of the municipal boundaries. The situation of the houses at these slums is good, but the services are low. Peripheral residents suffer from the cost of transport to jobs, schools, markets and centers.

2.2.4.4 Size and scale

The size of slums is divided into large, medium and small settlements. Large; like Mumbai in India, this type needs local management and social organization. People there couldn't depend on the services of the settlements around them and need their own. Medium settlement is the most common one, the origin of such settlements is the undeveloped or abandoned land. These areas include swamps, marshes and steep slopes, and were felt by the planner and developer to be difficult to develop. The communities there are cohesive and have political and voting power. Small slums formed on public or service land. Its residents usually are the employees and the domestic staff for upper-area housing residents. Small slums residents depend on the surrounding services. Those people are easily affected by eviction or relocation.

2.2.4.5 Legibility

Not all slums are squatter or illegal settlements, and not all illegal or squatter settlements are slums. Legibility refers to security of tenure to land. This category is divided to illegal and informal. There are illegal settlements either because they are squatter settlements, without the right to be on or use the land or they used a land which is not planned to be for housing due to the statutory land uses of the city. Informal settlements are always inside rural areas. People there established their houses without registration or getting any permission and formal recognition. Laws determined this as informal slums, but people complain through courts to change these terms.

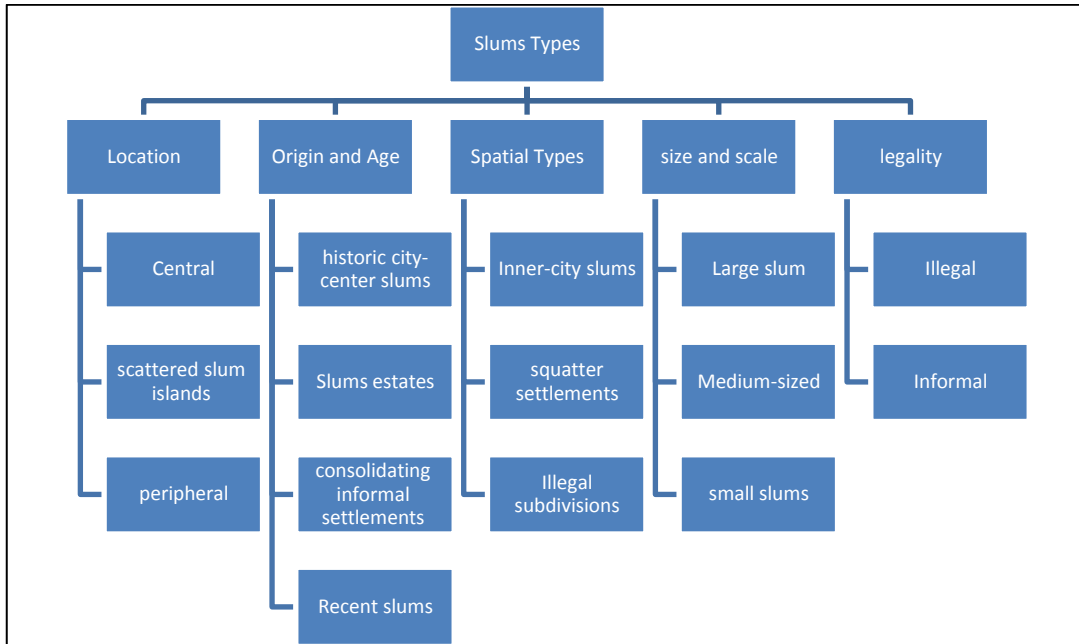


Figure 2.7 Types of slums , source: UN-Habitat, edited by researcher

The above classification basis indicates that one slum can be classified in more than one group. For example, there could be an inner-city settlement which is established on illegal land and at the same time they are small settlement. So, to identify the type of any slum, all these previous and other classification criteria should be studied and analyzed together. The case study at chapter 4 presents a case of a small inner-city illegal slum that is established on government land.

2.3 Dealing with Slums

The slums suffer from difficult living conditions and this causes several social, economic, cultural, environmental and political problems not only for slums residents but also for cities where these slums are located. Such situation calls for an urgent need to deal with this problem.

There has been a high level of demand and strong support for urban upgrading approaches especially at the developing world. In addition the World Bank (1999-2001) also recognizes that slum communities, social groups and NGOs present or dealing with slums, have become politically mature nowadays, having more voice and will to

participate in the decision making of the matters dealing with their situation (Andres,2008).

Slum upgrading as one of the recently discovered and applied measures to deal with slums problem, is an integrated approach that aims to focus on the main trends in an area. These trends can be legal (land tenure), physical (infrastructure and buildings), social (health or education) or economic. Upgrading efforts aim to create dynamic and practical solutions in the community where there is a sense of ownership, entitlement and social relations in the area.

2.3.1 International Agencies worked on housing and slums development

Slums problem in most developing countries is a national concern that keep politician and national officials busy trying to solve it. The low state capacity however, restricts their efforts. They therefore usually seek the support of International agencies. Following is a brief description of the mandates of most popular international agencies that work on dealing with slums problem in the developing countries.

UN-HABITAT, The United Nations Human Settlement Programme is working on the issue of housing at developing and poor cities. It is the lead agency within the United Nations system for housing and human settlements. Its main goal is providing adequate shelter for all. Its activities revolve within broad issues such as sustainable urban development, adequate shelter, improvement in the lives of slum dwellers, access to safe water and sanitation, social inclusion, environmental protection, the various human rights and shelter finance mechanisms.

Cities Alliance is a partnership arrangement between UN-HABITAT, the World Bank, major bilateral aid agencies, the global coalition of cities and their development partners. It seeks to improve the efficiency and effectiveness of urban development cooperation by focusing on City Development Strategies and slum upgrading programmes and activities.

Centre on Housing Rights and Evictions (COHRE) is an NGO based in Geneva, Switzerland. It has the objective of promoting and protecting the right to housing. Its work involves housing rights training; research and publications; monitoring, preventing and documenting forced evictions; fact-finding missions; housing and property restitution; women's housing rights; active participation. It has an active Asia and Pacific programme that works directly with various NGOs, CBOs and governments to promote and protect housing rights throughout the region (UNESCAP and UN-HABITAT, 2008).

United Nations Economics and Social Commission for Asia and the Pacific (UNESCAP) is established in 1947 and It carries out work in the many areas as macroeconomic policy and development, social development and disaster risk reduction. It supports researched in sustainable development studies, slums upgrading initiatives and strategies. (<http://www.unescap.org>).

2.3.2 Policy approaches dealing with slums in the past

Planning and police institutions had implemented and tried several approaches towards slums problem (figure 2.8). The following approaches are the most common which deal with slums in the last 40 years (UN-HABITAT, 2003):

2.3.2.1 Negligence

This approach was used in most of the developing countries during 1970s. It depends mainly on two basic assumptions; slums are an illegal and temporary phenomenon result of the rural-urban migration and that would be solved by economic development in both urban and rural areas. Negligence deny the reality of slums and hence the rights of its dwellers.

2.3.2.2 Eviction

This was a common response to the development of slums during the 1970s and 1980s. When it became clear to the public authorities that economic development was not going to integrate the slum population, they opted to implement repressive and forced policies of selective or mass eviction of slum dwellers, without any negotiation or alternative solutions such as resettlement or compensation. The main critique to this approach is that it will never be capable of reducing slums, rather it moves them to somewhere else, so evictees usually find accommodation in other slums creating additional pressure to these areas or start to form new slums again in another area.

2.3.2.3 Self-help and in situ upgrading

This approach was seen in cities where slums are recognized as a durable phenomenon and that require appropriate solutions. The policies within this approach focus on the provision of basic services, secure tenure and access to land, as well as some tailored programs of credit. Slum upgrading initiatives carried out during the earlier period of 1970 to 1990. It has been mainly based on international aid projects focusing only on constructions without a complete involvement and commitment from the higher levels of government. The critique is that once the international experts were gone, the communities were not capable of maintaining the facilities and governments did not give continuity to the provision of services.

2.3.2.4 Enabling policies

This approach was developed after the end of the 1980's and is still implemented today. It is based on a higher commitment towards policies focusing on security of tenure and economic development in slums. The approach brought an awareness of the need to involve slum dwellers not only in the construction processes of slum improvement, but also in the decision-making and design processes.

This “enabling approach” is developed in order to coordinate community mobilization and organization as a way to take decisions that meet the lowest effective level when investing in the social and physical development of slums. The main critique to this approach is that it requires efforts based on training, organizational assistance, finances

and management. It requires also the application of complex decentralization of local governments or the involvement of NGOs, which, in many cases, is seen as a threat to the traditional governmental principles, mechanisms and bureaucracies.

2.3.2.5 Resettlement

The main concept behind resettlement is to provide slum dwellers with new houses in another location. At best, relocation is done by agreement and cooperation of the slum households. This approach was also criticized as it ignores the fact that slums dwellers selected the slum location because its closeness to their livelihood sources. Additionally the significant increase in the needed cost for resettlement as the cost involves not only the money spent on clearing the slums, but also the cost of the new houses, services and transportation.

As a conclusion, in most cities, the numbers of urban dwellers living in slums remains stable or is increasing and the housing conditions of the poor have not improved significantly. This refers to some of these approaches as an orthodox model of planning which has failed to improve the conditions of the urban poor, promoting dependency and not self-sufficiency (Andres, 2008) and (UN-HABITAT, 2003).

So, the new approaches towards slums recognize that effective solutions and programs must go beyond solving problems related to inadequate housing, infrastructure and services. The development process superior the previous approaches because of three main values (citiesalliance, website);

- **Affordable:** Slum upgrading costs less and is more effective than relocation to public housing. Developing land with basic services costs even less.
- **Flexible:** It can be done by the government and by the residents at a pace that is technically and financially possible for both.
- **Viable:** The poor can and are willing to pay for improved services and homes at the development process but they can't afford new house or land.

2.3.3 Current methods dealing with slums

There are different methods used when dealing with the slums areas. Many of the previous methods is still used today. This depends on the situation and size of slum. The improvement or upgrading method still applied nowadays for the moderate conditions. This method includes improves the buildings situations, connects the area with infrastructure network and repairs existing facilities. But development or upgrading slums related to the whole area by increasing the value of the place and upgrading all the facilities. Improvement methods solve the physical conditions, but development processes treat framework. It addresses social, economic, environmental, cultural, political, and physical conditions of slum's community (Mikawi, 2009).

Participation policy is also one of the key features being discussed today in planning practice and theory of slums development participation is understood as a “process in which people, and specially disadvantaged people, influence resource allocation and the planning and implementation of policies and programs, and are involved at different levels and degrees of intensity in the identification, timing, planning, design, implementation, evaluation, and post-implementation stage of development projects”(Andres, 2008).

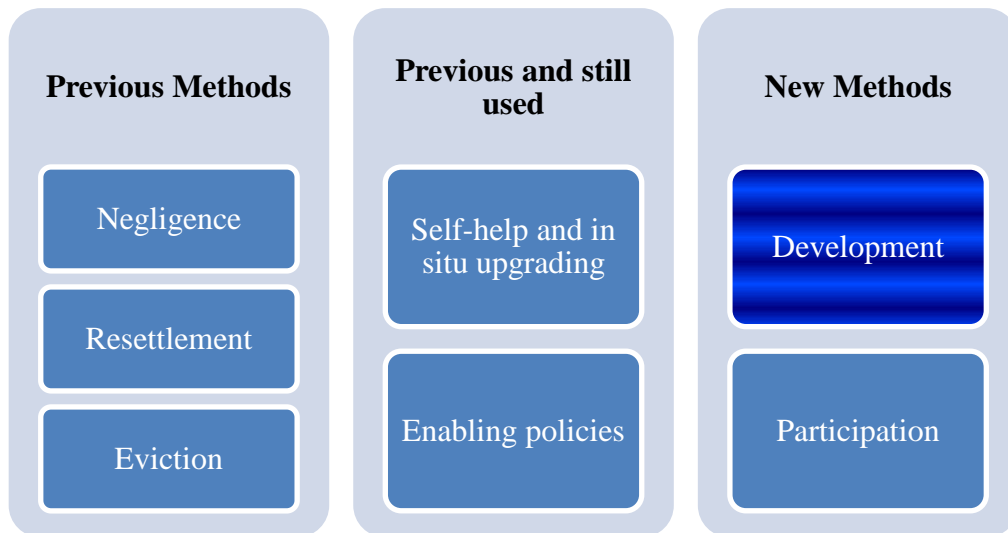


Figure 2.8 Methods used to deal with slums source: previous studies edited by researcher

2.3.4 Slums development

Slums development is physical, social, economic, organizational, and environmental improvements undertaken to solve problems inside slums areas. The activities belong to development process, include the provision of basic services such as housing, streets, footpaths, drainage, clean water, sanitation, and sewage disposal. Often, access to education and health care are also part of upgrading. These activities should be undertaken cooperatively among all parties involved; residents, community groups, businesses as well as local, national and international authorities and agencies.

Slums development is more comprehensive than slums rehabilitation, as the last one aims to supply the slums with the main services such as safe water and infrastructure. In the other hand, slums upgrading include the rehabilitation process and a development strategies to link these communities with a comprehensive plan. This plan aims to raise the general level which includes all aspects of economic, social and cultural rights (Abu Hyjaa, 2001).

2.3.4.1 Benefits of development

Experience has shown that slum upgrading projects are associated with social and economic benefits that are particularly high. The main reason for slum upgrading is that people have a fundamental right to live with basic dignity and in decent conditions. It is the hope of a city to upgrade slums and prevent the formation of new ones. If slums are allowed to continue, governments can lose control of the people, then slums become areas of crime and disease that impact negatively the whole city. Slum development benefits a city by (citiesalliance, website);

Addressing serious problems: slum development process presents serious problems affecting slum residents, such as illegality, lack of services and miserable life conditions.

Promoting economic development: upgrading the untapped resources of slum residents who have skills and a huge desire to be a more productive part of the economy.

Addressing overall city issues: It deals with city issues by improving environmental conditions, improving sanitation, lowering violence, re-planning infrastructure networks and attracting investment.

Improving quality of life: It upgrade the quality of life of the slums areas and their communities and the city as a whole, by providing more citizenship, political voice, representation, improved living conditions, increased safety and security.

Providing shelter for the poor: slums development is the most effective way to provide shelter to the poor at a very large scale and at the lowest cost.

2.3.4.2 General requirements at Slums development

Since no two settlements are the same, there is no single correct way of development. Any process of slum development requires careful analysis of the local situation.

The World Bank, the development banks, the United Nations (Habitat, UNICEF, UNDP and ILO, in particular), most donors, and thousands of NGOs and community groups have gained immense experience over the last 25 years in implementing projects designed to upgrade slums worldwide. The lessons from their experience require tackling the following critical development issues head on (Action Plan, 2003) ;

2.3.4.2.1 Good Governance: The capacity of local governments must be strengthened to carry out their responsibility for the provision of infrastructure and services to all urban residents while planning for future growth. The national authorities must implement their roles, to establish facilitating policy environments, and to rid corruption from land markets and the provision of public services and green spaces.

2.3.4.2.2 Legal System: Rights and security of tenure are critical to sustainable approaches to upgrading. Most residents of slums live without any form of secure tenure, under constant threat of eviction, which vitiates their ability to develop their homes and neighborhoods.

2.3.4.2.3 Financial System: An effective financial system is key to unleashing the potential of the slum residents to improve their living and working environments and livelihoods. Micro-credit and other facilities to expand access to credit to the poor can provide critical elements of institutional support in creating financially self-supporting and sustainable urban upgrading programs.

2.3.4.2.4 Social Framework: community participation in the conception, development, financing, upgrading and maintenance of infrastructure and services is a vital element of success development. Experience has shown that the most successful programs address community participation.

2.3.4.3 Slums development activities

Slum development activities are subject to local decision-making and include everything from technical improvements to socio-political arrangements. The following list displays some of the most common activities addressed by slum upgrading process (Human Rights, 2005):

- Legalization of tenure status for land and houses, including regularization of rental agreements to ensure improved tenure.

- Improvement the technical services e.g., water supply, waste and wastewater management, sanitation, electricity, road pavement, street lighting, etc.
- Improvement the social conditions such as schools, kindergartens, clinics, community centers, playgrounds and green areas.
- Physical improvement of the built environment, including rehabilitation/ improvement of existing houses.
- Construction of new housing units if needed according to slum conditions.
- Design of urban development plans including the rearrangement of sites and street patterns according to infrastructure needs. This measure might entail resettlement of some residents.
- Changes in overall framework to suit the needs and opportunities available to the poor, such as establishing small grant projects to gain stable income.
- Intensification efforts in order to protect land from being occupied for settlement (e.g. multiple-story houses projects).

2.3.5 Human Rights in Slum development

The issues of slums are not merely architectural or structural. There are also other important aspects which are social, cultural, economic, legal and political. The struggle for declaring housing as a basic human right is one of the foremost issue. Appendix 6 shows the right to adequate housing. The architects and planners need to take a stand on this global issue and pursue it to its adoption by the world bodies. The right to adequate housing was recognised in the 1948 Universal Declaration on Human Rights and is entrenched in a number of international human rights instruments. The law states that “The State parties to the present Covenant recognize the right of everyone to an adequate standard of living for himself and for his family, including adequate food, clothing and housing, and to the continuous improvement of living conditions. The States Parties will take appropriate steps to ensure the realization of this right, recognizing to this effect the essential importance of international co-operation based on free consent.” By establishing slum development, people could gain their rights to; adequate housing, affordability, safe water, and right to participation (COHRE,2005).

2.4 Conclusion

This chapter pointed the definitions of slums, and their characters. It could be observed that slums areas are problems which both people and government suffered from. Therefore, authorities and relief agencies have suggested several solutions and plans towards decreasing slums spreading and treated the existing. Several acts and polices used for different types of slums. The treatment depends on many factors and criteria. It depends on the residents' conditions, location and size of the settlements, the age and origin of the slum and many other detailed factors. The next chapter will discuss slums in Gaza Strip and the method used for treatment. It also presented the roles of all the housing and services partners to solve this problem.

Chapter 3: slums in Gaza Strip

3.1 Introduction

3.2 Reasons

3.3 Gaza's slums' characteristic

3.4 Slums Problems

3.5 Slum's development stakeholders

3.5.1 Law Terms

3.5.2 Governmental Institutions

3.5.3 Non-Governmental Organization

3.5.4 International relief and development agencies

3.5.5 Slums residents

3.6 Conclusion

3.1 Introduction

The government land areas should be kept for the demands of the coming generation. The increasing rates of population need more basic services as housing, educational, medical services in addition to infrastructure and transportation networks. The main source for constructing such projects is the state land.

Gaza Strip suffers from different types of slums settlements. Some areas at the old city center are one of these settlements; they turned to slum settlements after moving the original residents which changed the uses of buildings. People added new floors and remove many old buildings to build new ones, this causes forming slum areas with lack of harmony and consistency between the old and the new buildings. The infrastructure and the main services in the area became unable to cover the increasing population.

Another type of slums is the unplanned structures on private lands, as some people build whatever and wherever they wish on their land, without recognizing the municipalities' regulations and master urban planning.

A third type of slum settlements in Gaza strip is the refugee camps which were built by UNRWA to accommodate Palestinians who were forced to leave their lands after 1948war. These camps were designed to serve as short term accommodation for refugees. Palestinian refugee cause was not solved as they are still accommodated in the camps. Second and third generation are grown in the camps and built on the top original buildings. This has put significant load on the original infrastructure which was established to serve certain number of residents for certain period of time.

The study focuses on the fourth type which is built on state land. These slums are built by poor people who occupy state land to establish their private accommodation. The houses in such slums are heterogeneous as they differ in their materials, heights, colors, areas, and all other properties.

3.1.1 General view

Gaza Strip is located along the eastern coast of the Mediterranean sea (365 km²), stretches over a distance of approximately 45 km from Beit Hanoun town in the north to Rafah town in the south. The width of Gaza strip varies from 6-12 km. Gaza strip is one of the highest population densities in the world. The latest figure from PCBS refers to almost 1.588 million inhabitants and population density of 4353 capita/ squared kilometer (PCBS 2012). The political situation and the siege on Gaza strip have restricted any potentialities for expanding the land for the increasing population. This has caused immense pressure on the available land and significant increase in its prices. Consequently, poor people who suffer from unemployment and paralyzed economic situation are urged to occupy the state land as they can't afford purchasing private land. The state power and capacities are restricted by the deteriorated political situation and the late division between Gaza and West Bank. Occupation, low state capacities, and lack of financial resources hindered any control or measures to protect the state owned land.

3.1.2 Land Types

The ownership of land is a very important factor for those who settle in others land. People prefer to occupy state land as they could gain some benefits from governments. According to the Ottoman land legislation, there are five categories for land types (Goadby and Doukhand, 1935). These are as following:

- 1- Miri Land which means land over which a heritable right of possession (tessaruf) is granted by the State to a private person, though the Raqabe (ownership) remains in the State.
- 2- Mamluk Land: means the private land which is owned by an owner.
- 3- Mewat Land : dead land which is occupied by no one and has not been left for the use of the public. They are far away from the settlements, such as mountains, rocky places, stony fields, etc.
- 4- Metruki Land: land left for the use of public and has two types; The first type is left for the general public use such as a public highway, the second type is assigned for general use of inhabitants of certain village or town , as for example pastures.
- 5- Waqf Land: it has two kinds; Mamluk land which is turned to Waqf and its use and benefit transfer to Waqf, and the second type is Miri land which was transferred to Waqf , so all the benefits refer to Waqf.(kahlout,2006)

From the previous categories of land types, it is obvious that state land is the Mewat and Metruke land. Miri also belong to the state, which can let persons benefit after contracting and paying fees.

The names of the above mentioned land were changed according to the different policies that were followed by the successive Governments. The latest categories for landlords in Gaza Strip are; state land, private (Mamluk) land, Waqf and Beer sabaa lands. The share of these types is as following:

Table 3.1 Land tenure in Gaza Strip (Regional plan,2005)

	Type of ownership	Percentage
1-	Private	63.9%
2-	Awkaf	2.1%
3-	Beer sabaa ¹	18.7%
4-	State land	15.3%

Table 3.1 and the illustrating map in figure 3.1 indicate that private land has the biggest share. The map shows also that the state land is cited outside the settlements, this complicate planning or implementing vital infrastructure and services projects such as hospitals, industrial zones, educational cities, parks or waste water stations (Ministry Of Planning, 2005).

¹ Beer Sabaa land : is located in the Gaza south eastern borders line, at the south of Khanyonis and Rafah. Some of these lands are private land, while the other parts are Waqf and state land. It's called Beer Sabaa land because it's near Beer Shabaa city. It is unplanned, not registered in land authority, and was never surveyed before. Land in this area is defined through the agreements between neighbors (Kahlout,2011).

GAZA GOVERNORATES
Land Ownership

محافظات غزة
ملكية الاراضي

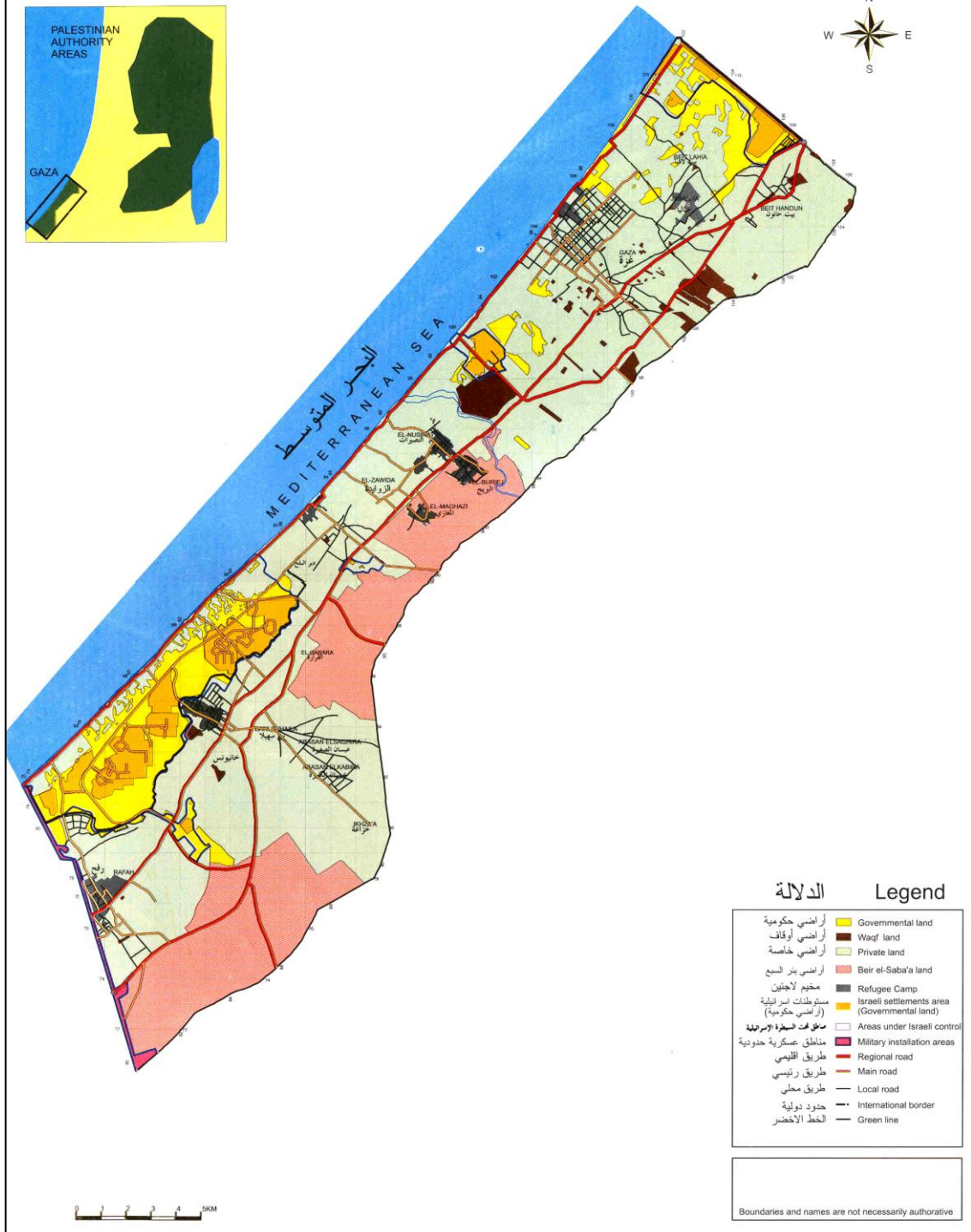


Figure 3.1 Regional Plan 2005-2015 for Northern Governments (source: regional plan)

3.1.3 Locations and areas of slums

The total encroachment areas on state land are estimated by the land authority by 12km²(Radwan,2011). About 65% of them are used in agriculture production purely while other 30 % are used as residential and farming activities together. The remaining around 5 % is used as residential area. The slums areas usually are in the second and third types (residential and the combined), as unplanned structures can be observed in both of them. The following table shows the areas and the places of the residential slums on the state land (Land Authority,2010).

Table 3.2 Slums areas on State land (residential slums), source: Land Authority,2010 edited by researcher

S.	Place	Slum's name	Area Block	Land number	Area in Dunam ¹	Year of encroachment
1	Bet Hanoon	Izbit Bet Hanoon	575 1778	8 17+18+19+20	200	Before 1994
2	Bet Lahya	Izbit Dawwas	1748 1749	24 33+25	100	Before 1994
3	Bet Lahya	American school area	1724	20+31	40	Before 2005
4	Bet Lahya	Abu Obieda School area	966	77+78	30	Before 2005
5	Bet Lahya	Al Israa Area	974	18	15	Before 2005
6	Jabalya	Ber Al Naaja	962	27+28+29+30	53	Before 1994
7	Jabalya	Twam square	975	63	10	Before 2005
8	Jabalya	Southern and Northern of Safena area	978	1458+1466+1467	32	Before and after 1994
9	Jabalya	Izbit Abd Raboh	916	20+61	53	Before 1994
10	Jabalya	East of HYUNDAI company	975	69	21	Before 1994
11	Gaza	East of building of Intelligence services Morabeteen	978	1373	85	Before 2005
12	Gaza	South of Ansar Square	727	From 572 to 583	12.5	Before 1994
13	Gaza	Izbit Al Hamamiah-Al Menawi	728 727	24 526	5.5	Before 1994
14	Gaza	West of Sammak restaurant- Beach area	727	352+365+492+497	7	Before 1994
15	Gaza	Al Mahata-Al Tufah	719	34	6	Before 1994
16	Gaza	Energy Authority area	707	48	2.5	Before 1994
17	Gaza	East of Land Authority- Abu Amrah	727	208+209+218+243	7.5	Before 1994
18	Der Al Balah	Al Mahatah	127	16	10	Before 1994
19	Der Al Balah	Al Birkah	2351	15	25	Before and after 2005
20	Khanyonis	West of Namsawi project	88	2+17	13	After 2005
21	Khanyonis	East of AlAmal project	88 89	2 17	45	After 2005
22	Khanyonis	Al Malalha	88	20	20	After 2005
23	Rafah	AlBarahma	2366	3	40	After 2005
				Total	833	=0.833km ²

¹ 1000 Dunam = 1km²

As shown in table 3.2 indicates that slums are concentrated in the northern governorate where about 554 dunam are slums. Fewer slums are located in the other Governorates as Gaza city slums are about 126 dunam, Middle area 25 and the southern governorates are about 118.

The following chart describes the history of slums formulation. It shows that slums formulation started during the Israeli occupation time as Israeli occupation authorities were not concerned in tackling neither slums problem nor any other public matter. The number of slums was the highest during occupation time as it reached 12 slums.

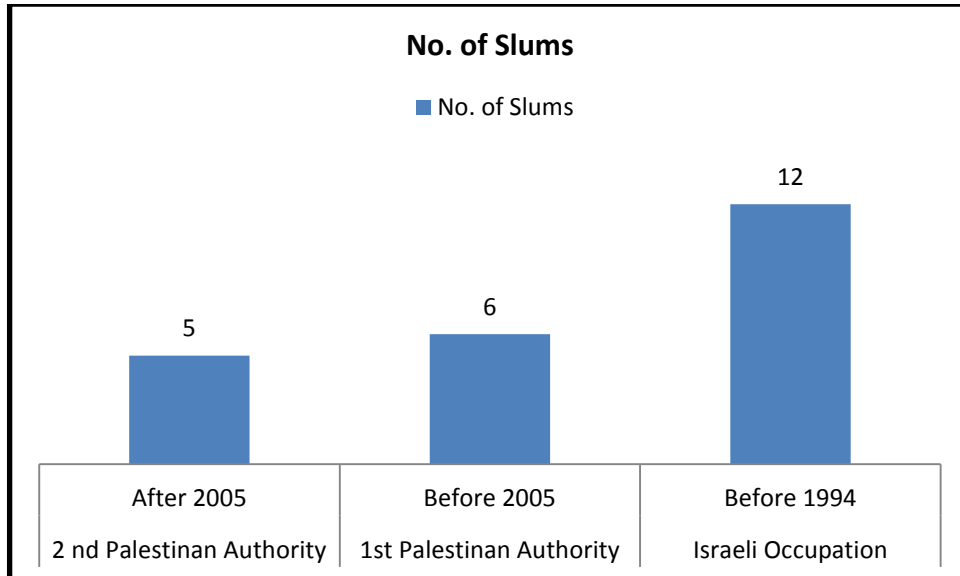


Figure 3.2 History of slums formulation in Gaza Strip, Land Authority 2010 , edited by researcher

As shown in Figure 3.2, number of slums was reduced during the time of the first and second Palestinian Authorities. To some extent, this indicates the level of efforts that were put by these authorities to tackle slums formulation issue and the protection of state land.



Figure 3.3 The slums areas in Gaza Strip. Source :MOPWH, edited by researcher

The plans at appendix 7 (plans of each slum area at state land in Gaza Strip) shows the residential and agricultural slums at every state area in Gaza Strip.

The figures shows that slums are more concentrated in northern governorate and Gaza city as compared to the middle and southern governorates. This is due to the people preference to live near Gaza strip.

3.2 Reasons of slums in Gaza Strip

Gaza strip was controlled by several authorities within relatively short time. The unstable political situation has severely affected the economic situation in the strip. The national strategies of housing had been affected as well. This pushed people to search for own homes by their own efforts and local materials. Reasons of slums in Gaza Strip related to one or more of the following points(Salha,2003), (Abu Hmed,2006) and (Abu Hyga,2001):

- The forced migration for the Palestinian families from their land in 1948 that was caused by Israeli occupation, some families landed in state, Waqf and private un-occupied lands.
- The Israeli occupation destroyed the houses of Palestinians as part of its occupation policies to force people to leave their land. People therefore were forced to leave their owned land to live on unoccupied safe land.
- High population density in refugee camps and small poor areas where land is constant and is not able to cover the need of the increasing population.
- Lack of housing strategies for low and limited income groups.
- The immense increase of prices of the land inside the city's boundaries where people are attracted to live and work.
- The absence of the executive authority which should protect the state land and other land.
- The high population rate which increased population density.
- Extended family is major component in the Palestinian culture. Usually, children prefer to live near their family. This is major reason for occupying the nearby state land.
- Lack of governmental monitoring on the state land. People build the houses and formulate social communities before the authority noticing the encroachments on state land.
- The low cost of random buildings in slums areas compared to the official planned buildings, as people don't pay the permission fees and receives other services without any subscriptions.
- High rate of unemployment and poverty pushed people to buy the state unregistered land which is sold for very low prices.
- Lack of financial resources to implement housing projects for low income groups.

Slums increased as a result of the above mentioned reasons. Slums residences believed that Government is not able to take them out of the state land unless better accommodation is provided.

3.3 Gaza slums' characteristic

Similar to the situation in all developing countries , slums in Gaza strip is characterized by poor infrastructure and public services. The situation is further deteriorated in Gaza strip where occupation participated in worsening the situation.

Slums in Gaza strip have no access to safe water and infrastructure network. Slums communities in Gaza towns live in poor areas with lack of services and shortage of infrastructure elements. This is related to the socio-economic situations of people.

Slum contains several types of building with varying building materials. The main properties of slums are:

3.3.1 Urban properties: the slums areas in Gaza Strip aren't planned. The buildings are built usually by the people themselves. They build according to their economic situations. There is no harmony between built areas and opened spaces. Some housing are gathered in one group and others are scattered at the borders. There is shortage at the educational and medical services. Green areas and parks are not available at these areas. Slums residence depend on the nearby schools and care centers (figure 3.4).



Figure 3.4 Lack of green areas in Gaza Strip slums, Al Barahma, Rafah

3.3.2 Building materials: people use several materials in building their houses (figure 3.5). The popular material is asbestos which are used more in Izbit Bet Hanoon, Izbit Dawwas, and Ber Al Naaja slums. Other residents use asbestos with concrete such as Izbit Al Hamamiah-Al Menawi and East of Land Authority-Abu Amrah areas. Some people use asbestos with Zinco or tinplates as Al Mahata-Al Tufah, Al Mahata in Der AlBalah and Al Malalha in Khanyonis. Few people used concrete as Al Birkah slum residents (Salha,2003).



Figure 3.5 Different building materials inside Gaza slums, near Al naser area

3.3.3 Infrastructure and traffic networks: All the slums areas are not connected with infrastructure and don't have pavements, paved streets or traffic lines. Animals is the main transportation mean for the slums inhabitants. The people connect their houses with the nearby service

without subscriptions. They obtain electricity and water supply from their neighbors. Most of the slums are not connected waste water network. Waste water wells are the main method to dispose the residence waste water.

- 3.3.4 Environment:** Slums face major environmental problems such as uncovered solid waste which is usually disposed near residences, insects, and opened sewage channels.

3.4 Slums Problems

As all slums areas, Gaza slums suffer from many problems, some of these problems are (Slaha,2003):

- 3.4.1 Inadequate houses:** houses are built without any standards. They are very crowded due to their small areas. The building material and the way of building don't follow the master urban plan. The ceilings are usually from asbestos, and they expose to rain in winter and direct sun rays in summer, which means very cold wet spaces in winter and very hot dry in summer. People attach additional rooms to their homes according to their need without considering technical aspect reflecting the buildings bearing capacities. Many houses have lack for safe water and waste water network. This creates an unhealthy atmosphere inside the residence. Privacy can't be achieved inside houses due to the absence of the isolation elements (figure 3.6).



Figure 3.6 Bad conditions of slums buildings. Gaza slums

- 3.4.2 Urban services and planning problems:** there is no public services; schools, kindergartens, masjids, clinics, parks, gardens, playgrounds, markets, etc. residence distribution on the space is not organized. Some big spaces are occupied with few residences while other small areas are occupied with many houses. The general view of the areas don't give any harmonious or rhythm. The difference of buildings height decrease the privacy and affect the view of the sky line.
- 3.4.3 Transportation problems:** the people use animals for their movements, this hinder the general movements inside and at the surrounding areas. At emergency cases, ambulances, police, or fire engines access the residences inside the areas.

3.4.4 Insecurity: the slums residents feel always insecure as they are threatened of being taken out of their houses by the Government. This is in addition to the high level of poverty and unemployment rate that increase crimes rates and cause further unsafe atmosphere. Slums usually are source of security problem as police and Governments face several restriction accessing the slums and creates kind of slums powerful groups that are in some cases feared by the Governments. This is particularly true when Government is weak.

3.5 Slum's development stakeholders

The presented approach for developing slums assumed the partnership between three major stakeholders. These are legislative frames and execution, the executive authorities (ministries, municipalities, INGOs) and the slums residents. The following part will describe the actual required tasks from them.

3.5.1 Legislative frames and their execution((Tayseer,2011)

State or governmental land is the most significant natural resource as land scarcity in Gaza strip highlights its major value. State land in Gaza Strip is usually used through authorities approval in several activities. Among these activities renting this land out to agricultural and commercial activities. State land is also used to build public services such as schools, hospitals and public gardens.

In the other hand, state land is illegally occupied to establish residential slums and agricultural activities. This study focuses on slums that are established on state land.

3.5.1.1 The authorities responsible for state land

According to the Presidential Decree number 10 at 2002, the first term states that an authority organized for state land and named Land Authority, related directly to the ministries board. The second term states that the existing land departments in both Housing and Justice Ministries are to be transferred to the Land Authority.

But this decree was cancelled in 2007. The new decree organized committees to manage the state land, and the role of Land Authority is minimized to participate as a member in the formulated committee. The first term of the new decree is stopping any allotment for the public or private benefits, except the existence of an official decree of the Ministries Board. The decree states a development committee at 2007, and at 2008 there was a decision of the Board of Ministers to organize special committee to design plans for state land use. This committee was formulated of the ministers of Planning, Public Works and Housing, Local Government, Agriculture Ministries and the president of Land Authority.

Depending on this decision, the Land Authority manages the land files, but the decision didn't determine the terms of references for the Land Authority and only showed that its power and authorities will determine by following law

3.5.1.2 Legal responsibility according to the state land

The state should take the responsibilities to save and protect its land against any requisition or non legal actions from official, non official or persons. This related to the importance of these lands as mention before.

The legal documents presented that state land in Gaza Strip had faced three types of non legal encroachments:

- 1- Before 1967
- 2- After 1994
- 3- Ex-settlements land.

The encroachments on state land could have more than one type. It could be residential slums, agricultural encroachments, or establishing projects. Therefore, governmental institutions should bear its responsibilities to remove these encroachments and slums areas.

The first term of 1960 law number 5 states that; no one could own state property or Statute of limitations, and if happened, the representative authority has the right to remove it to keep the public interest.

The first term of the 8th law for the year 1966 states that: law does not accept the claim limitations in gaining the right of any kind for any period prior to the property and funds of state land which presented at 1960 law.

The decree of the ministries board number 77 at 2004 orders to stop all the encroachments on state land in Gaza Strip and West Bank and remove them using force if needed.

The decree of the Ministers President number 49/11/هـ.م.و.ا at 2007 to establish a special committee to remove slums and other encroachments. This committee formulates from Land Authority, Justice Ministry, MOPWH Ministry, Ministry of local government, and the Ministry of Interior (figure 3.7. The second term states that:

- 1- The committee starts its work from the date 20/08/2007
- 2- There will be a media campaign and legal warning for one week before starting the field work of removing.
- 3- The committee should provide the ministers board with an action plan after one week from its starting date.

The all previous legal terms show that it is forbidden to encroach on state lands, and Land Authority has the right to remove it. Land authority could sue the encroacher on legal courts because he used forged documents. The same legal procedures are taken against people who sell state land for others by forged sequence contracts.



Figure 3.7 The special committee for dealing with slums in Gaza Strip. Source: MoPWH, edited by researcher

Theoretically legislations present moderate measures to deal with encroachments on state lands as they state clearly that government must remove all encroachments on state lands.

However, the law lack to any punishment against individuals or groups who encroach on the state land. Practically, governments are not executed the terms of law as there is no detailed and well described execution protocol that describe monitoring tools and encroachment removal procedures.

Implementation of the law is also restricted due to the law state capacity, political pressure of slums residents groups and instability caused by the general political situation in Palestine. Political affiliation of the encroachers plays major role in the state negligence of encroachments as the political affiliation of the government encourage those who are of the same political party to settle in state land.

3.5.2 Governmental Institutions

State land is the responsibly of the government through the relevant ministries. The ministries are the strengths party on the slums framework. This due to their role and responsibilities of housing strategies . In addition, the problem occurred on governmental lands which should be used for housing and other governmental projects.

3.5.2.1 Ministry of Public Works and housing (MoPWH)

The Ministry of Public Works and Housing (MoPWH website) seeks to achieve sustainable urban development in the housing sector and infrastructure in Palestine. The fourth objective of the MOPWH is to develop and improve the residential environment in urban and rural communities to get rid of slums urban and degraded areas. In addition, one of its tasks is to share in the local plan for the overall development strategy. Therefore the MOPWH has a special unit for slums housing (figure 3.8). The objectives of this unit are (MOPWH website and Firwanah, interview 2009):

- 1- Prepare the plans studies related to the residential slums and put the strategies to rid of these areas.
- 2- Prepare the general plans and special programs to develop or remove these slums.
- 3- Prepare details plans for slums development.
- 4- Coordinate and cooperate with land Authority to find plans against the encroachments on state land.

The unit contains two sectors which are; the studies and plans sector and the monitoring and communication sector.

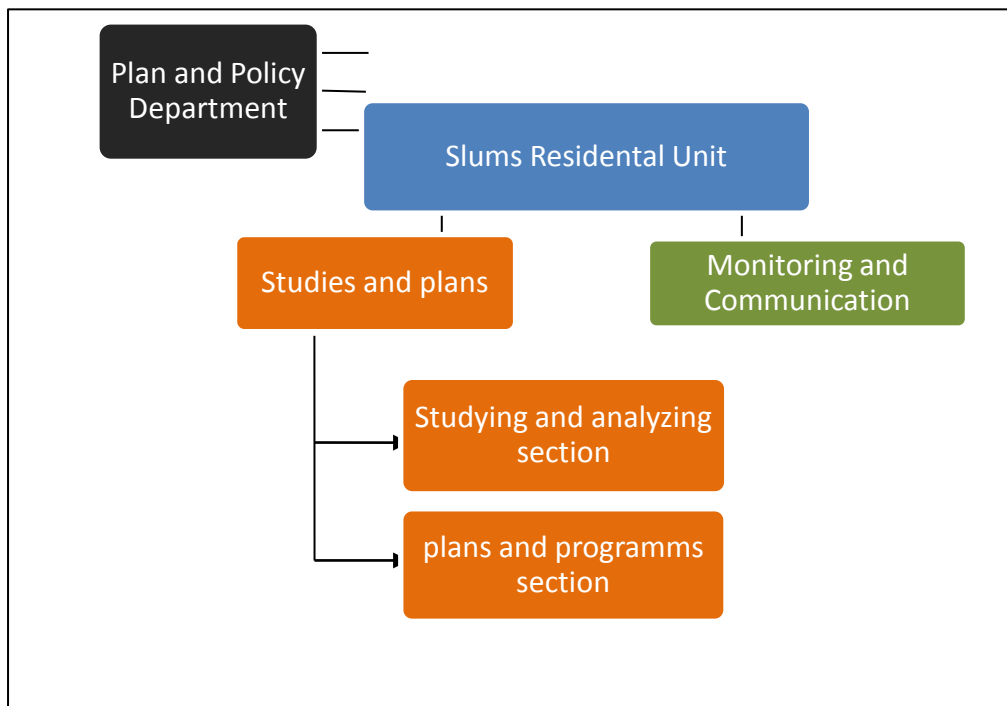


Figure 3.8 The "slums residential" unit tasks at MOPWH, source: MOPWH website, edited by researcher

The main tasks of the studying and analyzing section are as following;

- Put the general frame for the survey when dealing with slums.
- Share in questioner design and data entry and analyze results.
- Computerize all results and surveying data.
- Update the data and measure the changes after the development process.
- Prepare needed reports.

and the main tasks of the plans and programs section are:

- Review the data and recommendation.
- Determine the suitable policy to deal with the slum in coordination with the urban plan unit and the policies and legislation unit.
- Determine the main effective partners at the development process.
- Recommend the alternatives and organize workshops to present these solutions
- Determine the implementation process for the plan.
- Implement the approved scenario.

While the second sector (monitoring and communication) focuses in:

- Communicate with the slums communities and build a good trust relation.
- Cooperate with Land Authority to gain urban planned areas.
- Monitor the implementation of the approved plans.
- Conduct workshops for the slums residents to improve their awareness and encourage them to bear their responsibilities and participation in the development process.
- Evaluate and update the changes presented at any developed area and find the lessons for other projects.
- Conduct reports for the developed project and keep documents with photos for archiving.

Examples of the development projects for slums in Gaza Strip

The MOPWH is implanting some projects to upgrade slums areas. The arrangement which are used is to design a detailed plan for the area. Residents whom houses conflict with the plan, government pay them compensation (about \$3000 for asbestos house and \$ 5000 for concrete one- depend also on the area).

MOPWH is seeking from the upgrading two main things; developing the conditions inside these areas by providing main services and providing houses units for new residents to decrease the housing demands in Gaza Strip. The following projects are some of MOPWH projects on state lands.

1- Al Forqan (Barahmah) in Rafah

Basic information: the area is under the authority of Rafah Municipality. It lies near Talalsultan area. The total area of the project is 264 dunam (40 dunam are state land). The number of the residential units are 1158 units . The number of the population is 7524. In addition, there are 19 residential buildings and 10 towers for housing cooperatives investment.

The plan was approved from planning central committee, and starting the implementing with some problems from people whom houses located on streets lines or at basic services places. Government started to demolish these houses as their residents didn't accept the MOPWH offers. After the intervention of many responsible figures, MOPWH stopped the demolishing in the area.

2- Al Salheen in Jabalia

Basic information: the area is under the authority of Jabalia Municipality. It locates in Ber Na'ja area. The total area of the project is 55 dunam. The number of the residential units are 954, and the populations are 6200.

3.5.2.2 Ministry of Local Government (MoLG) (Wihedi,2011)

MOLG is the governmental umbrella of municipalities as it is responsible of all municipalities and rural boards. MoLG include the central committee for building and cities planning. This committee discusses the new planning, organizing of areas and governments. The committee also shares in workshops with the several ministries at different subjects. In addition, it determine the borders and authority of all governments. The ministry also puts the buildings terms and laws.

The MOLG through its central committee cooperate in solving slums formulation by preventing adopt any plan has an encroachments on state or private land. The main role of the MOLG is monitoring and evaluation the applying of the terms and laws it puts, and Approve the decisions of the local committees on building permits.

Municipalities : The municipalities follow the MoLG ministry. Each municipality is responsible for the areas under its administrative authority. Municipalities services includes provision of water for domestic use, wastewater networking, streets pavements and organization and approving the detailed urban planning. The role of municipalities controlling slums depends on the coordination with land authority and MOPWH to provide the vital services to the slums or to re organize the area after removing the slums (e.g. the construction of Al Rasheed street after removing Al Hamamiya slums on Gaza city beach) (Mughani, 2011).

3.5.2.3 Land Authority

The Land Authority has three departments;

- 1- Land registration department,
- 2- Survey department
- 3- State Land department

The actual actions for Land Authority are:

- 1- Surveys lands
- 2- Registers lands.
- 3- Allocate state land for public projects.
- 4- Rent the state land.
- 5- Work on conflict resolution related to land border.
- 6- Keep the state land for useful using
- 7- Remove the trespass on state land.
- 8- Follow-up implementation of the decisions acquisition of private land for public benefit.
- 9- Manage the state land.

3.5.3 Non-Governmental Organization

Electric Company: The role of the electric company in Gaza Strip doesn't exceed providing permission for getting electricity lines. The company provides slums dwellers with temporary substations. The company couldn't prevent people there from the right of electricity, otherwise people could get electricity by many other illegal procedures (Dardasawi,2012).

3.5.4 International relief and development agencies

Several international agencies are working in Gaza strip to help the local communities to cope the severe economic impact of Gaza crisis resulting from the siege and last war on Gaza. They however, provide mainly relief and emergency interventions that have temporary and unsustainable effects. Slums problem needs sustainable efforts to be solved.

Hypothetically, The objective of NRC (Norwegian Refugee Council) is helping refugees who flee or forced to leave their homes (NRC webpage). According to its mission, NRC provides assistance, protection and durable solutions to refugees and internally displaced persons worldwide , while the current work for NRC in Gaza is limited on awareness, proving property and land (NRC brochure). Although the NRC concentrate on finding shelters during and just after emergency events, but Gaza Strip suffers from wars, attacks from Israeli occupation and internal conflicts. This unstable situation needs interventions to upgrade and develop slums areas and refugee camps.

The CHF (Cooperative Housing Foundation) interest in low-income housing and improving poor people living situation. It also seeks urban development. CHF is working as the exclusive association for the international donor organization such as USAID and EU. By partnering with local communities, CHF implement community action programme CAP which strengthen the local governments and improve their conditions. CHF implemented slums upgrading projects in such areas like Iraq and India (CHF website reports on webpage). The intervention of CHF in Gaza Strip is food security (food aid distribution) , house repair after war and urban agriculture.

UN-Habitat , United Nations Human Settlement Programme, is an international agency follow the United Nations, interest in improving living conditions and upgrading areas. It shares in finding solutions for informal housing and land mechanism. UN-Habitat implement some projects in Gaza Strip. There is no projects funded by this agency for upgrading or improving people living inside poor and slums areas.

The mandate of the previous agencies must deal with slums problem. Unfortunately, and due to the relief nature of their intervention, they don't have any role to deal with this problem.

3.5.3 Slums Residents

According to the residents economic situation, the previous researches on the situation of slums residents in Gaza Strip pointed that people who lives in slums are limited low income or jobless (Abu Hyga,2001) and (Salha,2003). Those people couldn't find any housing projects suit with their incomes.

Many slums residents haven't any other place to live in. They started to create families and communities inside slums. Their bad situations lead them to depend on far services for their daily demands the issue which costs them more money.

On the other hand, there are some residents who have the capacity to live outside slums and in legal housing. This group hopes to own land without any legal procedures and without paying too much money. They waited the opportunities at times of changing authorities and absence of law monitoring to occupy state land and build their houses.

The communities inside slums areas aren't safe. The crime rate increase inside these areas as there is no police stations or security. Bad behaviors are spread between youth and adults such as drugs, theft and other infringements.

Residents role in slums development

The dwellers of slums are two types; one hope to improve their life and live under legal conditions, and the second type refuse to move without any compensation and benefits. The first type recognize that he doesn't have the right of owning the state land, but the second type insists that he owns the land and need a good arrangement with authority to leave or move to another area. It's easy to deal with the first type, and the second type need more trails to success in convincing. In the other hand, the forced migration for the second type is very risky and causes conflicts and clashes with authorities. This happened at Barahma (Forqan) slums area at Rafah City when the governments started to demolish some illegal buildings.

It is proven that people could change the life of their conditions by participation at the upgrading processes. Many countries succeeded to solve and improve slums area by the role of residents.

People should share in the development process by sharing in concepts, views, plans and implementing activities. This push people to do the best for their community , give them the self-confidence that they could share and change and they will feel that the government is interesting in improve their lives.

3.6 Conclusion

It could noticed from the previous presentation that there are many partners on the development process, and they all have official mandates. Unfortunately, the relation between the previous partners don't present cooperation or coordinator to prevent the formulating of slums. They only cooperate when there is a serious problem and they need the land to implement projects. MoPWH has slums unit, which has no relation with Land Authority. Although the Land Authority, who owns the land has a survey on all the state land and the encroachment types on it, but it doesn't have the efficient monitor to record any new movement. Residents start to occupy the state land under the lack of monitoring and weakness of law. Then Governments have to apply arrangements with slums residents and informal dwellers through providing residential plots with very low cost, first payment and then regular payments. People usually pay the first payment and delay the remain payments. This method encourage people to occupy state land in other places to get land with very low prices.

Chapter 4 : Similar Experiences

4.1 Introduction

4.2 Mumbai City in India

4.3 Cairo City in Egypt

4.4 Conclusions

4.1 Introduction

It's very important to study areas which suffer from the same problem, to analysis the strategies used to overcome and decrease the slums problem. These studies depend on presenting the problem, challenges and measuring the used approaches. The analyses study helps in improving feedbacks and finding creative solutions which have been tested before and contributed in development process.

These studies include SWOT analysis which is a strategic planning method used to evaluate the strengths, weaknesses, opportunities, and threats points.

The first selected case study is Mumbai city in India, it will be discussed by presenting its reasons, ways of development and lessons should be learned. The second is from Cairo City in Egypt. It also will be analyzed by presenting reasons, challenges and solutions. In addition to these two presentations, there will be a focal view on one certain slum inside Cairo to shed more light on an area similar to the local community of the main case study in Gaza Strip, which will be analyzed in the fifth chapter.

4.2 Mumbai City in India

Slum population in India is constantly increasing. It has doubled in the past two decades. India's slum-dwelling population rose from 27.9 million in 1981 to over 40 million in 2001. This means one out of every four persons reside in slums. The NSSO1 survey in 2002 has identified 51,688 slums in urban areas of which 50.6% of urban slums have been declared as 'notified slums' (wateraid, website).

Mumbai- the capital of Maharashtra- which is sited on the western coast of India, located on the Arabian Sea, it extends 42 km north to south and has a maximum width of 17 km (figure 4.1). It is the most populous city in India (figure 4.2), and the second most populous city in the world, with a population of approximately 20.5 million in 2010. (Shanghai in China is the most populous city in the world). (Indiaonlinepages, website) and (World gazetteer, website).

¹ National Sample Survey Organization (NSSO) in India

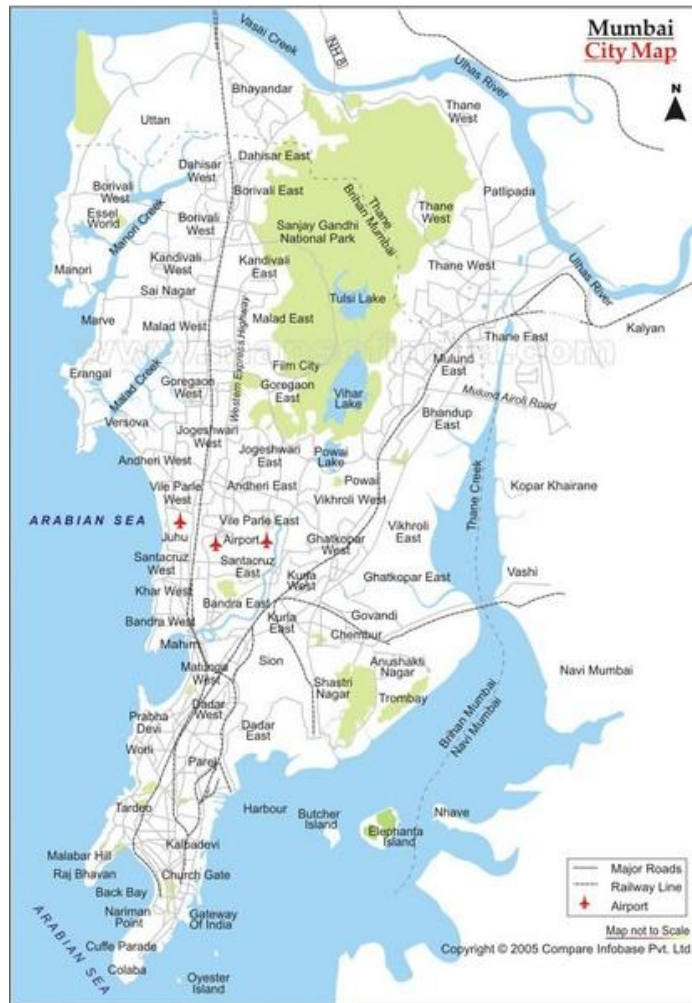


Figure 4.1 Location of Mumbai in India, source: mappery website)

4.2.1 Background

The formulation process of slums areas in Mumbai started when the second Governor Gerald Aungier, tried to attract traders and artisans to Mumbai in the 17 century. Some of the traders built houses inside the city. The rest lived in crowded "native-towns" around the walls. These were probably the first slums to grow in the city .There are many reasons behind the formation of Mumbai slums;

- Growth of population.
- Migration from rural areas seeking high income levels.
- Migrants live in close to place of work
- During the development of the port, fishermen were displaced and move to poor areas (which became slums after while). (Mumbai, website).

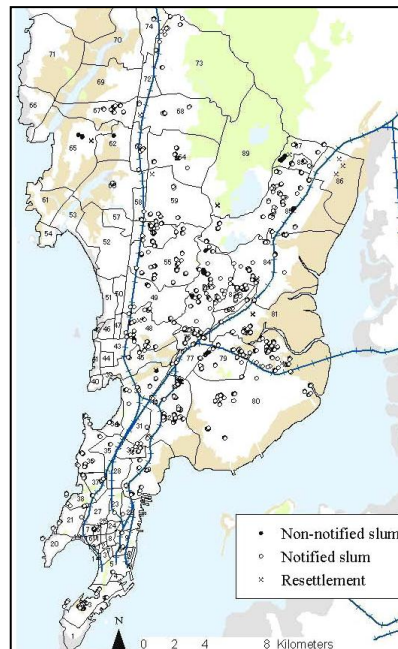


Figure 4.2 Location of slums households, source: Takeuchi, 2006

4.2.2 Challenges (slum upgrading, 2008)

4.2.2.1 Housing

Slums have sprung up on any available space; along railway lines, near water bodies, wetlands, hills, forest land, and pavements (figure 4.3). All the slums together occupy an area of around 35 square kilometers, which is 8 percent of the area of the city. Because of the huge gap in the housing supply for the poor, slums have cropped up all over the city. In total, 1959 slum settlements houses with around 6.5 million people. Most of the slum dwellers have no access to finance for big investments, so they work as industrial workers, construction laborers, domestic servants, rag pickers, taxi and auto rickshaw drivers, and vegetable vendors. The main hurdles in housing are the lack of adequate houses, insufficient land for housing projects, outdated land policies, and inefficient and restrictive building regulations. In addition, Mumbai lays on the coastal zone, which has led to high estate prices. While poor people are not able to afford these prices, the continuity of slums couldn't stop (figure 4.4).



Figure 4.3 slums in Mumbai occupied any available space; along railway lines, near water bodies (Life in Slums of Mumbai, website)

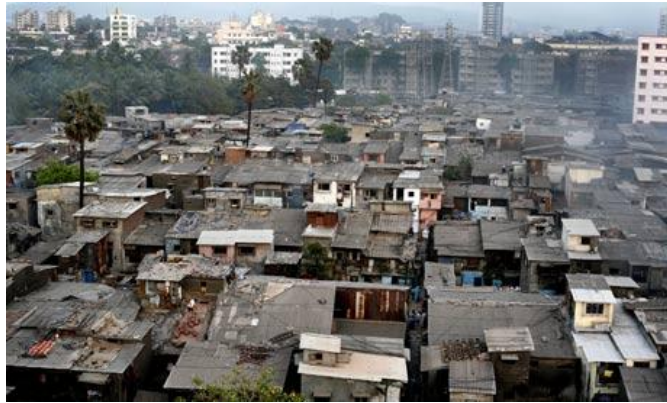


Figure 4.4 Houses inside slums, (the tehelka foundation, website)

4.2.2.2 Urban services

- **Sewerage:** About 73 percent of slum dwellers depend on community toilets, while the remaining 27 percent have no toilet facilities. Nearly 0.7 percent use pay toilets.
- **Solid waste management:** Only 36 percent of slums have organized systems of garbage collection. Bins are placed in or near the slums, which are accessible to municipal vehicles for collection (figure 4.5).
- **Urban transport:** There are many problems in the transportation system in Mumbai slums; the lack of sufficient capacity of transportation infrastructure, such as roads and railways, the suburban railway system carries three times the capacity for which it was designed during peak hours and the increasing number of private vehicles adds to the traffic congestion on roads. The main hurdle in improving transportation network is the lack of resources and coordination among authorities and competent institutions.



Figure 4.5 Lack of Solid waste management (previous source)

4.2.2.3 Environment

Mumbai contains wetlands, forests, and wildlife sanctuaries as it locate in the coastal zone. Although this sensitive location, it suffers from pollutions of air, noise, rivers and coastal waters.

- **Air pollution:** slums areas have high levels of air pollution from petrochemical and other industries, and from the growing number of automobiles.
- **Noise pollution:** slums suffer also from high level of noise pollution from traffic and human activities.
- **Rivers and coastal waters pollution:** pollution of rivers and coastal waters from unsatisfactory refuse collection and disposal, and occupation of wetlands by slums residents (figure 4.6)



Figure 4.6 Slums in Mumbai: Rivers and coastal waters' pollution (previous source)

4.2.3 Methods used for development

There are different methods used in order to improve or find suitable solution to decrease and improve life conditions inside slums.

4.2.3.1 Previous Slum Policies

Different polices were carried out to towards slums problems;

Slum demolition: This policy used prior in 1970s, slums were identified as locations for illegal squatters or encroachment. This policy failed and was also politically impractical. Citizens either moved to another nearby spaces or rebuilt their huts in the same place.

Slum improvement works: during 1971, new act was established. It was Improvement, Clearance, & Redevelopment. In 1976, the first census of hutments was carried out and identity cards were issued to families living in slums to facilitate the development process, but this approach didn't help in finding practical solutions.

Slum upgrading: This policy was applied in 1980s, it was implemented with World Bank assistance. The project provided slum land to the co-operative societies of slum dweller for nominal rent. The policy had success in areas which have less density of settlements.

4.2.3.2 Current Slum Policy

The current slum redevelopment policy is an inventive way of providing a housing supply for the poor at no direct cost to the state. It depended mainly on;

- **Finance:** The cost of rehabilitation houses is from the sale of free-sale houses in the open market, so the government is not financially involved.
- **Rehabilitation:** Under the current policy, around 100,000 houses have been constructed, and an equal number is under construction. The policy has proved useful solutions in cases where rehabilitation was necessitated by implementation of vital infrastructure projects. The new rehabilitation policy in 1995 determined all houses which existed after January 1995 are illegible for rehabilitation
- **Land:** the government rarely allocates land for needy people as land being the scarcest resource in the city. Allocation of land for residents is possible only through the Slum Rehabilitation Scheme, in which land is transferred to a society of the residents, instead of individual persons. So, while the residents become owner of flats, the societies are the owner of lands.
- **Afford housing for poor:** steps are being taken to promote rental housing so that the poor can find shelters on a temporary basis without resorting to encroachments on public lands.
- **Prevent formulation of new slums:** The government has applied an act to control further proliferation of slums which puts responsibility on the civil staff and the police force to ensure that new slums do not arise.

4.2.4 New strategies for Development

"The state government declared its strategy in 2006 according slums areas as following;

- 1- Boosting economic growth.
- 2- Improving and expanding mass and private transport infrastructure.
- 3- Increasing housing availability and affordability.
- 4- Upgrading other infrastructure; schools, hospitals and water supplies.
- 5- Raising adequate financing.
- 6- Making governance more effective, efficient, and responsive.
- 7- Enabling implementation through committed public-private resources"(slum upgrading, 2008).

In 2007, the state government designed a detailed formal housing plan, the main objectives were to facilitate sustainable and affordable housing for poor in urban and rural areas by an ownership or rental systems. Another object is to monitor the goal of upgrading slums through an equitable slum, and encourage competition of public-private partnerships in construction houses for the poor.

4.2.5 Initiatives towards developing and learned lessons

Young and progressive architects have taken initiative in voluntary action groups to protect, assist and co-operate with the slum dwellers in their struggle to survive and develop in most difficult socio-economic and political situations. They designed a simple dwelling type with a multi-functional living space with a kitchen alcove and a

semi-private loft under a lean-to roof using stone foundations, brick walls and roofed with country tiles / roofing sheets. The project was awarded the first Indian Institute of Architect (IIA) Snowcem Award ¹for excellence in urban architecture in 1991. (Chauhan, 1996)

Architects, engineers and planner-researchers from (Vastu-Shilpa Foundation²) studied the process and patterns of slums to develop a concept of slum networking Based on these studies, B.V. Doshi (the boss of the foundation) designed Aranya Housing for the urban poor which has won Aga Khan Award for Architecture in 1995. The consulting engineer and coordinator of the project developed this concept to restructure the urban infrastructure. This has had a tremendous impact on the transformation of not only the urban slums but also the other neglected areas and services, resulting in development of an appropriate urban space. The project won United Nations Habitat award for community up-gradation.

Another method used is to encourage the slums dwellers to contribute financially towards upgrading by providing new infrastructure and reconstructing projects. Here, cooperatives play an active role in monitoring the developing process and they could also hiring architects and contractors for this issue (Mukhiji, 2003).

4.2.6 SWOT analysis for some actions

From the previous analysis for the Mumbai case study, it was observed that the main practical policy used was the development one. It depends on improve houses, infrastructure, environment and transportation conditions. The government declared the main general strategy to solve and decrease slums problems, then it went in deep to designed detailed actions, terms and policies to improve as much as possible. The following analysis focuses the main noticed strengths, weaknesses, opportunities and threats from Mumbai experience in dealing with slums.

Table 4.1 SWOT analysis of some actions during the upgrading process, source: researcher

Strengths	Weaknesses	Opportunities	Threats
Rehabilitation policy succeeded in improving poor houses. Law terms and acts.	<ul style="list-style-type: none"> ○ Houses built before 1995 couldn't benefit from the project. ○ Overcrowded. ○ Lack of infrastructure basic services. 	Existence of Rehabilitation Policy. Improve settlements conditions.	<ul style="list-style-type: none"> ○ Lack of finance.
Never allocates land for people.	<ul style="list-style-type: none"> ○ Insufficient data about land and tenure. ○ There is poor coordination among various 	Societies rent the land from government.	Insufficient supply of land.

1-The Award is given for creative excellence and / or unique contribution in the field of Architecture in India.

2 Non-profit research organization for studies and research in environment design.

	governmental and semi governmental agencies.		
Control further proliferation of slums by government.	<ul style="list-style-type: none"> ○ Lack of political accountability. ○ Lack of resources and trained manpower necessary for urban planning. 	New slums couldn't form.	<ul style="list-style-type: none"> ○ Migration and population increasing. ○ outdated and rigid planning norms.

4.3 Cairo City in Egypt

This section discusses an Arabian case study which is in the Middle East. This case was selected as it is similar to the nature of Gaza Strip due to the issues of climate, people, traditions and culture. This case will be more detailed and the main case study will be focused in certain one limited case converge the study case.

Arab Republic of Egypt, is a country mainly in North Africa, it is one of the most populous countries in Africa and the East. Population number according to 1996 survey estimated 59.3 million, covering an area of about 1,010,000 square kilometers. About half of Egypt's residents live in urban areas, with most spread across the densely populated centers of greater Cairo, Alexandria and other major cities in the Nile Delta. Egypt includes more than 1200 slums with 17 million populations in 2006.

Cairo city, the capital of Egypt, suffers from high levels of population with an estimated 20.7 million inhabitants spread over 453 square kilometers. Cairo is also ranked as one of the most densely populated cities in the world. It is located on the banks and islands of the Nile River in the north of Egypt, immediately south of the point where the river leaves its desert-bound valley and breaks into two branches into the low-lying Nile Delta region (figure 4.7). Cairo contains 81 slums with 8 million populations in 2006. Cairo's slums constitute one third of Egypt's slums. (Al qady, 2009), (Wikimedia) and (Eid, 2004).



Figure 4.7 Location of Cairo, Cairo Maps website

4.3.1 Background

Slums began in Cairo after the Second World War, as when the migration from Upper Egypt and the Delta began attracted by economic development and industrialization policy. And with the pursuit of those migrants to obtain adequate housing according to their limit resources, they rented and shared flats or rooms inside agriculture lands. The lands which they occupy were governmental, unplanned or agriculture lands (figure 4.8). "Families who could not afford an agricultural plot built a house on land belonging to the state (wada' al-yed, or 'putting their hand on it')" (GTZ Egypt, 2009). Responsible authorities refused to apply these settlements with basic services such as, infrastructure, safe water, electricity, schools, or medical centers because of their illegal situation. The main reasons which led to these phenomena are;

- Migration from rural areas seeking urbanization and good jobs opportunities.
- The growth of housing demand because of the high demographic growth in the capital.
- The ineffective laws and decrees.
- Investing in informal land after gaining the needed money through working in oil-producing countries.
- The trend towards informal sectors was because the supply proposed by the public sector was neither sufficient nor affordable.
- The only central railway station is located in Cairo, so the city became the focal point towards all direction.
- Government low-cost housing projects are located in the distant new towns or in remote desert areas, making the livelihood struggle for inhabitants much more difficult, and they refuse to live in"(slum upgrading, 2008) and (Al qady, 2009).

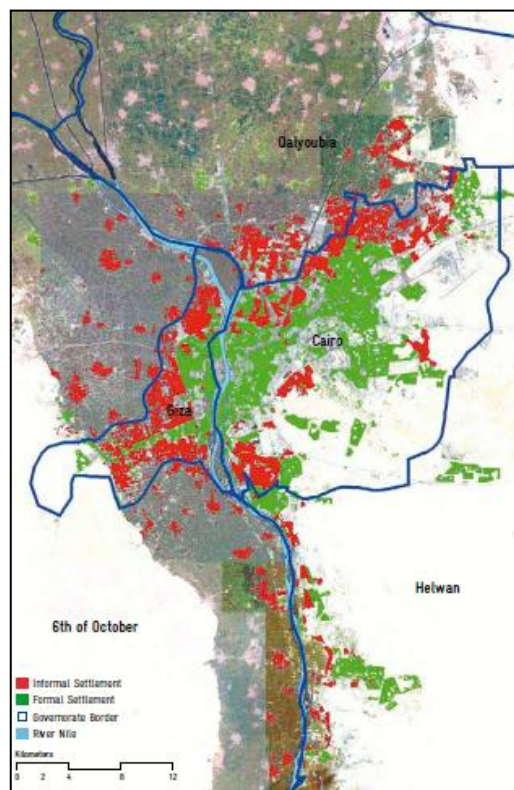


Figure 4.8 Cairo includes formal and informal settlements, (GTZ Egypt, 2009).

4.3.2 Challenges

As every slum area, Cairo slums suffer from problems of accessibility, narrow streets, very high residential densities, the absence of vacant land and green areas, lack and unplanned infrastructure and services (World Bank, 2008). Two of the main obstacles are the complex institutional arrangements that fragment responsibilities and not able to find efficient service delivery mechanism.

4.3.2.1 Housing

The main challenge in housing is the mismatch between housing supply and demand. As a child is born every 17 seconds, with more than 50% of the people suffer from high poverty rates, housing challenge could be describe as 'people without houses and houses without people'. Practical and flexible strategies for housing should be found. The formal housing sectors (both public and private) have been unable to provide affordable housing solutions to these high poor densities (Al qady, 2009). People build their poor houses according to their low income with any materials available in the place; wood, tins, rags, mud or sackcloth (Figure 4.9). Unemployment and illiteracy are widely spread, the limited opportunities are simple ones as street vendors, garbage collectors or daily workers. The houses are inadequate and many are ramshackle.



Figure 4.9 Bad conditions of slums houses in Egypt (source:masreat.com websites)

4.3.2.2 Urban services

- **Sewerage:** land was occupied before any plan from the authorities, so slums dwellers depend on shared toilets or use mosques toilets. While improving their dwellers, they could add private toilet, but this depend on the money available. Others put tank beside their houses to use as collector for sewage.
- **Solid waste management:** there is no access of garbage trucks collectors. People used to through garbage everywhere, and some through in small pools. Saady described the situation inside slums as "Garbage scattered in the crowded streets without access to light" (figure 4.10).
- **Urban transport:** there are no organized transportation networks, with narrow, unpaved streets, overcrowded buses and traffic jams.



Figure 4.10 Garbage everywhere in slums areas (previous source)

4.3.2.3 Environment

The main challenge in environment is the construction invasion on the agricultural land. This led to a loss in the rich agricultural land, foreshadowing of food and environmental crisis. Second important problem is their locating on the Nile River, this helped in increasing water pollution by rubbish and so an infection with Bilharzias and other fatal diseases are very high. There are also air and noise pollution due to the overcrowded (figure 4.11)



Figure 4.11 Polluted canals and exploding sewage pipes have negative affection on environment (source: Cairo's informal areas, 2009 and website)

4.3.2.4 Land tenure policy

The multiplicity of land tenure authorities and the difference of their functions, led to lack in bearing responsibilities. There are 12 authorities for government land management, some for management only, second for management and development and third for planning. Another issue related to state land, is the occupation of this land by some senior traders, officials and their relatives.

4.3.2.5 Special areas

When upgrading failed in finding any indicators to success in improving the area, the only way to deal with these areas is demolition. The living conditions inside these slums are extremely bad. There is no place to apply services or to open a road. The continuity of such life poses a threat to their residents; the rapid spread of infectious diseases, according to the high levels of overcrowded and the risk of houses collapses. The authorities here face problems with the residents when starting demolition without find an alternative shelters or houses. These clashes may lead to numbers of wounded and dead between residents and policemen.

4.3.3 Methods used to development

The government has introduced numerous improvements and continues to seek innovations to develop and find solutions. The development policies went through different stages;

4.3.3.1 Previous slum policies

Through 1990s, the policies treated with informal squatters and slums as specialized phenomena. They either focused on their characteristics or covered some lacks in services. The government designed a National Program of Urban Upgrading , which started to provide basic services and infrastructure in many areas. This program found solutions of land tenures for all residents.

4.3.3.2 Current slum policies

There is more concentration on upgrading and development polices, they become high priority on the policy agenda. The upgrading policy aims to improving urban poverty and livelihoods through generating local economic growth, and preventing the growth of new slums by guiding development and growth. The new policies supported an Urban Upgrading Unit in each governorate, this unit aims to improve living conditions in slums by several actions;

- Identifying problems due to size, history, building density, uses, conditions of structure, connection with roads,... to find the to find the appropriate plan.
- Preparing strategic plans in each area and sitting priorities on treatments methods.
- Providing a mechanism for managing and monitoring the upgrading process in each slum, through consideration on community participation, local contributions, and roles.
- Empowering the relation between local administrations and residents of informal areas.
- Consolidating databases of informal areas in the governorates.

4.3.4 New strategies for Development

The government improves some strategies to control the slum's phenomena by showing that there should be an access to credit for the poor, and to decrease the misunderstandings about slums areas and the widely held negative perceptions. The strategy seeks also to increase technical capacity within local authorities to prepare remodeling plans. It also indicates that the upgraded infrastructures should accommodate future expansion in the area. The new strategy also interested in improving affordable housing markets in informal areas and making the housing rental system more transparent and efficient.

4.3.5 Initiatives towards developing and learned lessons

The government encouraged youth to share in slums upgrading by designed annual competition for upgrading ideas with great rewards for winners. The learned lessons from Manshiyet Nasser area, which is the area of "garbage collectors, about 80 percent of the garbage they bring into the community is recycled by hand.

Authorities have encouraged the private sectors to investment housing project for poor and low-income residents. Some donors and development agencies planed site and services projects, which apply sites with the basic infrastructure, roads, social centers, educational centers and other facilities. Land was planned and divided to small areas and people build within their possibilities. Core-housing project is determined as a good treatment for housing slums residents and poor people. It depends on building one room with includes the basic services and then the beneficiary completes his house under supervision and monitoring of the special authority and under specific criteria. Many initiatives were held on the socio-economic sector to improve living condition and find small grants projects with training and awareness campaigns.

4.3.6 SWOT Analysis for some actions

Table 4.2 SWOT analysis of some actions during the upgrading process in Egypt, source: researcher

Strengths	Weaknesses	Opportunities	Threats
Availability of desert land.	○ People prefer living around Nile banks.	Plan new settlements at deserts land under supervision of government	○ Loss the agriculture lands
Support empty areas with infrastructure services and transportation network	○ Rapid population increased and inability of covering this increasing.	Monitoring authorities on empty lands.	People move before services
The interest of government on slums and low-income housing	○ Complicated and multiplicity parties	Activate and modify laws to suit the requirements of life.	○ Occupy land by senior trades and officials to implement personality investments.
Core-housing and community participants programs	○ Required high skills and permanent control.	Awareness campaigns and committee in every slum	○ People complete without reference to laws terms and permissions.

4.4 conclusion

The two previous samples showed the reasons and characteristics of slums in each place. Although there are many similar but also there are differs, this related to the location of cities, the background of people and their traditions and religion. Indian communities differ from Arabian one in Egypt. The policy and methods used were varying according to the land tenure, case of the slum, people relations and houses

conditions. The main key is the slums' residents at the two cases and even in any case. At India case, there were many supports from donor and fundraising agencies which interest in human rights in housing. This may refer to media roles and nation voice. Good authorities also play an important roles to planned and find comprehensive methods. Finance is not the magic solution, planning, communities sharing, different levels intensive efforts, identify the target accurately and interest public benefits on personal interests, these factors combined could do great work and create significant change.

Dealing with slums isn't depending only on affording houses for poor. Housing is a one element in big and connected network. As poor people seek jobs opportunities, they move to live nearby their work to decrease the cost of movement. They occupy land around their works. They began to increase and their families attend them. Gradually, they form their own community, with their limit facilities. This new community doesn't match the living slandered, and affect negatively the urban growth. This causes environmental and other problems and troubles the governments. But for those poor people, they have shelters and social relations. This shows the important of finding methods and treatment depend on those main parties. It observed also that any unilateral intervention lead to fatal problems and conflicts. The next chapter will discuss a local case study in Gaza Strip, and trying to apply some previous useful methods to develop slums conditions.

Chapter 5 The field practical case study (Al Morabeteen Slum)

5.1 Introduction

5.2 The Morabeteen Slum

5.3 Reasons of case selection

5.4 Questionnaire objectives

5.5 Statistical analyzing for the case study Survey findings

5.6 Ministry of Public Works and Housing plan for the area

5.7 SWOT analysis for MoPWH plan and suggestion framework
development strategy

5.8 Conclusion

5.1 Introduction

This chapter focuses on one of the slums that are established on a state land in Gaza City . Al Morabeteen slum is located in Northern part of Gaza City as shown in figure 5.1. It was established before 2005 according to Land Authority report for slums on state land.

It was selected as local slum to illustrate the causes of slums formulation, the nature of the local slums, socio economic and socio cultural characteristics of local slums, problems facing slums residents, efforts done by stakeholder to develop the area and short comings that hinder development process. The analysis in this chapter apply several methodologies starting with descriptive analysis of the geographical location, legal status and demographic information. The second part of analysis uses primary data that was collected through implementing standards questainner. The questainnere covers several aspects that reflect the socio-economic characteristics of the families, description of accommodation conditions and urban environment, infrastructures and services. It also investigates residents views attitudes and willingness in issues related to developing the current situation of residents. Study tool was distributed on 69 randomly selected households. The data was entered using excel data sheet and analyzed by Statistical Package for Social Science (SPSS) soft ware.



Figure 5.1 Gaza strip location (source: Wikipedia)

5.2 The Morabeteen slum area

The area is under to Gaza Municipality control. It locates between Jabalia and Gaza Governorate. The area borders Omar Bin khattab Street from the south, Salah Khalaf Street from the north, Al Maqousi towers from the east and Rashed street that lies on the coast of the Mediterranean Sea from the west.

The area has the block number 978 and parcel number 1373. The whole area is 131.7 dunam. The area is categorized from Land Authority as residential encroachment on state land, and the MoPWH surveyed the area and issued detailed plan in 2009 (Sarhan,2010).

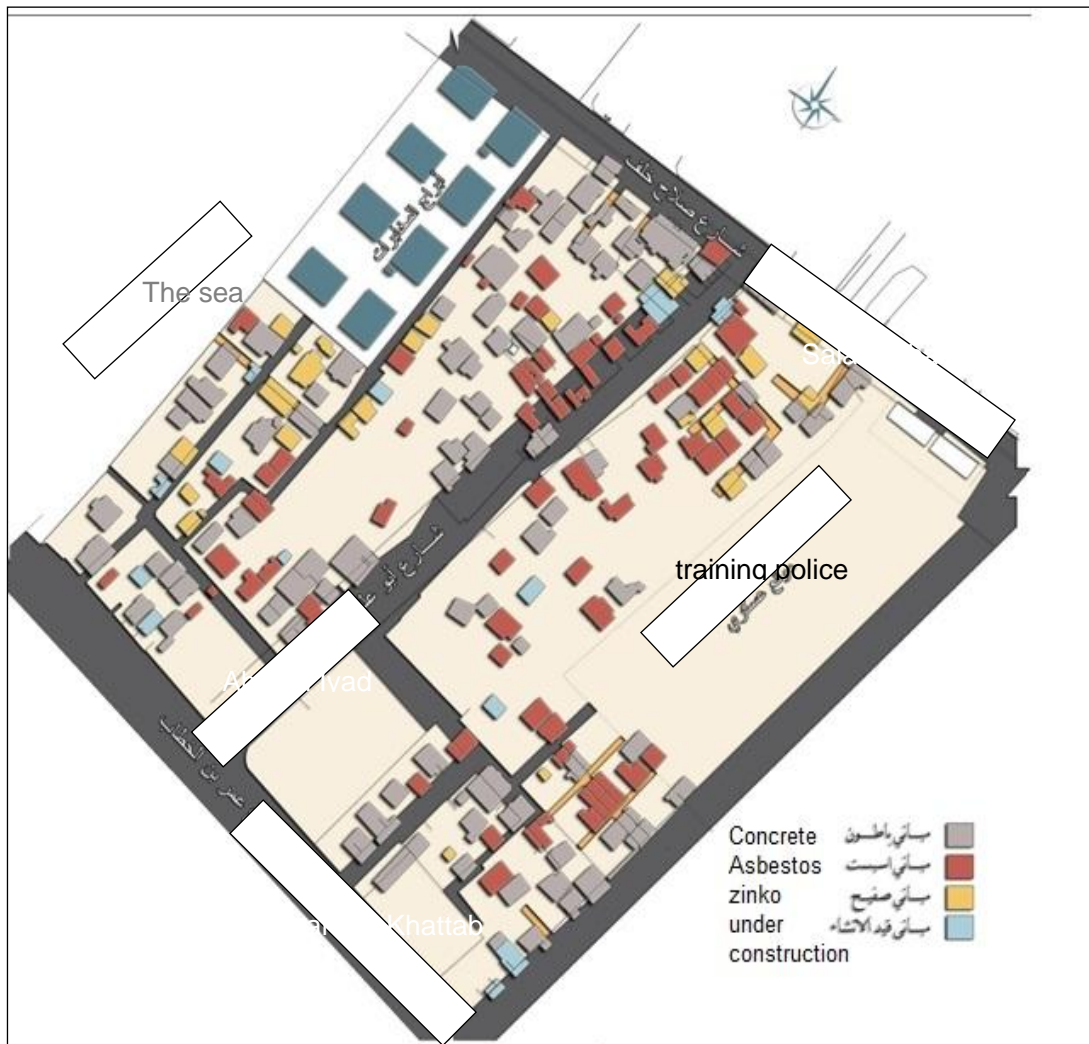


Figure 5.2 The site of the case study, source: MoPWH

The slum was originated before 2005 with two extended families who claimed land property in the area since the Egyptian Authority period. The population was increased when Intelligence housing project was established in the area (figure 5.3) as people were attracted to the area and expected the government to develop the whole neighborhood. The situation is changed after 2006 when Hamas (Islamic resistance movement) won the election, formulated the government and controlled the security in Gaza Strip. Around 30 dunums were taken to establish military training station.

People started to sell and purchase land property in the area without any monitoring or control from the government. Relatively cheap land prices attracted more and more poor people to the area.



Figure 5.3 The location of the selected field study source: MoPWH

5.3 Reasons of case selection

The case study was selected according due to the following reasons;

- 1- Data on demographic status and urban plan are available as the area was lately surveyed by MoPWH.
- 2- Availability of data is of great necessity as the individual researcher capacity can't implement land survey in the area where people are expected to resist any efforts to survey it. Slum residents usually suspect any surveying efforts to be organized by the government against them to take them out of the land. Even MoPWH was accompanied with police force when they conducted the survey.
- 3- Al Morabteen slum is of major value as it is located on the coastal road where land can be used in several important activities (figure 5.4).
- 4- The MoPWH has not yet started implementing the designed plan for developing the area. This gives chance to provide recommendations to be considered before implementing the plan.

5.4 Questionnaire objectives

The researcher chose the questionnaire as a scientific tool to collect data and to indicate the problems. The main objective of the questionnaire are;

- 1- Identify the urban and architectural characteristics of the slum.
- 2- Determine the socio-economic conditions of the residents.
- 3- Determine the main reasons of formulating the slum.
- 4- Investigate major problems that face slum residents.
- 5- Illustrate the residents views, attitudes and willingness to develop the area.
- 6- Explore residents suggestions to develop the area.

5.5 Methodology analyses for the case study

In this part, the researcher describes the methodology of the field study, the selected sample, the tools used in the research.

5.5.1 The field study methodology

The researcher follows the description and analyses methodology for the case study to present the properties of one slum area. The researcher studies the actual activities, socio-economic condition, and environmental situations to this community. The study society is consists of residents of slums areas. The case study is implemented on Al Morabeteen slum area.

5.5.1.1 Study Sample

The study sample is 69 families from Al Morabeteen slum area which has more than 3200 residents (457 families). The cases were randomly selected.

The sample was randomly selected to represent all socio economic characteristic of the sampling population as described in the results simple random sampling could capture different housing conditions, poverty statuses, and consequently different attitudes and views . The selected sample represent 15% of the total population (457 households), which was possible based on available resources and restricted access the study area.

5.5.1.2 The study tool

The study tool is a standard questionnaire designed by the researcher to collect all the above mentioned data. The questionnaire was divided into four sections:

- Demographic and socio-economic data.
- Dwelling conditions.
- Slums problems
- Respondents suggestions to develop slums.

Data were entered using excel data sheets and analyzed on SPSS to conduct descriptive analyses including frequencies analyses and cross tabulation:

5.5.4 Description of socio-economic characteristics

- **Family size**

Table 5.1 Family size of case study sample

Family Members		
N	Valid	69
	Missing	0
Mean		7.10
Median		7.00
Mode		7
Std. Deviation		1.994
Minimum		4
Maximum		13

Table 5.1 presented the statistical numbers of the families' numbers. It shows that the minimum family members are four and the maximum numbers are 13. The mean numbers are 7 members at the family with value 1.99 for the standard division. The next figure shows the frequency distribution.

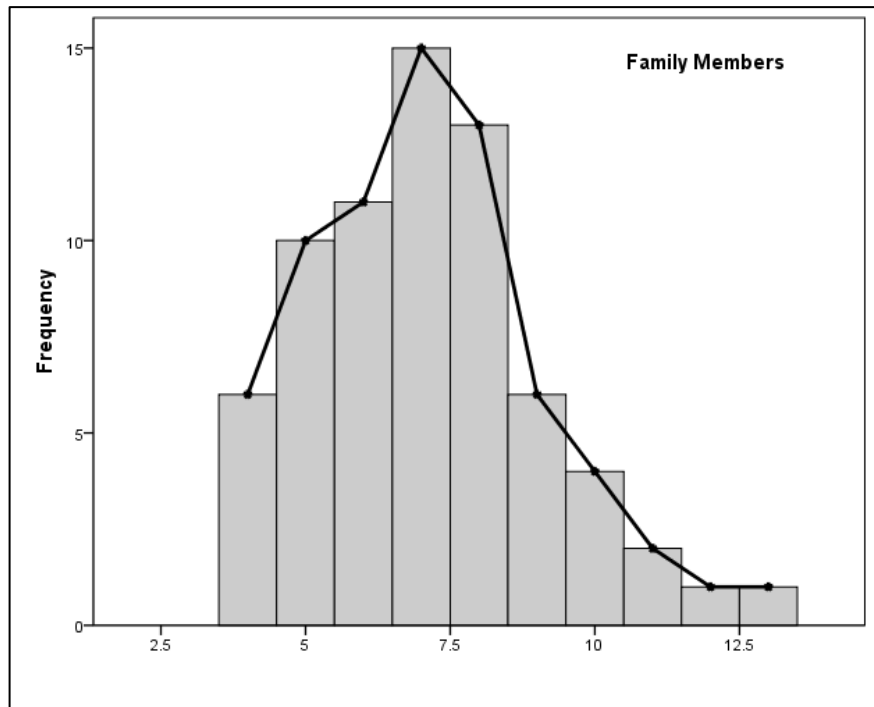


Figure (5.4) Family size frequency

The Figure 5.4 presented the frequency rates in family members. It shows that families with 7 members are repeated 15 times. This confirms that the average of the family members is 7 persons at the case study.

- **Family income**

Table5.2:Description of Family monthly income in NIS

N	Valid	58
	Missing	11
Mean		1001.75
Median		800
Mode		1000
Std. Deviation		633.441
Minimum		200
Maximum		3200

The previous table 5.2 shows the family income rates. 58 family answered this question and the 11 remains refuse to answer. The average income is 1000 NIS (1 USD = about 3.60 NIS). The minimum income was 200 NIS, while the maximum was 3200 NIS.

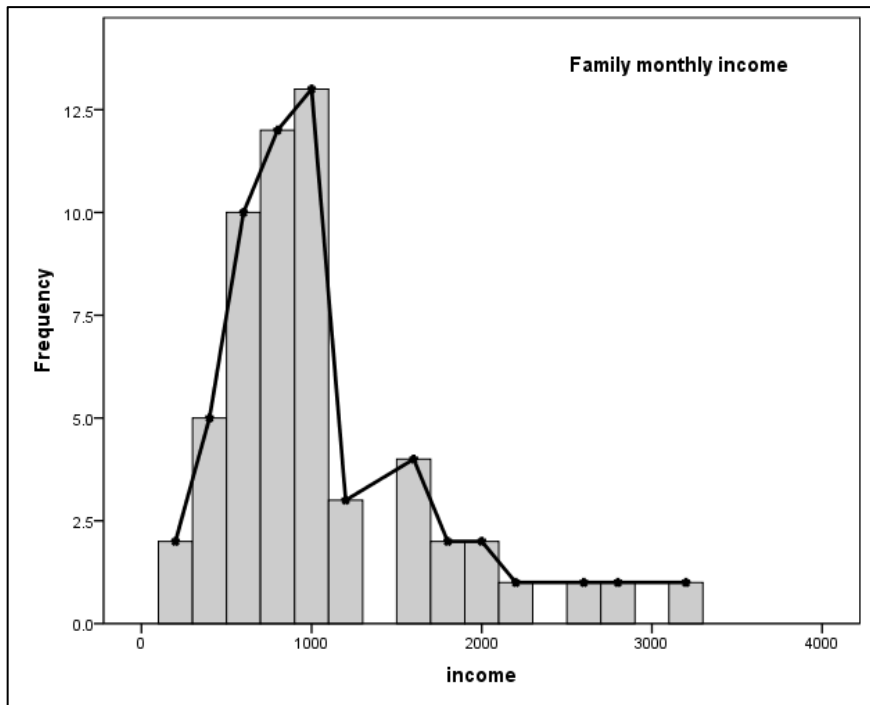


Figure 5.5 families incomes

The figure 5.5 shows the frequencies of the incomes. The highest frequency was 13 times with 1000 NIS. The minimum frequencies which repeated one time are with 3200, 2500, 2400 and 2200 NIS.

○ **Family Education level**

The results showed in figure 5.6 indicates that education level of both parents is moderate and highlights the importance of providing education services to education services to the slum residents as 60 percent of children are still in school. Only two secondary schools are existing in the area while children has to go to the Beach camp for primary and secondary school.

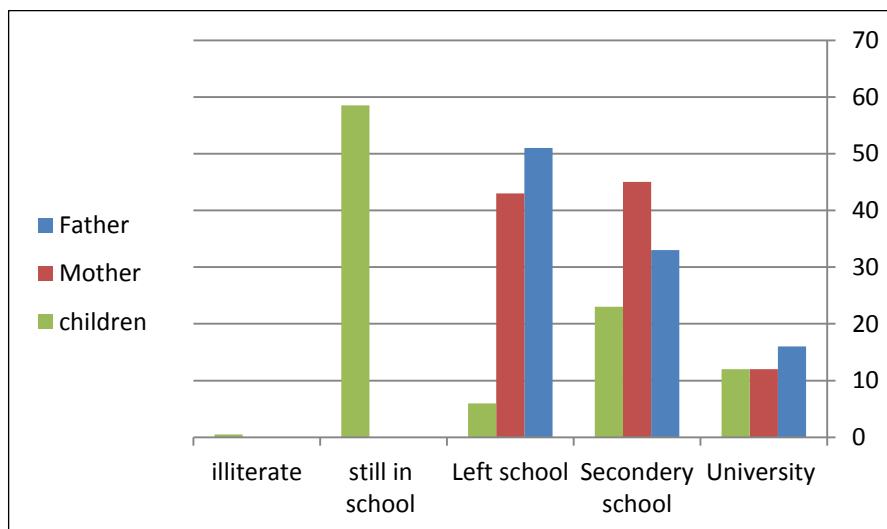


Figure 5.6: Education level of the surveyed families

○ **Employment status family members**

The next table 5.3 describes the frequencies for the family members' jobs. The table shows that most of mothers and children don't work except few cases. The fathers were distributed as 4% traders, 44 % workers, 17 % were jobless and the remaining 35 % were employers, fishermen and taxi drivers. The results go in line with income level results shown above as major part of the surveyed household head are jobless or working in low income jobs.

Table 5.3: Frequency distribution for Employment of family

Employment	Trader		worker		farmer		Jobless		Other		Total	
	Freq	per	freq	per	Freq	per	freq	per	freq	Per	Freq	per
Father	3	4%	30	44%	0	0	12	17%	24	35%	69	100%
Mother	0	0	0	0	0	0	66	96%	3	4%	69	100%
1 st son/daughter	0	0	6	9%	0	0	59	85%	4	6%	69	100%
2 nd son/daughter	0	0	2	3%	0	0	67	97%	0	0	69	100%
3 rd son/daughter	0	0	1	2%	0	0	62	98%	0	0	63	100%
4 th son/daughter	0	0	1	2%	0	0	52	98%	0	0	53	100%
5 th son/daughter	0	0	1	2%	0	0	41	98%	0	0	42	100%
6 th son/daughter	0	0	0	0	0	0	26	100%	0	0	26	100%
7 th son/daughter	0	0	0	0	0	0	13	100%	0	0	13	100%
8 th son/daughter	0	0	0	0	0	0	8	100%	0	0	8	100%
9 th son/daughter	0	0	0	0	0	0	4	100%	0	0	4	100%
10 th son/daughter	0	0	0	0	0	0	2	100%	0	0	2	100%
11 th son/daughter	0	0	0	0	0	0	1	100%	0	0	1	100%

○ **Disabilities among family members**

Table 5.4 Frequency distribution for disabled members in the family

		Frequency	Percent
	yes	6	8.7
	no	63	91.3
	Total	69	100.0

The previous table 5.4 explained the frequencies rate of families who have disabled members. 9% of the selected samples have disabled members. The following figure 5.8 presented these rates.

The types of the disabled and diseases were:

- Amputation of leg for the father.
- Epilepsy
- Psychological diseases
- Bones lane

Disability percentage of 9% is relatively high and reflect the low living standard in the surveyed area and correlates with the above mentioned results on income and employment.

5.5.5 Description of housing conditions

○ **Previous dwelling for the family**

Addresses of previous houses

There were differences among the samples on the addresses they moved to the target state land. 54 families answered this question. The remaining families did not answer the question as they stated that they own the land since several years since Egyptian authorities period. The following table 5.5 shows the answers of the 54 cases who moved to the area.

Table 5.5: Frequency distribution for Previous Address

Previous housing			
Mentioned addresses		Frequency	Percent
Areas	Beach Refugee Camp	30	55.6
	Sheikh Radwan	13	24.1
	Al-Nasser	3	5.6
	Jabaliya	3	5.6
	Al Sabra	2	3.7
	Ansar	1	1.9
	Al Ghafari	1	1.9
	Alsaha	1	1.9
	Total	54	100.0

The main source of the slums residents came from refugee camps in Gaza beach and Jabaliya. Refugee camps has the highest population density as the area is fixed while population is increasing. The second and third generations have no further space to live and in most cases do not have enough financial resources to purchase land. Such situation encourage them either to occupy state land or purchase it from people who claim its ownership.

○ **Ownership of previous houses**

There were some differences among the surveyed cases according the ownership of their previous houses and homes. The following table 5.6 shows that 54 cases answered this question. The answers were owned, rented or without money.

Table 5.6 Types of ownership for previous houses

distribution for type of ownership Previous housing			
		Frequency	Percent
	own	33	51.6
	rent	29	45.3
	Free	2	3.1
	Total	64	100.0

The following figure (5.7) presents the percentage rates of ownership types.

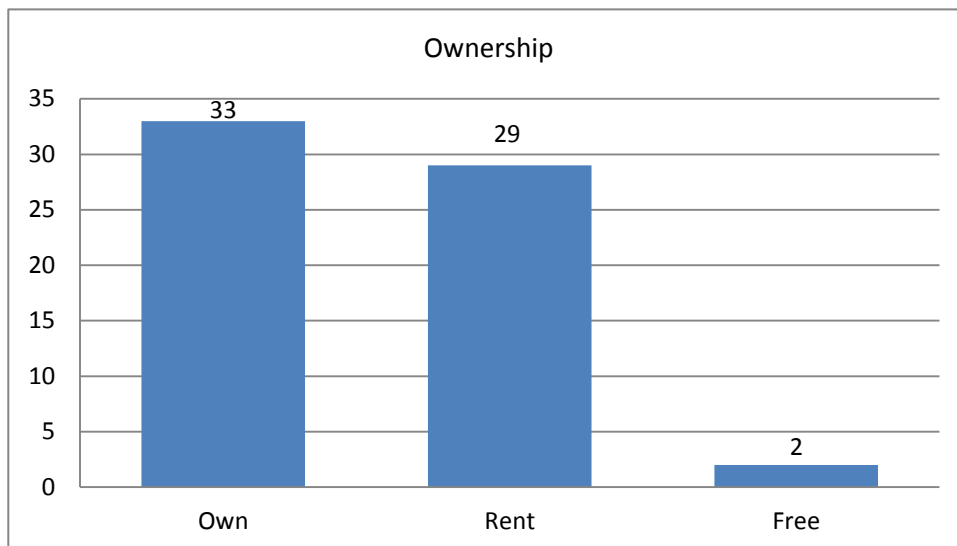


Figure 5.7 Percentage rates of ownership types

○ **Reasons of moving to the state land**

There were some reasons for moving to the state land and live in slums areas:

- The limited sizes of the houses in comparing with the increasing residents, about 65% of the samples answered such answers.
- High cost of rent, 3 families answered that the high costs of previous houses led them to build simple homes to live in state lands.
- The bad condition of the previous house was the reason of one family.
- The Israeli bombing was the reason of one family also.
- Some families conflicts.

- **The current houses**

Houses types

The types of housing at the selected areas were as illustrated at the following table 5.7, categorized as buildings, flats and asbestos. The building refers to small one floor building that are usually covered with asbestos. They are usually grouped near each other and owned by an extended family. The second category are the flats in several floors buildings, which are usually used for either the families of the sons or rented out for income generation. The third type is the asbestos units which is completely constructed from asbestos and reflects low living standard.

Table 5.7 Frequency distribution for type of housing

Frequency distribution for type of current housing			
Types		Frequency	Percent
	Building with asbestos	44	64.7
	Flat	8	11.8
	Asbestos with zinko	16	23.5
	Total	68	100.0

The previous table 5.7 indicates that 65% of surveyed houses live in one floor buildings , 23% in asbestos units and 12% of them live in flats.

- **The house conditions**

The following table 5.8 shows the situations of the current homes of the surveyed cases.

Table 5.8 The conditions of the current homes

House condition			
Level		Frequency	Percent
	Good	47	68.1
	Bad	19	27.5
	Ramshackle	3	4.3
	Total	69	100.0

The table presents the conditions of the homes, the recorded good houses were 68%, and about 28% were in bad condition. There are three families have ramshackle and inadequate houses.

- **Number of Rooms inside house**

The following table 5.9 shows the number of rooms inside house.

Table 5.9 Number of rooms inside house

Number of Rooms		
Number	Frequency	Percent
One room	1	1.5
Two room	16	24.2
Three room	43	65.2
Four room	6	9.1
Total	66	100.0

About 65% of the surveyed cases have 3 rooms inside the house included the living room. The next percentage is for people who have two rooms with percentage of 24%. Nine percentages have four rooms and one family has only one room. The following figure 5.8 presented these rates.

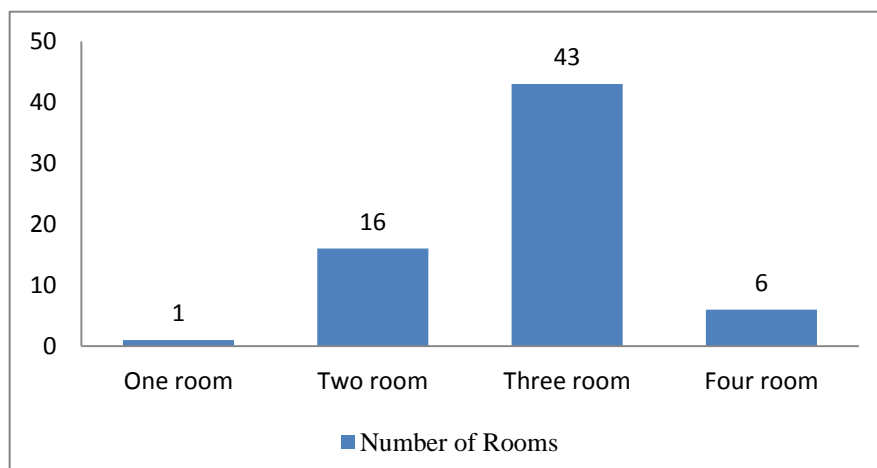


Figure 5.8 percentage of rooms numbers at the selected samples

○ **Tenure**

The next table 5.10 presents the way the owners got their houses, about 53 samples bought the land and build their own houses, seven samples rent their houses from owners and six samples have their houses by different ways they refuse to explain how.

Table 5.10 land tenure

Way of tenure			
		Frequency	Percent
	Buy the land	53	80.3
	Rent the building	7	10.6
	other	6	9.1
	Total	66	100.0

The total sample who answered this question were 66 with percentage rate 94%. About 80% bought the land and build by themselves. About 11% pay monthly cost for renting and 9% take the land without paying.

When the researcher asked about the amount which people paid when they bought the land, only 30 families answered. The answered were as shown at the following table 5.11.

Table 5.11 The amounts of the land purchase

Statistics of Purchase Price (JD) ¹		
N	Valid	30
	Missing	39
Mean		9596.67
Median		10500.00
Mode		8000.00
Std. Deviation		4608.35
Minimum		2000.00
Maximum		17000.00

The average of the purchasing was 9600 JD while the minimum amount was 2000 and the maximum amount was 17000 JD.

¹ JD= Jordanian Dinar = around 5.23 NIS

- **The type of tenure**

The types of tenure divided to two categories, building only on the state land and building including taking yard or garden. The table 5.12 presents number of families at the both types.

Table 5.12 Types of tenure

Type of tenure		Frequency	Percent
	build	32	47.1
	build and space	36	52.9
	Total	68	100.0

The results show that 47% of the selected samples live in the building without any control on the surrounding areas. The remaining 53% live in houses and have surrounding areas used as gardens or yards (figure 5.9).

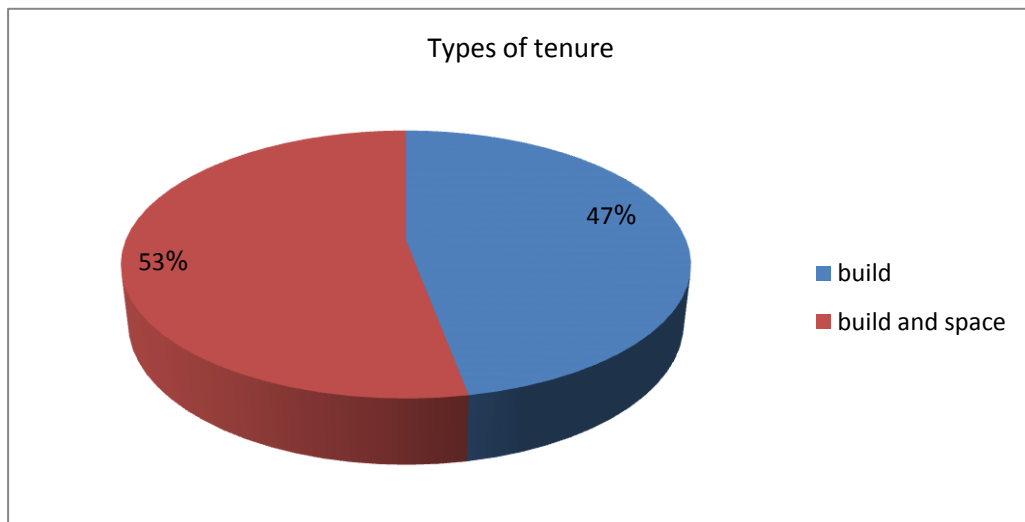


Figure 5.9 Percentage of tenures types

- **Time of tenure**

The following table 5.13 presents the years of move to the state land. The figures show that the tenure of land started at 1995 and till 2011 people still move to the area.

Table 5.13 Year of tenure

Year of tenure		
	Frequency	Percent
1995	1	2.2
2000	2	4.3
2002	2	4.3
2003	5	10.9
2004	10	21.7
2005	9	19.6
2006	1	2.2
2007	7	15.2
2008	3	6.5
2009	1	2.2
2010	3	6.5
2011	2	4.3
Total	46	100.0

The sample which answered this question were 46 cases as a rate of 66% of the total samples. The remaining 34% explained that they are living at the area 100 years ago. The table shows that in the years 2004 and 2005, many families move to live at the state land. Then the year 2007 has 7 moves to the area.

- **Houses areas**

The areas of the building and spaces surrounding it differed from family to another. The minimum building area was 40m², while the maximum was 250m² as mentioned at table 5.14

Table 5.14 description of total areas

Statistics for areas			
Factors	area	Building area	space
Mean	159.4923	118.0154	39.09
Median	150.0000	120.0000	20.00
Mode	120.00	120.00	0
Std. Deviation	64.48501	30.93971	60.101
Minimum	80.00	40.00	0
Maximum	350.00	250.00	220

The next figure 5.10 shows the frequencies of the areas, it seems that the average is 160m², except few samples have 300m² for both building and area or garden within the fence.

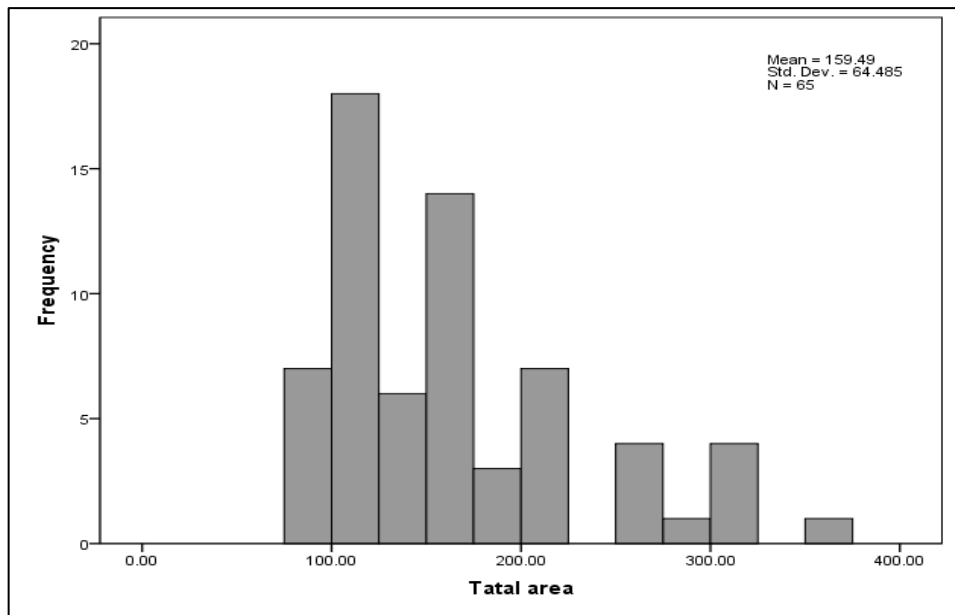


Figure 5.10 Frequencies of land areas

The areas for building only are shown in the next figure 5.11.

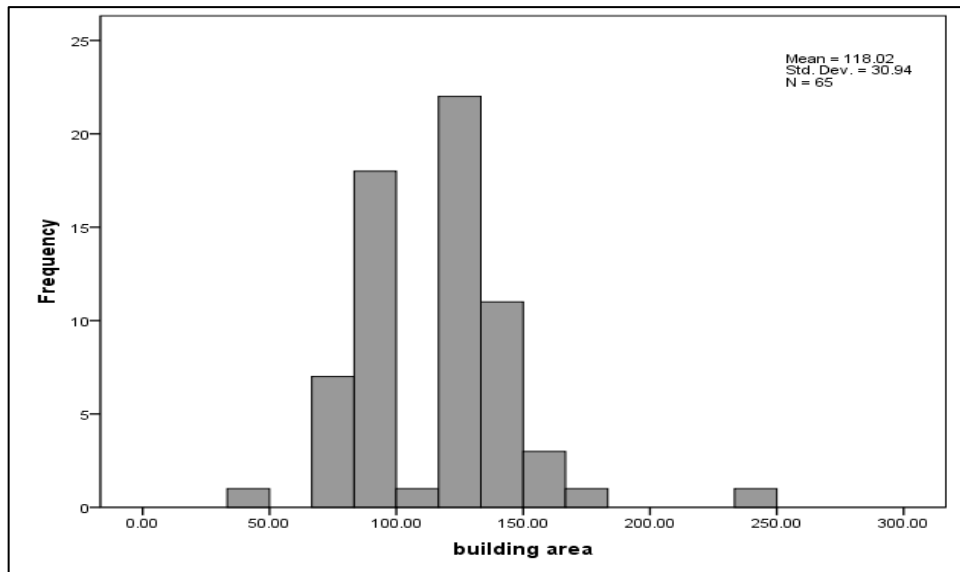


Figure 5.11 Buildings areas

○ **Available facilities inside houses**

The following figure 5.12 presents the facilities inside houses. This factor measures the economic conditions for the families. None of the samples have any transportation tools, except one family has a cart with animal. Few samples don't have ovens, refrigerators, wash machine and televisions. Only 35% of samples have computers.

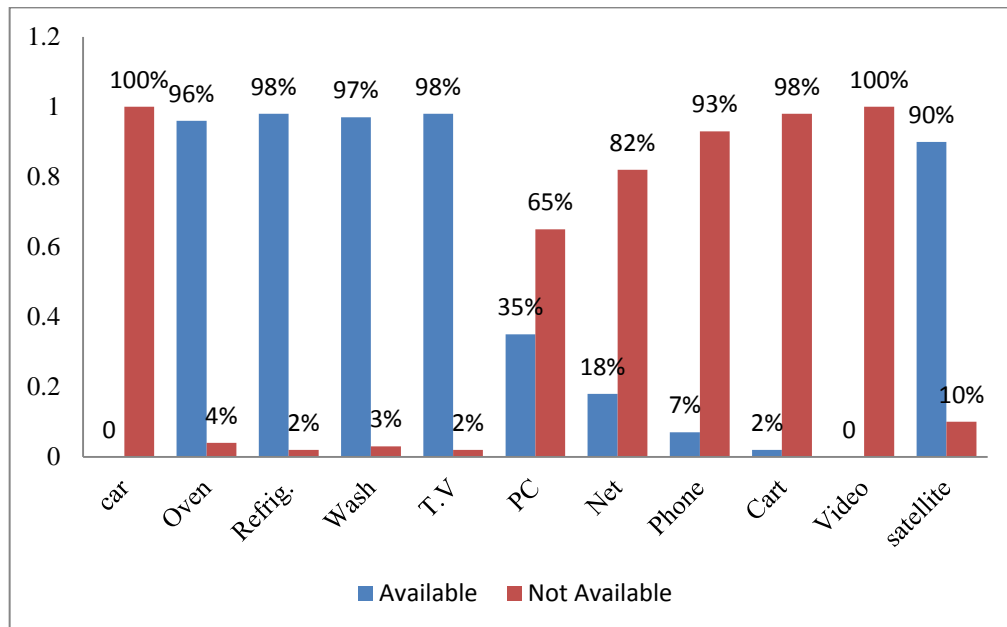


Figure 5.12 Percentage rates for owning facilities

○ **Received Aid**

The families depend on external aid and living support as presented in table 5.15. About 27% of samples receive UNRWA aid. 7.5% receive social affairs support and about 15% have no source of aid or support.

The table shows also that 51% of samples receive other aid, they describes it as one time emergency aid from UNRWA.

Table 5.15 Received aid

Received Aid		
	Frequency	Percent
UNRWA	18	26.9
Social affairs	5	7.5
other	34	50.7
without	10	14.9
Total	67	100.0

The following figure 5.13 presents the percentage rates of the people who receive aid

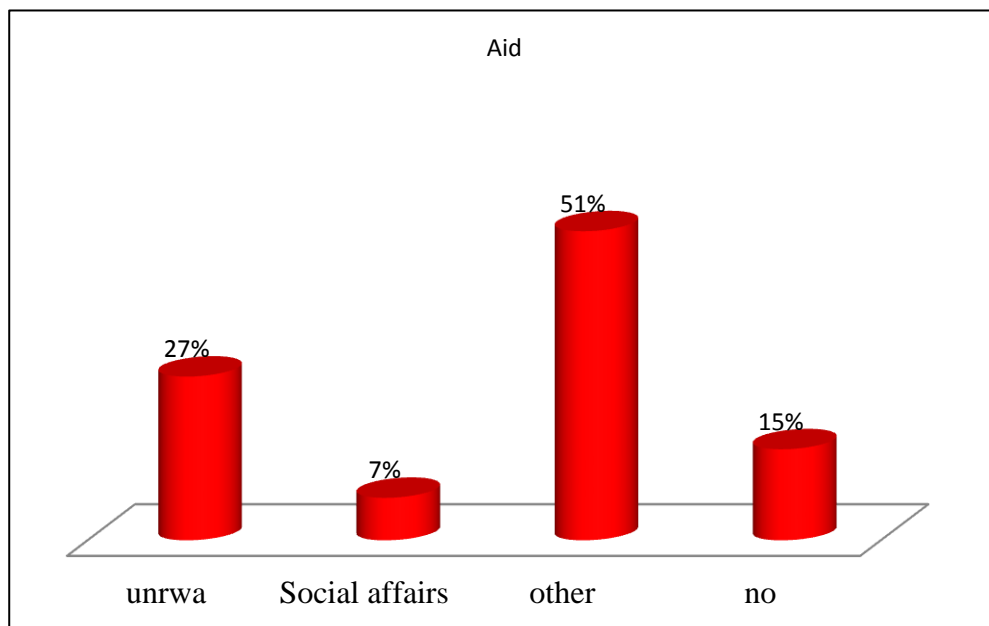


Figure 5.13 Percentage of family who receive aid

5.5.6 Current Problems inside houses and the slum area

○ Electricity

All selected samples have access for electricity. About 57% pay the electricity bill, while 43% don't pay it. The following figure (5.14) shows the percentage rates.

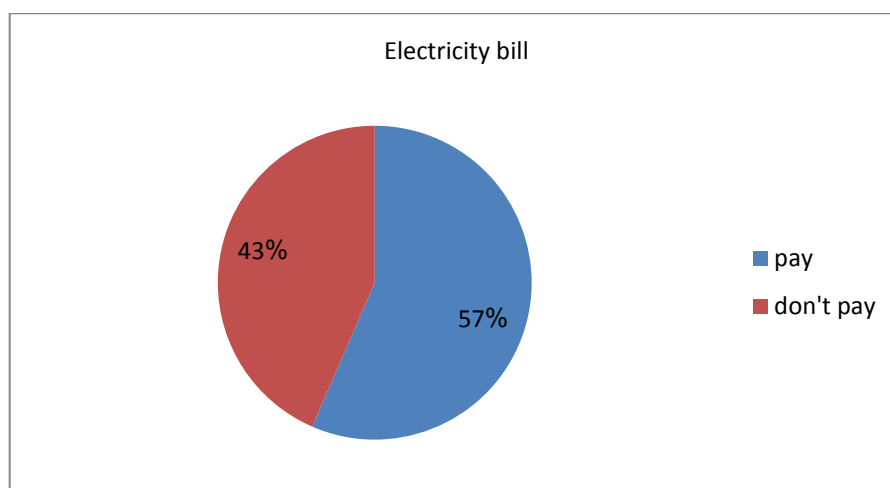


Figure 5.14 The percentage of people who pay electricity bills

○ Safe Water Supply

The researcher asked the samples about the access for safe water as an official service from municipalities, and if people pay water bills or not. The answers were as presented at table 5.16

Table 5.16 access for safe water and paying bill

Access for Safe water and water bill					
		bill			Total
		Pay	Don't pay		
Water access	yes	Count	7	4	11
		% of Total	10.3%	5.9%	16.2%
	no	Count	0	57	57
		% of Total	.0%	83.8%	83.8%
Total		Count	7	61	68
		% of Total	10.3%	89.7%	100.0%

The table shows that 16% of samples have official meter for water from the municipality. Of these 10% pay the bills and 6% don't pay. About 84% don't have

official meter for safe water, and they get their water by extending from the nearest water line or digging their own wells.

Sewage (Sanitation)

The questioner resulted that 79% of the selected samples have safe sewage ways by connected the pipes with the central manhole they drilled by themselves. The other 21% don't have safe way for the sewage.

- **House conditions**

The researcher studied the ventilation and the access for sun rays inside houses. There are 11% only has good ventilation inside their houses and about 48% have good access for sun rays. Families which have both good ventilation and sun rays are bout 40% from the selected samples.

- **Garbage Disposal**

There are 19% of the samples throw their garbage in certain space at the street. In addition, there is 71% pay for worker to throw it in a certain area for garbage. The municipality workers reach only 10% of the selected families Figure 5.15.

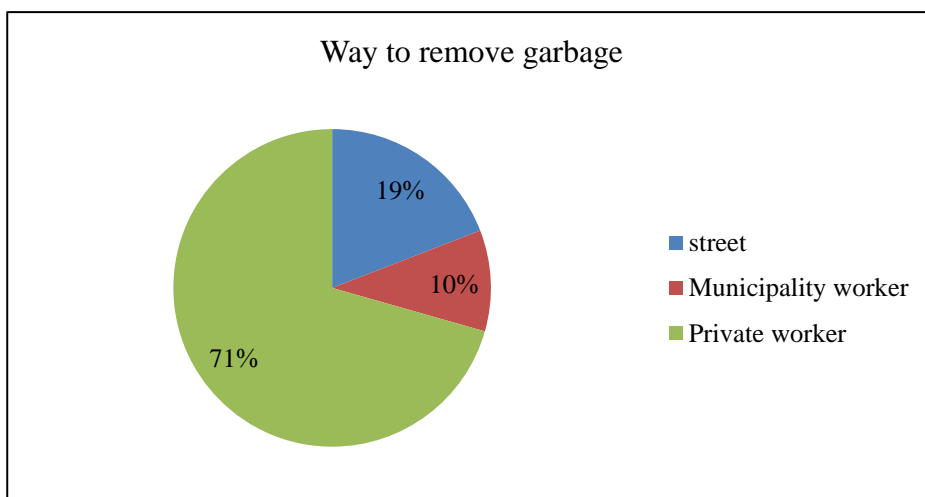


Figure 5.15 Ways of removing garbage

- **Available service at the area**

The next table 5.17 expresses the services available at the area:

- 1- Kindergartens: 87% of the selected samples answered that there isn't any kindergarten at the area. The 13 % remaining didn't know.
- 2- Schools: 81% of the selected samples presented that there is primary schools but not in the same area. The students depend on UNRWA schools in Beach Refugee camp. They walk about 45 minutes to reach their schools. There are two secondary schools at the area.

- 3- Gardens or parks: about 63 % of the samples mentioned that there isn't any park or public garden at the area, and the 37% answered that the children play at any space areas between buildings.
- 4- Health care centers or clinics: there isn't any clinic or health care.
- 5- Minimarkets or supermarkets: All the samples mentioned that there is small and simple minimarket at the area.
- 6- Playground: 61% of the samples considered certain place as playground children usually play there. The 39% mentioned that there isn't any planned or official playground.
- 7- Pharmacy: 78% of the samples mentioned that they depend on a far pharmacy and the other 22 % don't know if there is any pharmacy at the area.

Table 5.17 Services available inside the area

Services	Available		Not Available	
	freq	percent	freq	percent
Kindergarten	*	*	58	87%
School	54	81%	*	*
Park/garden	*	*	42	63%
Health center or clinic	*	*	55	82%
Mini market	62	93%	*	*
Playground	41	61%	*	*
Pharmacy	52	78%	*	*
*=People don't know				

○ **Privacy**

The results presented that about 71% of the samples have privacy at their houses, while 29% have lack of privacy.

Animals and livestock

About 10% of the samples have animals and livestock like rabbits, hens and pigeons.

Insects and other problems

About 58% of the families suffer from several insects (cockroaches, flies, mosquitoes,) , mice and rodents

About 13% have other problems which were:

- 1- Difficulty in reaching the area
- 2- The economic conditions
- 3- Water leak inside houses.
- 4- Asbestos breaking
- 5- Population and dust
- 6- House bad conditions
- 7- Non pavement streets
- 8- Water ponds in winters

5.5.7 Developing suggestions

1. Measure the agreement of developing the area

Table 5.18 Suggestions for development

Developing the area	yes		No	
	freq	per	freq	Per
Do you prefare to stay her without any changes?	61	84%	8	12%
Do you wish to rebuild your house?	29	42%	40	58%
Do you wish to develop the area and improve your house?	69	100%	0	0
Do you agree to move to another housing project in different area?	14	21%	54	79%
Do you accept an agreement with the state by paying rent or buying by Installment?	40	59%	28	41%
Do you agree to participate in any developing process?	65	96%	3	4%

The previous table presented the families ideas for improving the area. 84% of the families like to remain in the area without any changes, while refused 79% to move to housing projects in other areas. When asked about rebuild the houses about 42% want to rebuild and improve the conditions of their houses.

All the selected samples hope that the area will be improved. About 59% agreed to pay for the government to pay or rent the land and become official residents, but the remaining 41% refuse this suggestion. The agreed families are able to pay from 25 - 200 JD monthly for renting (table 5.19) with average of 60 JD.

About the participation process in developing the area 96% agreed to participate and help in improving process.

Table 5.19 The monthly cost for renting

Statistics for average of rent	
Mean	60.34
Std. Deviation	35.5
Minimum	25
Maximum	200

2. Responsibility of the area

When asked about the official persons or committee to care of people and area demands, some people mentioned that there isn't any person. The majority answered that there is a community committee to follow the demands and organize other issues related to the area and residents. Few names are reported as officials.

3. Needed demands and not available in the area

The selected samples were asked about the services important and not found in the area. They mentioned the following:

- Public garden and children playground.
- Telephone line and internet connection.
- Transportation lines and paved streets.
- Water and waste water network

4. People perception and suggestions for improving

Selected samples suggested some recommendation to improve the area :

- Support the economic conditions of the residents.
- Provide safe water and waste water network
- Improve the electricity network
- Build schools and shopping centers inside the area.
- Build health clinics and centers.
- Keep the area cleaning
- Connect lights at streets.
- Provide housing projects with reasonable costs.

5.5.8 Classification based on housing type

Housing type reflects the living standard of the family and the stability of the building. The research suggests some classification based on housing type (table 5.20) in order to investigate the socio-economic settings of each group, living standard and their views on the solutions to improve the area.

Table 5.20 classification of housing type

Indicator	One floor buildings N = 44	Flat N=8	Asbestos with zinko N=16			
Socio-economic conditions						
Income	1094.5 NIS	1257.14	907.69			
Family size	7	6.7	7			
Price of the current land (JD)	10283.3	8800	8400			
Area of land	175	212	137			
Suggestions for development	Yes	no	Yes	no	yes	No
1.Stay without change	88%	12%	81%	18.8%	100%	0
2. Rebuild the house	40.9%	59.1%	12.5%	87.5%	56.3%	43.7%
3. Upgrade the area	100%	0	100%	0	100%	0
4.move to another area	22.7%	77.3%	0%	100%	25%	75%
5.Accept an agreement with the state by renting or purchasing	54.5%	45.5%	87.5%	12.5%	56.3%	43.7%
6.participate in the development process	95.5%	4.5%	100%	0	93.8%	6.2%

The previous table shows that the households who live in zinko with asbestos houses accept to have an agreement with the government and about 25% of them will move to another place if there is a good agreement with the government. On the other hand, all people who have concrete several floors refuse any suggestion to move from the area and accept to have a formal agreement with the government. Majority of the sample accept to participate in upgrading the area.

5.6 Study results and discussions

The following results are from the previous analyses, and the collecting data the researcher gathered from the residents and the field visit. The results divided to residents, houses, surroundings area.

- The average size of household was 7 person/family. This number exceeds the average in 2007 statistical survey in Gaza Strip which was 6.5 persons (Palestinian Central Bureau of Statistics, 2007).
- The monthly income is \$277 (\$=3.50NIS). This amount considers under the poverty line which is \$ 501 for households of two adults and 4 children (Development time,2007). This gives indicators that the people at the selected area lived with \$277 for more than 6.5 persons monthly.
- Results indicate that 9 % of the samples suffer from several diseases and need near special medical centers.
- More than 50% of the samples were lived in their owned houses and they sold them to buy an area in the target state land for many reasons.
- About 45% of the samples were living in a rent houses before moving to the area. The main reasons for leaving the previous houses were the overcrowded, the high rent and the bad conditions of the houses. The majority now bought the houses land and owned their new houses, few are living by renting.
- Most of the slum residents work as simple workers, drivers, farmers and some are jobless. They received irregular aids from UNRWA and social affairs.
- The majority live in buildings with asbestos roofs, some live in asbestos houses and few live in flats within buildings from two or three floors (figure 5.16).



Figure 5.16 Buildings conditions inside Morabeteen Slums area

- The movement of people to the area increased in 2004 and 2005, this gives indicator that most of the houses are in good structures. Some are still incomplete. About 32% of the samples live in inadequate houses (Figure 5.17).



Figure 5.17 Bad conditions of people living source: photos by the researcher

- There are some poor services at the area, people have electricity by temporary subscriptions, 57% of residents paying bills. According to safe water, people connect with the nearby water network (shekh Radwan and Jabalya nets). Therefore, about 84% don't have any water subscriptions. The majority of residents depend on workers with monthly payments to remove garbage, but the rest throw in surroundings (figure 5.18).



Figure 5.18 lack of services

- Residents suffer from insects and rodents specially at summer times. This related to the lack of the main services at the area.
- There isn't a transportation network at the area. In addition, there is no places or gardens for children to play. In addition, there aren't any markets, pharmacies or other facilities (figure 5.19).



Figure 5.19 children play in land space and the second photo shows the only poor shop at the area

- People hope that the area will be improved and connected with infrastructure and transportation network. They need also safe places for their children , primary schools, clinics and kindergartens. On the other hand, they couldn't pay for the government for improving.

The reasons, the mechanism of moving to the area and the characteristics were identified through the previous findings. The following chart (figure 5.20) shows these indicators

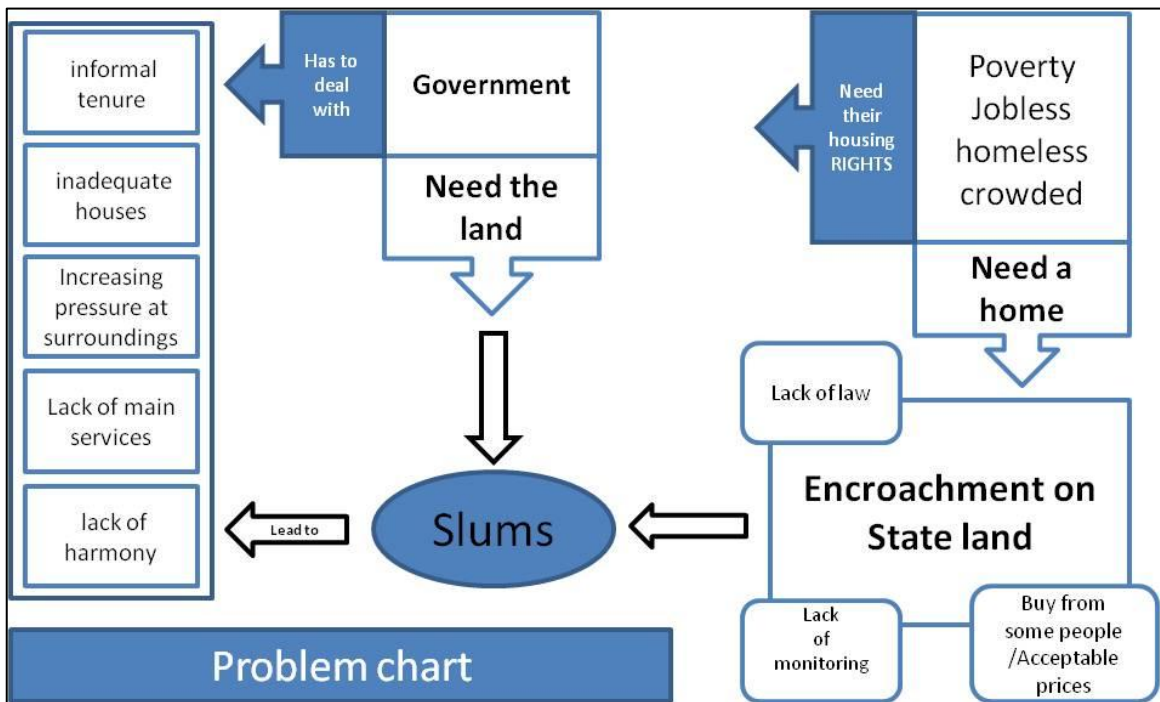


Figure 5.20 Problem chart. Source: researcher

5.7 Ministry of Public Works and Housing(MOPWH) plan

The MoPWH has designed a detailed plan for the area. This plan keeps the residential function of the land. It divided the plots according to the current situation of the existing houses. The following plan (figure 5.21) shows the plan designed by MoPWH.



Figure 5.21 The MoPWH proposed plan for upgrading the area. Source: MoPWH



Figure 5.22 The actual current residential blocks. Source: MoPWH

The plan depend on keeping people in their houses (figure 5.22), provide some services, park, streets network and connect the area with formal water and electricity nets

The detailed plan of MoPWH offers 242 residential blocks, of these 80 are vacant. The area of the residential land is 61.31 dunam. The project offer services area with 21.89 dunam and street areas with 48.56 dunam. The MoPWH declared that houses which hinder the implementation of the streets network, will be removed and readdressing

their residents by offering financially and another plot. This push the target people to object and this create some conflicts. The MoPWH doesn't implement the upgrading project yet according to this problem.

Table: 5.21 SWOT analysis for MoPWH plan on the area, source: researcher

Strengths	Weaknesses	Opportunities	Threats
The initiative of the MoPWH to improve the area	The weak policies to prevent such encroachments	Establish Strict laws Find financial resources Apply punishment procedures	Conflicts and crashes
MoPWH is the implementing institution	Lost the ability to implement any tourism projects	Re-design the plan	Stressing from political and responsible figures
The land is owned to the government	Horizontal expansion of houses	Offer facilities for private sector to invest in the area	People refuse to live in high buildings
Seeking fundraising to raise the level of the development	Lack of development capacities and monitoring plans	Allow residents participation	Temporization of residents to pay MoPWH dues

5.8 Suggestion of a Framework Development Strategy

The following chart (Figure 5.23) presents the relations between partners which success the development process. Government should use its authority and polices in parallel channels, it should keep the un-occupied state land by monitoring procedures. The best approach to deal with slums area in Gaza Strip is the development process to change the areas to urban planned settlements. This need the hard work and efforts from all stakeholders. The first phase starts with resettlement people in temporary houses and establishing some high buildings in certain areas, then removing residents to live at these new buildings within a suitable agreement with the government and the interaction of private housing companies. The second phase is to apply the detailed plan of the area which should be designed under the aspects of sustainability and follow the regional and the land use plans.

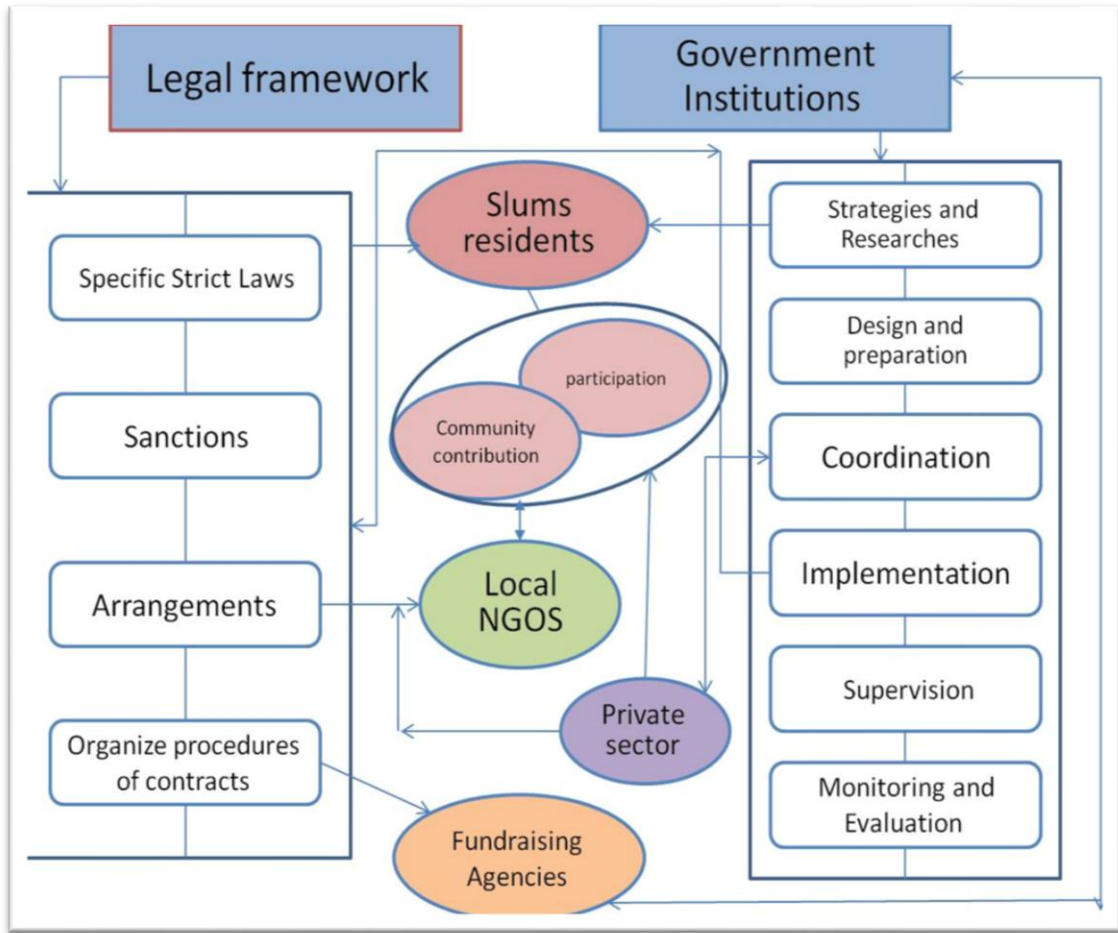


Figure 5.23 The relations between stakeholders , source: researcher

The study suggests well-structured institutional framework where the roles of each type of institutions are well described. Starting with governmental institutions who should be responsible for planning, monitoring and implementing relevant projects. International agencies role must be re-assist as it is currently focusing on emergency situations. Their role can be more effective and sustainable if it is integrated in a development plan. National non- governmental institutions must also be involved as to represent the interest of the local communities and participation in planning and implementing resettlements activates. The institutional framework must be linked to legal frame work where legislative must consider the rights of slums residents as well as protecting the state land. To ensure the proper performance of both institutional and legal framework , several conditions has to be fulfilled, including securing enough financial resources and strong executive governmental bodies.

Chapter 6: Conclusion and Recommendations

6.1 Conclusion

6.2 Recommendation

6.3 Suggestions for further studies

6.1 Conclusion

As the main objective of this study is to describe the local nature of the slums in Gaza and to investigate its characteristics. The study could identify them clearly through taking one sample slum in Gaza city. The study indicated that local slums are characterized with similar social, cultural and economic setting as in other neighboring countries. They however, of smaller size and therefore, less stressing challenges. The study reviewed the characteristics of slums in developing countries and found that they are usually huge in size and characterized with serious social tension which is resulting from poverty and unemployment. The poverty is main character of the slums and the main reason for their emerge. This is also true to less extent in the local settings where major part of slums residents do not possess any land. The main difference in the local slums is their relative small size and the sequencing lower social pressure.

The study aimed at investigating the hypothetical role of all stakeholder as it is stated in their mandate and to explore the level they are implementing it. The study described the mandate of several relevant Governmental and non-governmental institutions. Hypothetically and according to its mandate, Government must hold significant responsibilities to end slums problems through MoPWH, Land Authority and MoLG as they are supposed to work according to an institutional framework to deal with all obstacles to solve the problem. The MoPWH conducted some strategic plans to resettle the slums residents. They however, could not implement their plans as they face major problems. Main problems were lack of financial resources for redressing residents, cultural settings affecting people behaviors, unstable political situation and the formation of numerous Governments within relatively short time.

The field study and the theoretical research indicated that slum is kind of normal situation in all areas where housing problem exists. Poor people in these location find state land (or unoccupied land) as the only available option to build homes that suite their weak capabilities. On the other hand, housing conditions in slums are inadequate and causing several problems. Problems include insecure tenure, overcrowding and lack of basic services. In addition the building structures do not follow any safety standards. Governments usually do not provide any services to such areas as they are not included in the urban planning. Such fact create worse situation inside the slums and cause further deterioration in the livelihood and social tension inside the slums.

Slums area is affected by the economic crisis facing Gaza strip. The siege on Gaza and its serious negative effects on the national economy resulted in significant increase in unemployment and poverty rates. Slums residents, as one of the most economically weak groups in the society, are badly affected by the situation.

Again political situation affects the Government ability to provide proper public services to the whole society in Gaza strip. For sure the situation is to be the worst in slums areas which were not included in any urban development plan. The surveyed area lack to any type of public services such as infrastructure services, proper fresh water network, solid waste collection services, primary schools, kindergartens, health units, or parks.

The lessons learnt from the presented case studies that the forced eviction was not proper solution and further complete the problem. The successful way to improve slums

areas is to make detailed study on the area, to measure the ability to improve the place or move people smoothly to another suitable planned places. People always prefer to stay at the place as they formulate a social community, but the authorities should control the issue and design solutions plans after discussion with slums dwellers. This would need the existence of strong authorities to implement the designed solutions.

Currently, while printing this thesis the Palestinian Government in Gaza has started to force a slum community on Gaza city beach to leave their houses to develop Al Rasheed street after they rejected all solution provided by the Government. The solution were difficult to apply as they offered them pieces of land far from the current slum. The Government did not offer them enough money to build new houses and asked them to pay the price of the new land. The only participation of the Government was to deduct the price of the existing houses from the new land price. That means they got no cash enabling them building new houses. Very important to notice that the Government did not count for the fact that these poor residents will formulate a new slum in the new area as they do not have enough money to build proper houses that follow the master urban plan. This means moving the location of the problem to another place without solving it and indicates the need to find another solution in the future.

The study analyzed the institutional frames relevant to the problem. It presented the main partners who work on housing and planning. The study also investigated the legislative frames related to encroachments on state or private land. The study found that law terms are existing, however, are not implemented due to several reasons. Low state financial, planning and executive capacities are major reason for not executing the law. Corruption is another problem hindering implementation of laws as some powerful residents have the power to stop any slum development plan as it goes against their interest. In some cases, houses are left in the middle of a planned street or the location is changed to avoid certain house. Such cases encourage other slums residents to fight against any development plans that go against their interest and discourage governments implementing such plans.

Unstable political situation in Gaza Strip lead to the loss of control on the state land and encouraged people to encroach and build on it.

The study indicated that close cooperation between all stakeholders is necessary to achieve proper and sustainable solution to slums problems as their integrated role can maximize the available resources and convince all parties with the suggested solution as they participated in the decision.

The study suggests an integrated approach to deal with slums problem. Figure 6.1 shows the stakeholders who should be involved not only in implementing solution but also in planning and allocate resources for them. The suggested approach depends on these main principles:

- Every stakeholder in the developing framework must bear its responsibilities and roles.
- The collaboration and integration between all stakeholders
- The will of the authority and ability to implement the solutions.



Figure 6.1 The stakeholders partners that share in developing slums areas, source: researcher

It could be observed that the bad conditions inside slums increased by seniority, as people, crowd and problems increase. In Gaza Strip, the problem exists but doesn't reach the worst as in some other countries. The situation in Gaza is in its beginning and a very good practical procedure can find a smooth solution. The challenge now is to find strategies and plans to start moving towards solving the problem by developing slums or evacuate them.

The intervention could succeed in Gaza Strip if it depends on activating a special committee to start putting the actions for every slum and to prevent any new informal moving either to current slums or to formulate new ones.

The institutional framework must be well described (legislative frames, residents and relevant institutions) in the communities and mandates of each stakeholder must be defined. Monitoring and evaluation plans must be formulated and implemented to monitor the stakeholders' activities and evaluate if they are doing their assigned role.

6.2 Recommendation

According to the field study and the theoretical studies done during this research, the researcher provide the following recommendations to improve and find comprehensive solutions .The main recommendation is to find planned upgrading programme with inputs from all stakeholders; law force, ministries and residents. The categories of the divided levels below is to present the importance of the role of every level in the short and the long terms.

- 1- National Level
- 2- Regional level
- 3- local level

6.2.1-The National Level (ministries, Higher council of planning, International NGOs)

- **On the short and immediate term:**

1. The ministries should bear its complete responsibilities to find housing projects for low and zero income people and provide adequate houses to live in.
2. Prevent any new buildings or encroachments on state or private land.
3. Activate and apply the legal terms to prevent encroachments or selling the state land.
4. Policies should be found and measure the proliferation of growth of slums in the future.
5. Authorities should strengthen its methods to seek international fund for improvement projects .
6. Find a good agreement between residents and state either to improve the place or to smooth movements to another planed areas.
7. Improve and establish good infrastructure in housing zones, so that people could move to new planned plots.
8. The authority should seek a fundraising agencies which interest is housing and development projects as UN-Habitat, United Nations Development Programme UNDP, Norwegian Refugee Council NRC, the Cooperative Housing Foundation CHF, IR and UNRWA.
9. Allow residents to participate in the development process by putting solutions, building, cleaning and formulating committees.

- **On the Long term:**

10. There should be housing strategies and plans for the increasing of populations and for the emergencies cases as wars or forced immigrations.
11. Authority should support the private initiatives of families and does not abandon its responsibilities during the development process.
12. There should be plan for specific projects to be implemented with time frame for all slums areas in Gaza Strip.
13. The improvement process should exceed the structural upgrading to urban ones reaches all the components of the community (environment, socio-economics, infrastructure, urban planning, ..etc)

14. Re enforce building codes and land laws to prevent the expansions of the slums residents.

6.2.2 The Regional level (governments and central committee of cities)

On the short and immediate term:

15. Resettlement slums residents in renting to start the upgrading process.
16. Provide the main services for residents as the safe water.
17. Apply GIS mechanism to identify potential low-income housing sites.
18. Prevent rural drift to cities, governments should provide rural areas with development projects and encourage agriculture sector there. On the other hand, governments should not concentrate the vital projects inside cities and towns which attract people from faraway agricultural areas.
19. Survey all the slums areas residential and non-residential and document any change in building or encroachment.
20. Identification of development model proposed for each slum.
21. Build good relations between authorities and slums residents.

• On the Long term:

22. Developing institutional capacities to meet the housing needs of urban poor. Provide facilities for private sector companies to invest and participate in the provision of housing for slum dwellers.
23. Building codes and requirements should be realistic and enforceable for the needs of local community. This means, that they may have to be flexible enough to allow poor people to build with low-cost materials and on small plots of land within the basic standards.
24. Study results on institutional efforts to control slum problem and special the governmental indicated that government deals with slums after their formulation and as existing problem. The study therefore recommends the government to change the approach by implementing protective measures prohibiting slums formulation. Even the name of relevant department in MoPWH is called slums department, it should be named controlling slums as reflecting the department agendas.

6.2.3 The local Level

• On the short and immediate term:

25. Private and NGO sectors could build local capacity to assess and address the needs of slum dwellers through slum upgrading. This means, that private companies for housing should bear the responsibilities of their communities and invest housing projects for low income people. The area will recover as well which give opportunities for further investments.
26. Municipalities should not prevent the basic services as safe water and electricity from the slums dwellers. The preventing may force people to connect for these services by informal ways and as a result, they will not pay for these services. In

addition, the pressure will increase for the services at the surrounding settlements.

27. The municipalities , should also serve the area with the paved streets for emergencies cases and to improve the area and the surrounding communities.
28. There should be a safe way to remove garbage during the development process.
29. There should be awareness campaigns for all Gaza Strip areas show the risk of encroachments and unplanned buildings.
30. Community leaders should prevent new residents from erecting new structures without authorization.
31. The residents should formulate a committee for each area to discuss the upgrading process with the authorities

- **On the Long term:**

32. Encouraging the residents to share in cooperative housing projects.
33. Conducting awareness campaigns for residents to present the risks and problems of slums formulations and their legal implications and environmental effects.
34. Encourage the private sectors to provide attracting facilities for people by long term payments , small regular amounts without benefits.
35. Establishing local associations to help in finding practical and fundraising procedures to upgrade the targets areas.
36. Encouraging the role of specialized academic and research centers to support strategies which occur the sustainability of development programmes.

6.3 Suggestions for further studies

There are many studies about slums as a global problem, but at the local level in Gaza Strip, there are very limited studies, the researcher suggest the following studies which help in getting more information and procedures for slums area :

- Analyzing of Ministry of Public Works and Housing projects to improve slums areas.
- Study all slums areas in Gaza Strip , their characters and records problems.
- Private sectors and its role in upgrading slums areas.
- Participation as a practical solution for slums problems
- The risk of forced eviction from slums

References

English References

- Akhtar ,Chauhan "Learning from slums' 1996, published in “ minimal space – minimal housing book, the Technische Universitaet, Berlin.
- Andarita, rolalisasi, "Community Participation in Slum Upgrading Programme", 2010 available at [http://rolalisasi.blogspot.com/2010/03/community-participati on-in-slum.html](http://rolalisasi.blogspot.com/2010/03/community-participati-on-in-slum.html))
- Andres, Camilo, "Learning from Slum Upgrading and Participation", 2008,Colombia
- Burra Sundar, "Towards a pro-poor framework for slum upgrading in Mumbai", India Cambodia, 2005 [Online].
- Development time. UNDP Issue No. 1, July 2007 , Poverty in the occupied Palestinian territory, report available at <http://www.undp.ps/en/newsroom/publications/pdf/other/dtpov.pdf>
- Gloria, Dakpallah and Tisong Abeterkuu, "Slum improvement in Ghana", master thesis, June 2011, Kwame Nkrumah University of Science and Technology, Kumasi
- Goadby, Frederic and Doukhand, Moses, "The Land Law of Palestine" ,1935.
- GTZ, "Cairo's informal areas between urban challenges and hidden potentials", 2009. German Agency for Technical Cooperation or GTZ.
- Gtz, website www.gtz.de/ "Slum Upgrading- Improving Living Conditions in Informal Settlements". Available at: <http://www.gtz.de/de/dokumente/en-flyer-slumupgrading.pdf> [Accessed 03 Mar.2011].
- Habitat International, Volume 35, Issue 1, January 2011.
- Improvement and clearance Act, <http://vlex.in/vid/slum-areas-improvement-and-clearance-29629967#ixzz1ELofDzLo>.Institute for Housing and Urban Research UPPSLA Univ.,2006
- Khalifa, Marwa A., "Redefining slums in Egypt: Unplanned versus unsafe areas" 2010, Habitat International magazine, Vol 35 (2): pg 40-49.
- Magalhes, F and Eduardo, Rojas, "Facing the challenges of Informal Settlements in Urban Centers", Brazil, 2007.
- Maps found at :<http://www.mapsofindia.com> [Accessed 15 Mar. 2011].
- Maps of Mumbai , www.mappery.com [Accessed 16 Mar. 2011].

- Mumbai pages ,<http://theory.tifr.res.in/bombay/history/slums.html> [Accessed 14Mar.2011].
- Need to Improve the Lives of Slum Dwellers, as Developing World Faces Dramatic Population Surge in Urban Centers, TASK FORCE: Slum Dwellers, (www.unmillenniumproject.org [accessed on 26/12/2011])
- Oxford References website Accessed 27/02/2011.
- Pacione, M. (2005). "Urban Geography. A global perspective". Routledge: New York
- Palestinian Central Bureau of Statistics, 2011. "Statistical Yearbook of Palestine 2011", No. 12. Ramallah – Palestine.
- Payne, Geoffrey , "Upgrading slums and preventing new ones: lessons from Cambodia, 2005, Publisher: id21 Development Research.
- Population of Mumbai, <http://www.indiaonlinepages.com>[Accessed 13Mar. 2011].
- S. Chandrasekhar "Growth of Slums, Availability of Infrastructure and Demographic Outcomes in Slums: Evidence from India" , 2005 Paper be presented during the session on Urbanization in Developing Countries at the Population Association of America, Annual Meeting, Philadelphia, USA.
- Tania Berger , "Slum Areas and Insecure Tenure in Urban Sub-Saharan Africa ",A Conceptual Review of African Best Practices, 2006, Master Thesis in Urban Studies, Institute of Urban and Housing research, UPPSALA Universitet.
- Tehelka, "A ground zero update from Mumai's slums", [tehelka foundation.org](http://tehelka.foundation.org) [Accessed 17 Mar.2011]
- The Cities Alliance report "Slums Upgrading Up Close; Experience of six cities" The Cities Alliance,2008.
- The world Bank, Washington "Slum Upgrading and Participation *Lessons from Latin America*", 2003. Available at: <http://www.schwimmer.ca/francesca/slum%20upgrading.pdf> accessed [31/12/2011]
- Trewby, James Policies on Slums" Resettlement or Upgrade?", a study available at <http://boscovolunteeraction.co.uk/Documents/Slums%20-%20resettlement%20or%20upgrade.pdf>. [Accessed January 2011]
- Tunde Agbola and Elijah M. Agunbiade, "Urbanization, slum development and security of tenure": The challenges of meeting Millennium development goal 7 in Metropolitan Lagos, Nigeria, 2007.

- UN,2000, "Millennium Development Goals" available at <http://www.un.org/millenniumgoals/>
- UNESCAP and UN-HABITAT, Upgrading Urban Communities website <http://web.mit.edu/urbanupgrading/2008>. Low-Income Housing: "Approaches to help the urban poor find adequate accommodation" [online]. Available at: <<http://www.housing-the-urban-poor.net>> [Accessed 02 Mar. 2011]
- UN-Habitat " In situ upgrading and prevention of slums', Report on http://cn.unhabitat.org/downloads/docs/5153_98891_Brochure_In_situ_upgrading_and_prevention_of_slums_CWSFINAL.pdf.
- UN-Habitat reports , available on www.unhabitat.org [Access 31-12-2011]
- United Nations Human Settlements Programme , "The challenge of slums" , Global report on human settlements 2003.
- United Nations Human Settlements Programme, "Planning sustainable cities", Global report on human settlements 2009.
- United Nation Human Settlements Programme, twenty first session of the Governing Council,16-20April,2007, Nairobi , Kenya.
- United Nations, 2007a , The Millennium Development Goals Report. UNITED NATIONS. 2007.
- University of Cambridge, "Alternative approaches to sustainable slum upgrading in Kenya", research published by University of Cambridge.
- United Nations Economies and Social commission for Asia and Pacific. <http://www.unescap.org>
- Vinit, "Squatters as developers: slum redevelopment in Mumbai", Mukhiji, Ashgate Publishing Company, USA. 2003
- World " largest cities and towns and statistics of their population (2010)". World gazetteer [Accessed 11/03/2011].
- Slums definitions, The Oxford Reference available at <http://libraries.iugaza.edu.ps:2061/views/ENTRY.html?entry=t119.e1415&srn=1&ssid=169117072#FIRSTHIT>
- Human Rights and Slum-Upgrading, "General Introduction and Compilation of Case Studies", Centre on Housing Rights and Evictions, Switzerland,2005.
- Wateraid, "The state of slums in India", http://www.wateraid.org/india/what_we_do/7518.asp [Accessed 10 Mar. 2011].

Khattab, Saied Ali, Upgrade the undeveloped urban areas, residential slums, 1993 خطاب ، سعيد علي ، "المناطق المتخلفة عمرانيا و تطويرها ، الاسكان العشوائي" ، دار الكتب العلمية للنشر و التوزيع ، مصر 1993-

Radwan, Ibrahiem : Encroachments on State Land , paper at the International 2011 – Forum for Gaza Reconstruction, 2011 ابراهيم ، "التعدييات على الأراضى الحكومية ، مشاكل و حلول" ، سلطة الأراضى الملتقى الدولي لاعمار غزة ،

Land Authority , State property reports , Gaza سلطة الأراضى ، تقارير دائرة أملاك الحكومة فى سلطة الأراضى ، غزة

Aid , Muhammed. Learned lessons from slums . 2008 مصر الانسان ، محمد عبد الغنى ، المجلس الأعلى للثقافة ، مصر

Suliman, Mohammed, Positive perspectives of slums نمو "الجوانب الايجابية فى نمو سليمان ، محمد ، "الجوانب الايجابية فى نمو Suliman, Mohammed, Positive perspectives of slums نمو" ، الجوانب الايجابية فى نمو available at :<http://www.bu.edu.eg> -المناطق العشوائية"

Salha , Raed, Residential use for land in Gaza Strip, PhD research, 2003 راند صالحه ، "الاستخدام السكنى للأرض فى قطاع غزة" ، رسالة دكتوراه ، 2003 ، جامعة الدول العربية ، القاهرة

Eid, Mohammed and Izzat, AbdelMoniem, "Lessons learned from residential slums " عيد، محمد و عبد المنعم، عزت "الدروس المستفادة من الإسكان العشوائى فى إطار تيسير Riyadh , KSA الإسكان"، ندوة الإسكان (2) "المسكن الميسر"، الهيئة العليا لتطوير مدينة الرياض - الرياض - المملكة العربية السعودية.

The report of developing the slums area in Makka, May 2008 المناطق تطوير مشروع لائحة 2008 المكرمه ، مايو 2008 مكة العشوائية بمنطقة

Nazmi, Nimat Mohammed, " Urban upgrading for slums areas" En Shams University, 1990, Cairo 1990 نظمي ، نعمات محمد "الارتقاء العمرانى بالمناطق العشوائية" جامعة عين شمس ، مصر 1990

Municipality of Public Works and Housing "Reconstruction of Gaza Magazine", مجلة اعمار غزة ، وزارة الأشغال العامة و الاسكان 2011 MOPWH,

Makawy , Mohammed research paper :The comprehensive urban development of Egypt in the 21st century محمد . ورقة بحثية بعنوان "التنمية الشاملة للعمران بمصر فى القرن الحادى والعشرين"

Photos from

http://www.pcbs.gov.ps/Portals/_pcbs/PressRelease/worldpopday_e.pdf Accessed 9/12/2011

www.rafhnews.ps/ar/index.php?action=showdetail&seid=115

http://www.capmas.gov.eg/pages_ar.aspx?pageid=887 Accessed 29/03/2011

<http://www.al-shorfa.com> (**photos of slums, Cairo**) and <http://amazingdata.com> صور -

Cairo Maps and Orientation website available from http://www.cairo.world-guides.com/cairo_maps.html Accessed 27/03/2011

Cairo slums photos from://gallery.egyroom.com/cairo/cairo135.html Accessed Mar.2011

Interviews

Abu Warda, Nosiala. Ministry of Public Work and Housing, May 2011
Al Kahlout, Mohammed Islamic University of Gaza, April 2011
Alwihedy Ghasan, Ministry of Local Government (MOLG). December 2011
Dirdasawi, Jamal. Electricity company. Gaza. November 2011
Firwanah, Mahmud, Ministry of Public Work and Housing, March 2011
Land Authority, staff of State Property department
Mughani, Nihad. Municipality of Gaza. December 2011
Sarhan, Naji, of Public Work and Housing, Gaza , February 2011
Shameiah, Abu Bilal. The response of the selected field area. April 2011.
Thiele, Bret. The Global Initiative, economic social and cultural figures. December 2011

تم بحمد الله

Appendixes

Appendix 1

The thesis questionnaire in English



Islamic University Gaza

Questionnaire About

Slums Development in Gaza Strip; Problems Challenges and comprehensive solutions

This questionnaire is a tool of collecting data in order to identify slums' problems , the challenges which affect the development strategies and helps in finding comprehensive solutions for slums problems, to be submitted in a partial fulfillment of the requirement for Master degree in Architecture.

Your participation in answering the questionnaire is highly appreciated to achieve the objective of this research.

Thank You for your cooperation

Researcher

Heba Mourtaga

Residents Data							
1-Family Members							
2-Family monthly income							
3-Education inside family	Univ	Sec	Left school	Illiterate	Other		
Father							
Mother							
1 st son/daughter							
2 nd son/daughter							
3 rd son/daughter							
4 th son/daughter							
More _____							
More _____							
4-Patient or disabled in the family	Yes.....			No			
5-Employment	Trader	worker	farmer	Jobless	Other		
Father							
Mother							
1 st son/daughter							
2 nd son/daughter							
3 rd son/daughter							
4 th son/daughter							
More _____							
More _____							
Housing data							
1- Type of housing	villa	building	flat	room	tent	asbestos	Other
2-previous housing	Address						
3-reason of moving							
4- type of ownership of land now	Own		rent	free			
5-number of rooms inside this house-----	Function of rooms..... , , ,						
6-facilities inside house	Car	Oven	Refr	wash	T.V	Pc	
	Internet	Phone	cart	video	Satellite		
7-other facilities	No		Yes				
8-House condition	Good		Bad		Ramshackle		
9-total area of house m ²	Building area in m ²			Outdoor space in m ²			
10-ownership of land for	Building only			Building with space			
11-how you get the land	Buy cost		Rent cost		Other		
12-year of movement							

13-receive aid from	UNRWA	Social affairs	Other
14-own another house or land	Yes	No	
Problems			
1-electricity subscription	Yes	No	Pay bill Don't pay
2-water subscription	Yes	No	Pay bill Don't pay
3-safe way for sewage	Yes..... where.....		No
4-Is the house healthy?	Natural ventilation		Sun....
5-way to remove rubbish	street	Municipality worker	Private worker other
6-servacies at the area	School		Kindergarten
	Park/garden		Health center or clinic
	Mini market		Playground
	Pharmacy		Other
7- privacy inside home	Yes	No	
8-animals inside house	Yes type	No	
	Place		
9-insects	Type..... time of appearance.....		No
Other surrounding problems			
Suggestions for development			
1-Do you preface to stay her without any changes?	Yes	No	
2-Do you wish to rebuild your house?	Yes	No	
3-Do you wish to develop the area and improve your house?	Yes	No	
4-Do you agree to move to another housing project in different area?	Yes	No	
5-Do you agree to solve the land problem by paying rent or buying by Installment?	Yes	No	
6-How much could you pay for rent by month?			
7- Do you agree to participate in any developing process?			
8-Who is the representative of the inhabitants			
9-What are the needy services which isn't available at the area?			
10-Other suggestions to improve			
11-other notes			

Thank you

Questionnaire in Arabic



الجامعة الإسلامية - غزة

هذا الاستبيان يستخدم لأغراض علمية فقط، و هو أحد أدوات بحث علمي حول تنمية و تطوير المناطق العشوائية في قطاع غزة و دراسة مشاكلها و أسبابها و اقتراح حلول لها. و يعتبر تحليل هذا الاستبيان جزء أساسي في البحث للحصول على درجة الماجستير في الهندسة المعمارية ، و نرجو من الجميع التعاون و الصدق في تعبئته لأنه يساهم في تعزيز البحث العلمي و في إيجاد بدائل مناسبة لجميع الأطراف في حل مشاكل مناطق السكن العشوائي.

أولا بيانات عن السكان					
1- التكوين الأسري داخل المنزل (عدد الأفراد ____)					
2- متوسط دخل الأسرة شهريا / شيكل					
3- مستوى التعليم لأفراد الأسرة					
جامعة	ثانوية	ترك المدرسة	أمي	غير ذلك	
					رب الأسرة
					الزوجة
					الابن/البنت الأول/ى
					الابن/البنت الثاني/ية
					الابن/البنت الثالث/ة
					الابن/البنت الرابع/ة
					الابن/البنت الخامس/ة
					أكثر من ذلك
لا			نعم / حدد		
4- هل يوجد مرضى / معاقين داخل الأسرة					
تاجر	عامل	مزارع	بدون	غير ذلك	
					5- عمل أفراد الأسرة
					رب الأسرة
					الزوجة
					الابن/البنت الأول/ى
					الابن/البنت الثاني/ية
					الابن/البنت الثالث/ة
					الابن/البنت الرابع/ة

الابن/البنت الخامس/ة						
أكثر من ذلك						
ثانياً بيانات عن السكن						
ف	دار	شقة	غرفة	خيمة	زيد	2- نوع السكن الذي تقيم فيه الأسرة
ي					نكو	
لا						
سبب الانتقال			3- السكن السابق			
ملك	مستأجر	دون مقابل	4- عنوان السكن السابق			
ما هي استخدامات تلك الغرف _____ ، _____ ، _____			5- كم عدد الغرف في المسكن الحالي			
سيارة	غاز	ثلاجة	غسالة	تلفزيون	كمبيوتر	6- هل تتوفر الوسائل التالية لدى الأسرة
انترنت	هاتف	عربة	فيديو	ستالايت		
نعم			لا			7- هل هناك وسيلة أخرى غير ما تم ذكره
أيل للسقوط		سيء		جيد		8- حالة السكن
مساحة البناء ___ م2			أرض تابعة للمنزل ___ م2			9- مساحة السكن الكلية ___ م2
بناء فقط			بناء و فناء			10- طبيعة الحيازة
شراء	مبلغ	تأجير	مبلغ	غير ذلك		10- كيفية الحيازة
11- سنة الحيازة (سنة السكن في المكان)						
وكالة	شئون	غير ذلك				12- هل تتلقى الأسرة معونات
نعم			لا			13- هل يملك أحد أفراد الأسرة عقار أو أرض
ثالثاً المشاكل الموجودة						
لا	نعم	يدفع فاتورة	لا يدفع			1- هل يوجد كهرباء في المنزل
لا	نعم	يدفع فاتورة	لا يدفع			2- هل يوجد عداد مياه من البلدية
نعم			لا			3- هل يوجد وسيلة أمنة للصرف الصحي
تهوية			تشميس			4- هل المنزل صحي
مكب	عمال البلدية	عامل بمقابل				5- كيف يتم التخلص من المهملات
حضانة			مدرسة			6- هل توجد الخدمات التالية في الحي
حديقة عامة			مركز صحي			
بقال			ملعب			
صيدلية			غير ذلك			
7- هل تتوفر الخصوصية في المنزل ؟ (بمعنى هل يصل إلى مسمك الحديث الذي يدور في المنزل القريب؟)						
نعم / حدد النوع			لا			8- هل تقوم الأسرة بتربية أي نوع من أنواع الحيوانات ؟
مكان مبيت تلك الحيوانات			لا			9- هل تعاني الأسرة من حشرات أو قوارض بالمنطقة؟
نعم/ حدد			لا			

	وقت الانتشار	
		10- هل تعاني الأسرة من مشاكل أخرى
رابعا اقتراحات لتنمية المنطقة		
لا	نعم	1-هل ترغب في البقاء في هذه المنطقة دون تغيير
لا	نعم	2-هل ترغب في إعادة بناء المسكن من جديد
لا	نعم	3- هل ترغب في تطوير المنطقة و تحسين المسكن
لا	نعم	4-هل توافق على الانتقال لمشاريع وزارة الإسكان في مناطق أخرى
لا	نعم	5-هل توافق على تسوية بدفع إيجار أو شراء الأرض بالتقسيم
		6- كم يبلغ متوسط الإيجار الذي يمكن دفعه لمسكن جديد
		7- هل ترغب في المشاركة في تطوير المنطقة عند وجود مشاريع تطويرية
		8-برأيك من هو الشخص المهم و المسئول في المنطقة
		9-ما هي الخدمات التي تراها ضرورية و غير متوفرة بالمنطقة؟
		10-اقتراحات أخرى لتنمية و حل مشكلة العشوائيات
		11-ملاحظات أخرى

شاكرين لكم تعاونكم من أجل البحث العلمي

Appendix 3

The variety of equivalent words (slums) in other languages,source:UN-HABITAT,2003).

- French: bidonvilles, taudis, habitat précaire, habitat spontané, quartiers irréguliers;
- Spanish: asentamientos irregulares, barrio marginal, barraca (Barcelona), conventillos (Quito), colonias populares (Mexico), tugurios and solares (Lima),
- bohíos or cuarterias (Cuba), villa miseria;
- German: Elendsviertel;
- Arabic: mudun safi, lahbach, brarek, medina achouaia, foundouks and karyan (Rabat-Sale), carton, safeih, ishash, galoos and shammasa (Khartoum), tanake
- (Beirut), aashwa`i and baladi (Cairo);
- Russian: trushchobi;
- Portuguese: bairros da lata (Portugal), quartos do slum, favela, morro, cortiço, comunidade, loteamento (Brazil);
- Turkish: gecekondü;
- American English: 'hood' (Los Angeles), ghetto;
- South Asia: chawls/chalis (Ahmedabad, Mumbai), ahatas (Kanpur), katras (Delhi), bustee (Kolkata), zopadpattis (Maharashtra), cheris (Chennai), katchi
- abadis (Karachi), watta, pelpath, udukku or pelli gewal (Colombo);
- Africa: umjondolo (Zulu, Durban), mabanda
- (Kiswahili, Tanzania).

Appendix 4

Characteristics of slums, source :UN-HABITAT,2003

1- Lack of basic services

Lack of basic services is one of the most frequently mentioned characteristics of slum definitions worldwide. Lack of access to sanitation facilities and safe water sources is the most important feature, sometimes supplemented by absence of waste collection systems, electricity supply, surfaced roads and footpaths, street lighting and rainwater drainage.

2-Substandard housing or illegal and inadequate building structures

Many cities have building standards that set minimum requirements for residential buildings. Slum areas are associated with a high number of substandard housing structures, often built with non-permanent materials unsuitable for housing given local conditions of climate and

location. Factors contributing to a structure being considered substandard are, for example, earthen floors, mud-and-wattle walls or straw roofs. Various space and dwelling placement bylaws may also be extensively violated.

3- Overcrowding and high density

Overcrowding is associated with a low space per person, high occupancy rates, cohabitation by different families and a high number of single-room units. Many slum dwelling units are overcrowded, with five and more persons sharing a one-room unit used for cooking, sleeping and living. Bangkok requires at least 15 dwelling units per rai (1600 square metres).

4- Unhealthy living conditions and hazardous locations

Unhealthy living conditions are the result of a lack of basic services, with visible, open sewers, lack of pathways, uncontrolled dumping of waste, polluted environments, etc. Houses may be built on hazardous locations or land unsuitable for settlement, such as floodplains, in proximity to industrial plants with toxic emissions or waste disposal sites, and on areas subject to landslip. The layout of the settlement may be hazardous because of a lack of access ways and high densities of dilapidated structures.

5- Insecure tenure; irregular or informal settlements

A number of definitions consider lack of security of tenure as a central characteristic of slums, and regard lack of any formal document entitling the occupant to occupy the land or structure as prima facie evidence of illegality and slum occupation. Informal or unplanned settlements are often regarded as synonymous with slums. Many definitions emphasize both informality of occupation and the noncompliance of settlements with land-use plans. The main

factors contributing to non-compliance are settlements built on land reserved for non-residential purposes, or which are invasions of non-urban land.

6- Poverty and social exclusion

Income or capability poverty is considered, with some exceptions, as a central characteristic of slum areas. It is not seen as an inherent characteristic of slums, but as a cause (and, to a large extent, a consequence) of slum conditions. Slum conditions are physical and statutory manifestations that create barriers to human and social development. Furthermore, slums are areas of social exclusion that are often perceived to have high levels of crime and other measures of social dislocation. In some

definitions, such areas are associated with certain vulnerable groups of population, such as recent immigrants, internally displaced persons or ethnic minorities.

7- Minimum settlement size

Many slum definitions also require some minimum settlement size for an area to be considered a slum, so that the slum constitutes a distinct precinct and is not a single dwelling. Examples are the municipal slum definition of Kolkata that requires a minimum of 700 square metres to be occupied by huts, or the Indian census definition, which requires at least 300 people or 60 households living in a settlement cluster.

Appendix 5

(The Do's and Don'ts of Slum Upgrading UN-Habitat Slum upgrading facility)

Do's	Don'ts
<p>Promote good urban governance systems</p> <p>Establish enabling institutional frameworks involving all partner</p> <p>Implement and monitor pro-poor city development strategies</p> <p>Encourage initiatives of slum dwellers and recognize the role of women</p> <p>Ensure secure tenure, consolidate occupancy rights and regularize informal settlements</p> <p>Involve tenants and owners in finding solutions</p> <p>prioritizing collective interests</p> <p>Adopt an incremental approach to upgrading</p> <p>Associate municipal finance, cross subsidies and beneficiary contributions to ensure financial viability</p> <p>Design and negotiate relocation plans only when absolutely necessary</p> <p>Combine slum upgrading with employment generation and local economic development</p> <p>Develop new urban areas by making land and trunk infrastructure</p> <p>Available</p>	<p>Assume that slums will disappear automatically with economic growth</p> <p>Underestimate the role of local authorities, landowners, community leaders and residents</p> <p>Separate upgrading from investment planning and urban management</p> <p>Ignore the specific needs and contributions of women and vulnerable groups</p> <p>Carry out unlawful forced evictions</p> <p>Discriminate against rental housing or promote a single tenure option</p> <p>Impose unrealistic standards and regulations</p> <p>Rely on governmental subsidies or on full-cost recovery from slum-dwellers</p> <p>Invest public resources in massive social housing schemes</p> <p>Consider slum upgrading solely as a social issue</p> <p>Provide unaffordable infrastructure and services</p>

Appendix 6

THE RIGHT TO ADEQUATE HOUSING, Human rights Fact sheet No.21 (UN-Habitat)

The right to adequate housing contains freedoms. These *freedoms* include:

- Protection against forced evictions and the arbitrary destruction and demolition of one's home;
- The right to be free from arbitrary interference with one's home, privacy and family; and
- The right to choose one's residence, to determine where to live and to freedom of movement.

• **The right to adequate housing contains entitlements.** These *entitlements* include:

- Security of tenure;
- Housing, land and property restitution;
- Equal and non-discriminatory access to adequate housing;
- Participation in housing-related decision-making at the national and community levels.

• **Adequate housing must provide more than four walls and a roof.** A number of conditions must be met before particular forms

of shelter can be considered to constitute "adequate housing."

These elements are just as fundamental as the basic supply and availability of housing.

For housing to be adequate, it must, *at a minimum*, meet the following criteria:

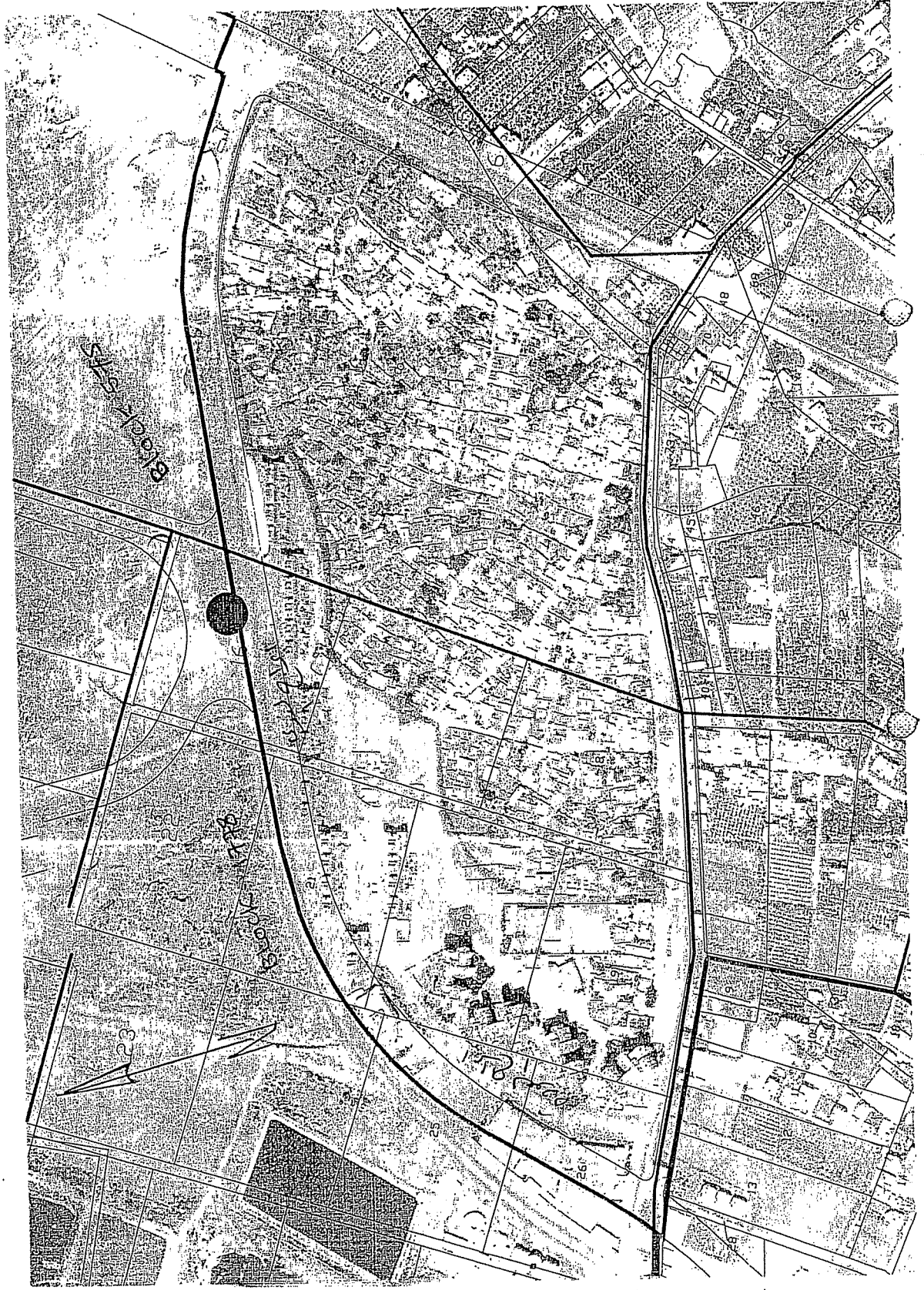
- Security of tenure: housing is not adequate if its occupants do not have a degree of tenure security which guarantees legal protection against forced evictions, harassment and other threats.
- Availability of services, materials, facilities and infrastructure: housing is not adequate if its occupants do not have safe drinking water, adequate sanitation, energy for cooking, heating, lighting, food storage or refuse disposal.
- Affordability: housing is not adequate if its cost threatens or compromises the occupants' enjoyment of other human rights.
- Habitability: housing is not adequate if it does not guarantee physical safety or provide adequate space, as well as protection against the cold, damp, heat, rain, wind, other threats to health and structural hazards.
- Accessibility: housing is not adequate if the specific needs of disadvantaged and marginalized groups are not taken into account.
- Location: housing is not adequate if it is cut off from employment opportunities, health-care services, schools, childcare centres and other social facilities, or if located in polluted or dangerous areas.
- Cultural adequacy: housing is not adequate if it does not respect and take into account the expression of cultural identity.

Appendix 7

Plans of the slums on state land at Gaza Strip
Source: Land Authority, Gaza

منطقة عزبة بيت حانوت - تقديرات سكنية " زينلو + اسبست + بطوني " بمساحة 200 حطغ تقريبا في القسيمة 8 من القطعة 575 ك كذاه بضم 17+18+19. مساحه 1778

1



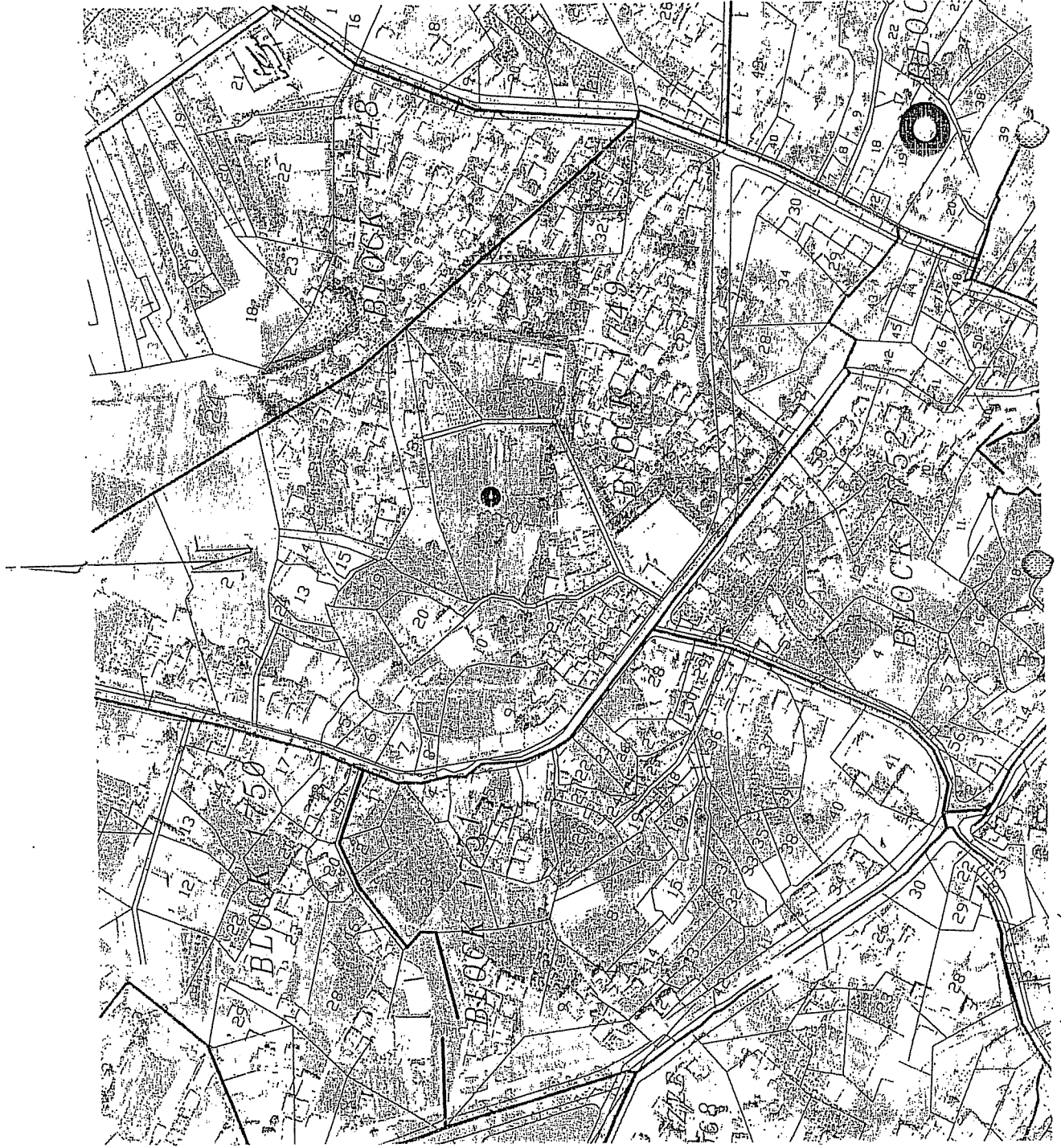
Scale 1/5000

Handwritten signature or mark.

(2)

منطقة خربة دواين بزازي
تعديلات مكنية منف زيلو
+ المساحة + طابون " مساحة
100 دسم تقريبا في القسيمة
24 من القطعة 1748
وكذلك القسائم 33 + 25
من القطعة 1749

7



Scale 1/5000

(3)

منطقة جنوب وعرب

المدرسة الامميكية بئلاها

تصية كنية سنف

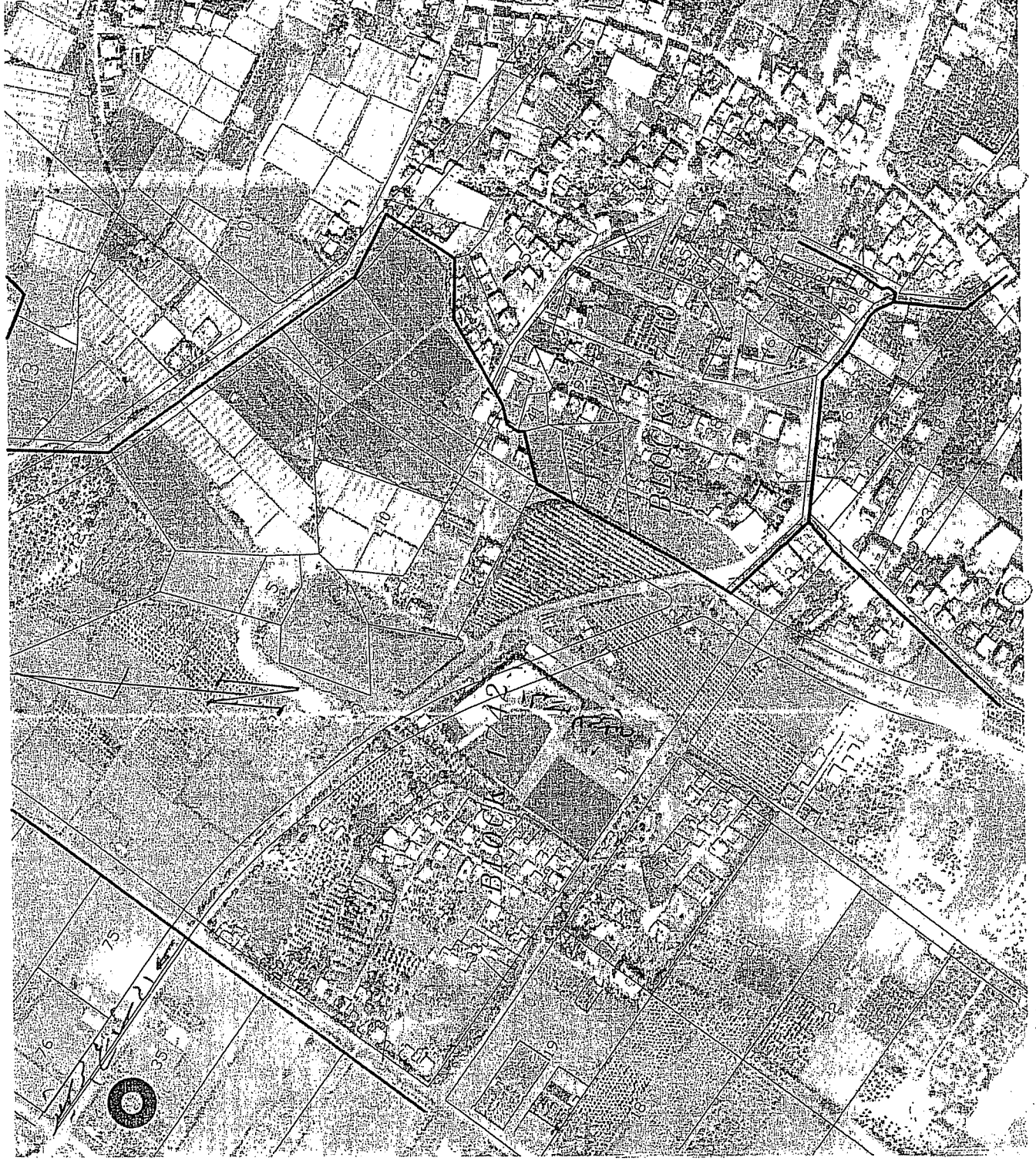
نظلو + اسنف + باطون

مبارة 40 دوغقرينا

من الصائم 20 + 31

سنة لقطه 1742

سنة

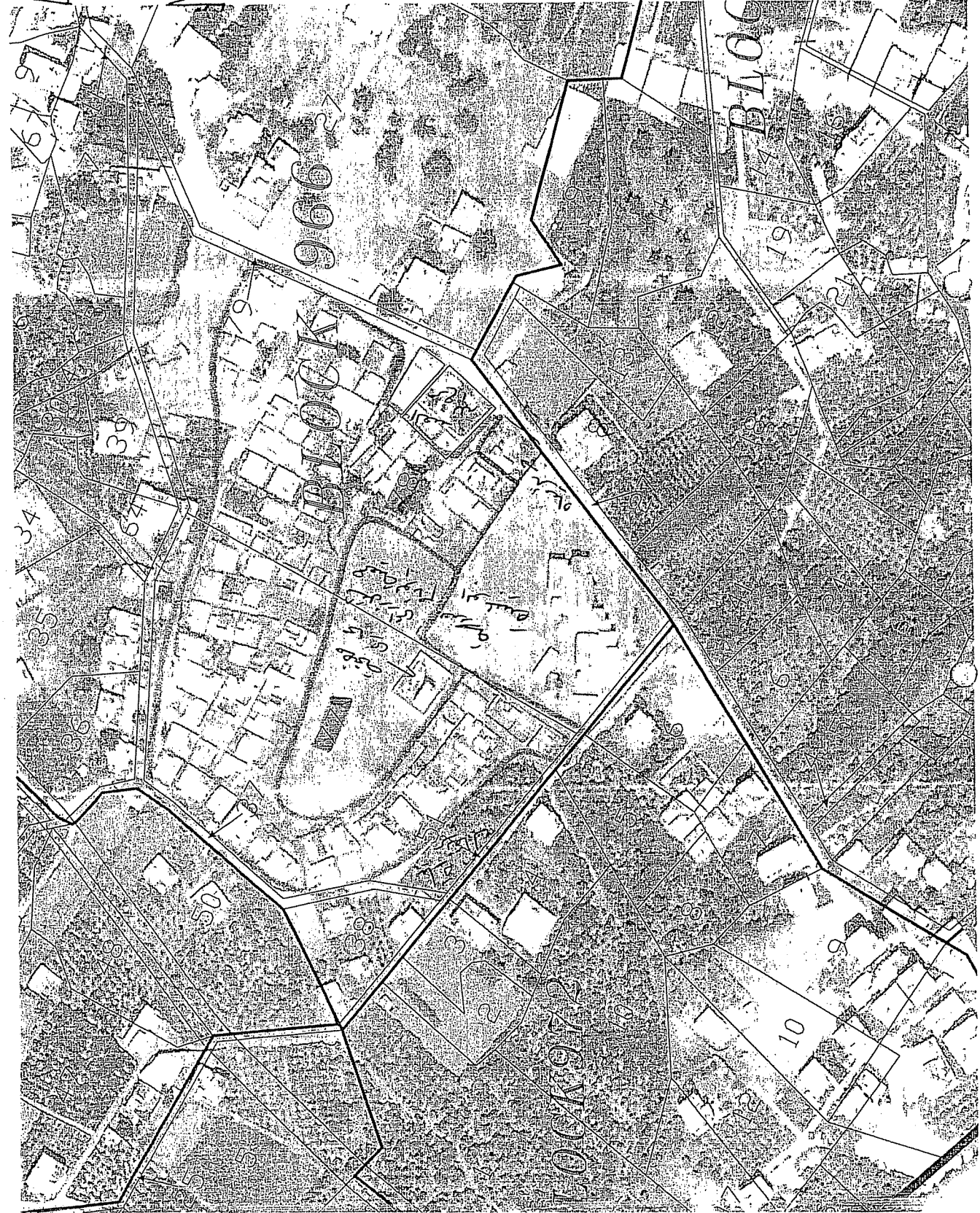


Scale 1/5000

(4)

بيت لاهيا
 منطقة بئر النخيلة
 "ابوعبدرة"
 تصديان كنيه ستم
 "زيتون + نخيل + بطون"
 مساحه 30 دونم تقريباً
 77 + 78
 966
 تظنه

Handwritten signature

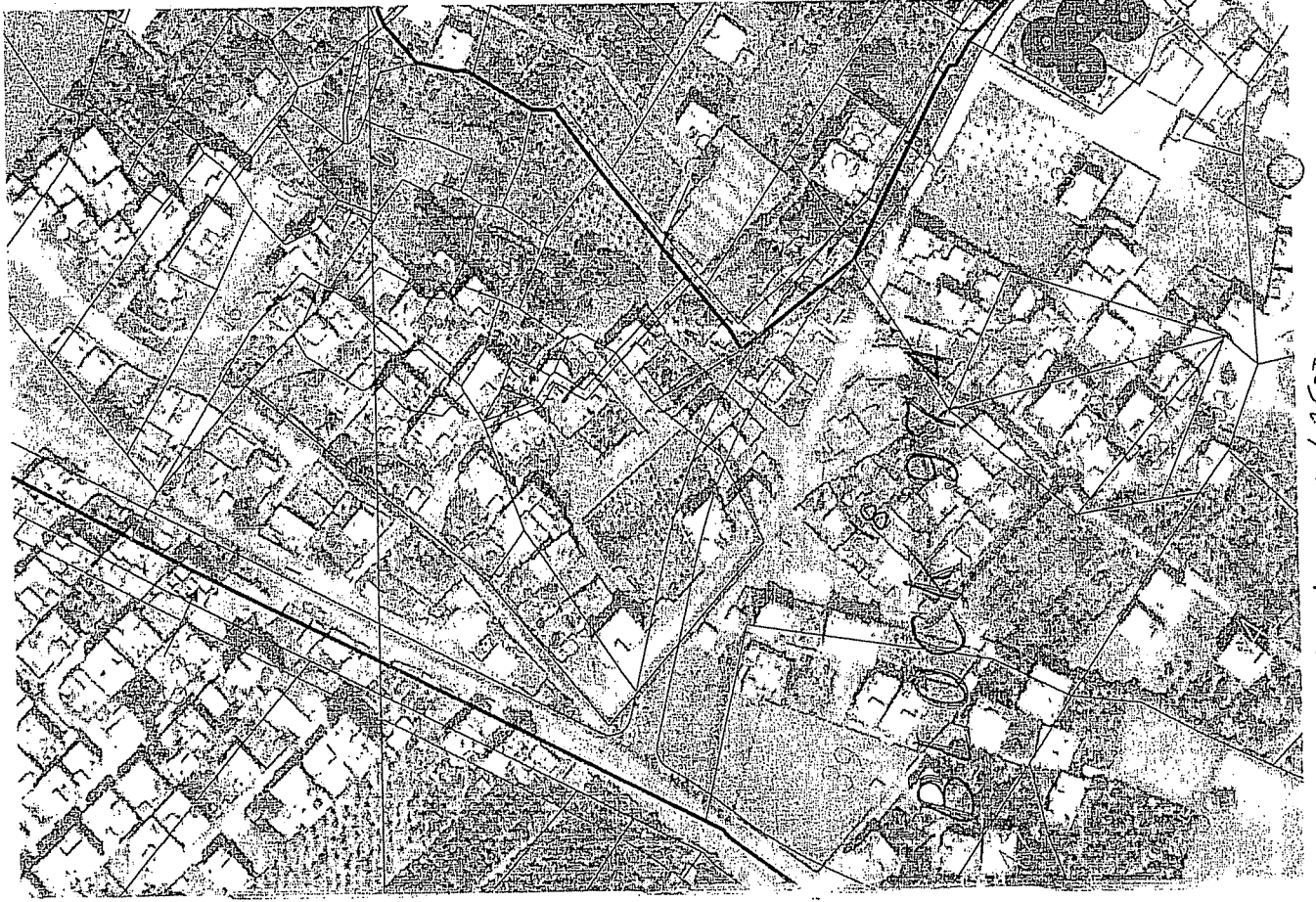


Scale 1/2,500

5

منطقة حي الإبراء "بيت لاهيا" تعديلات سكنية بمسقط
زيفكو + امبستة "مساحة" 15 دوفم تقريبا

في القسيمة 18 من القطعة 974



Scale 1/2500

Handwritten signature or mark at the top right of the page.

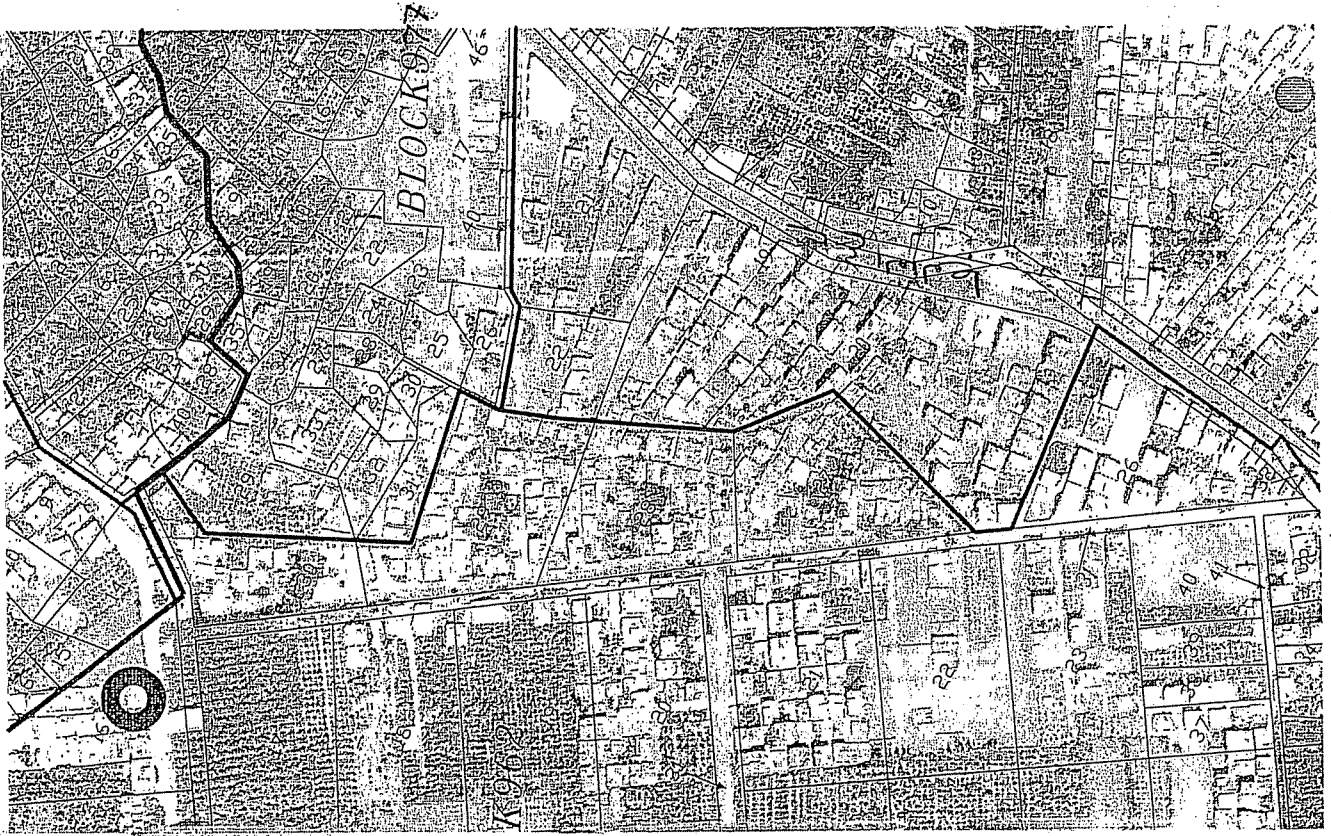
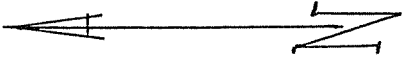
6

جاليا . منطمة بئر النخلة .

لتغييرات سكنية تحت " زنتلو + ابيت + باكون "

بمساحة 53 دونم تقريبا في القسام 27 + 28

+ 29 + 30 من قطعة 968

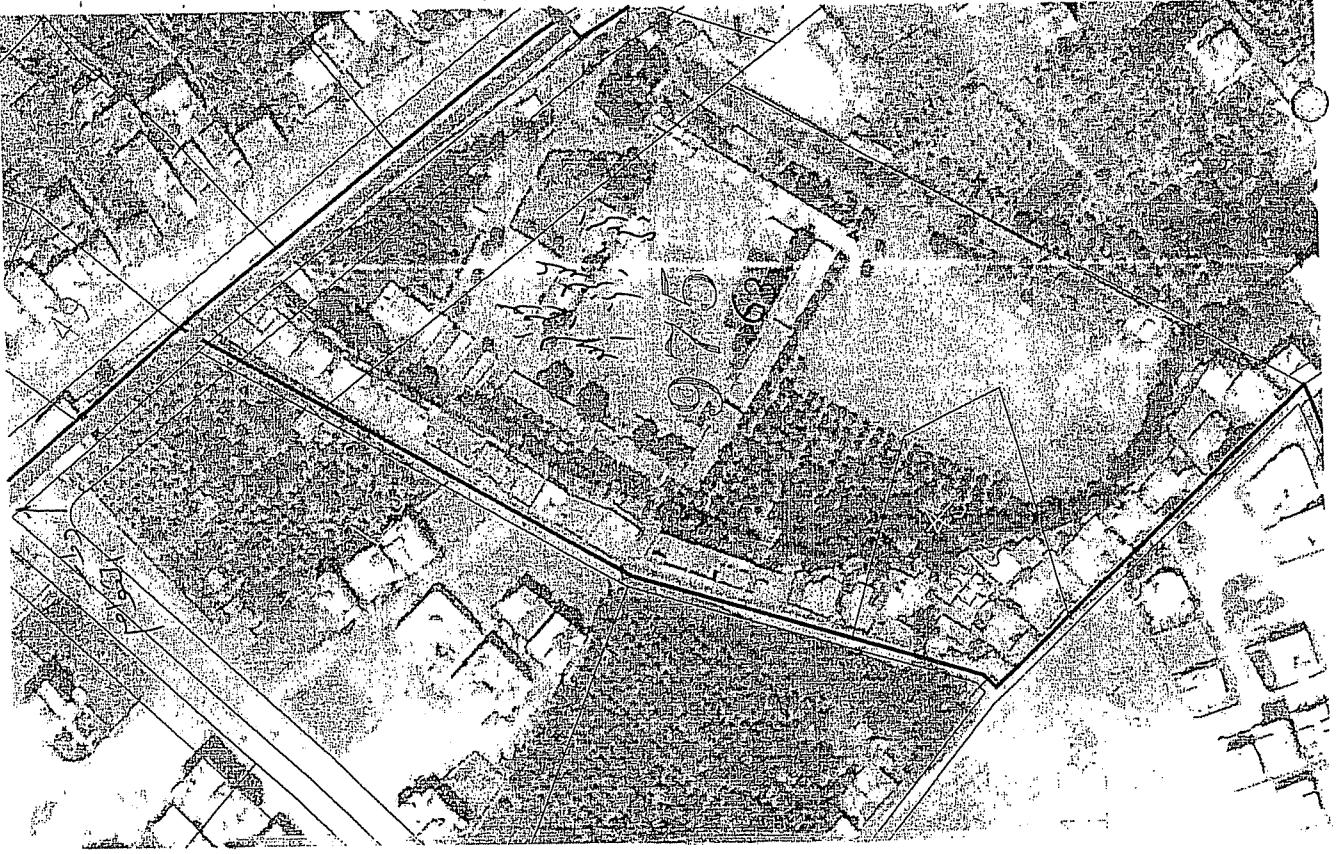


Handwritten signature or mark at the top right corner.

(٦) جباليا " منطقة التوام " بجوار موقع

الشهيد "عبد العزيز الرنتيسي"
 تقديتات سكنية "سقف زينو + أمبست + باطون

بمساحة 10 دغات تقريباً في جزر مساحية 63
 مساحية تقطعة 975



Scale 1/2500

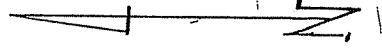
Handwritten signature or mark in the top right corner.

5) جاليا منطقة الخارطة "المسجلة"

تعدادات سكنية "سقف زينو + اسبست"

بمساحة 32 دونم تقريبا في المساحة

1467 + 1466 + 1458



Scale 1/5000

(5)

شمالياً "منطقة عزبة عبد ربه"

تصديات كنيّة "سقف يتلو كنيّة"

بمساحة 5 دصات تقريباً

فايزد من 20م + 61"

عدد القطع 916



Scale 1/2500

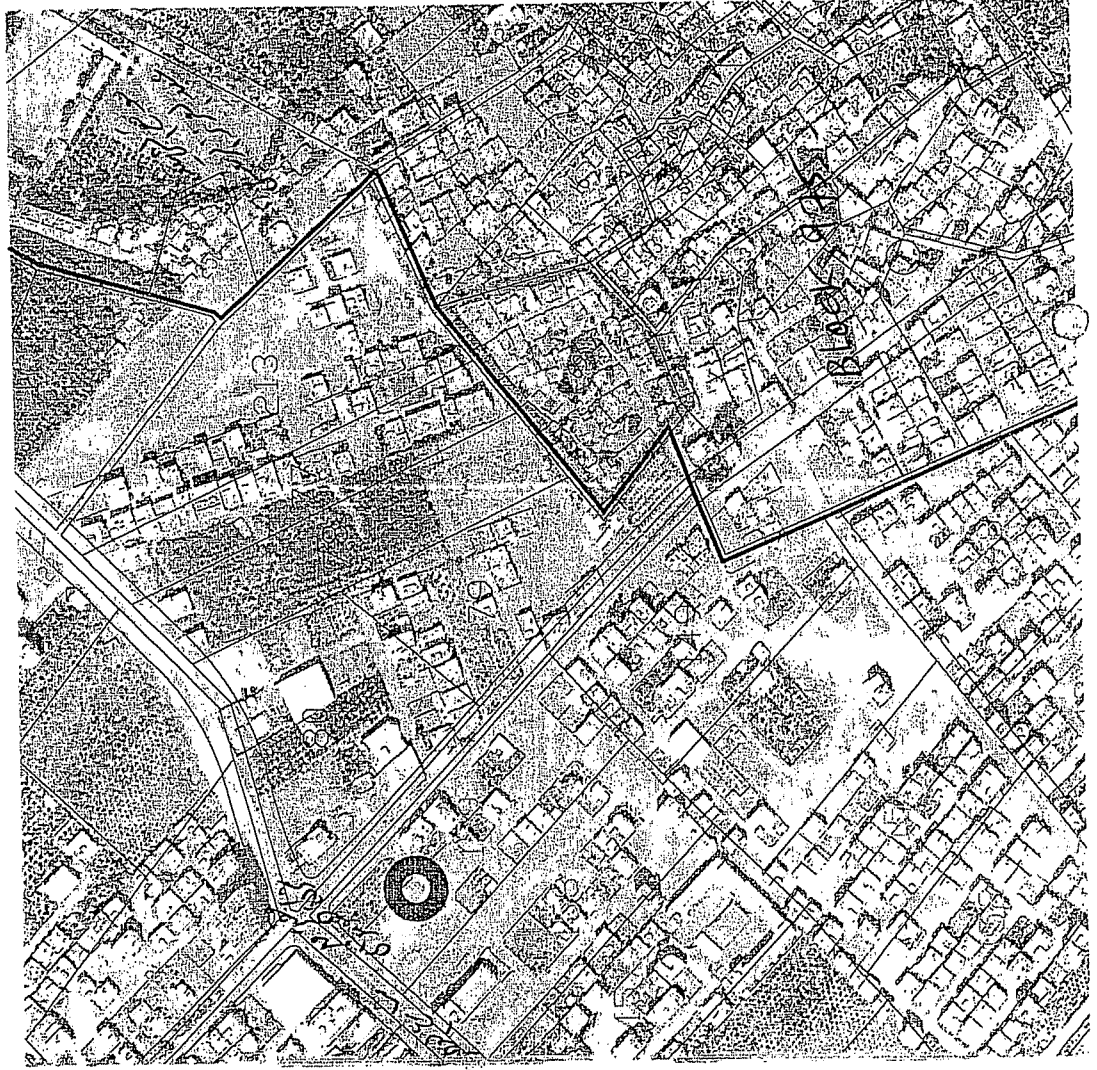
Handwritten signature or mark at the top right.

(10) / هبة / شركة هبة

عبد العزيز النجدي

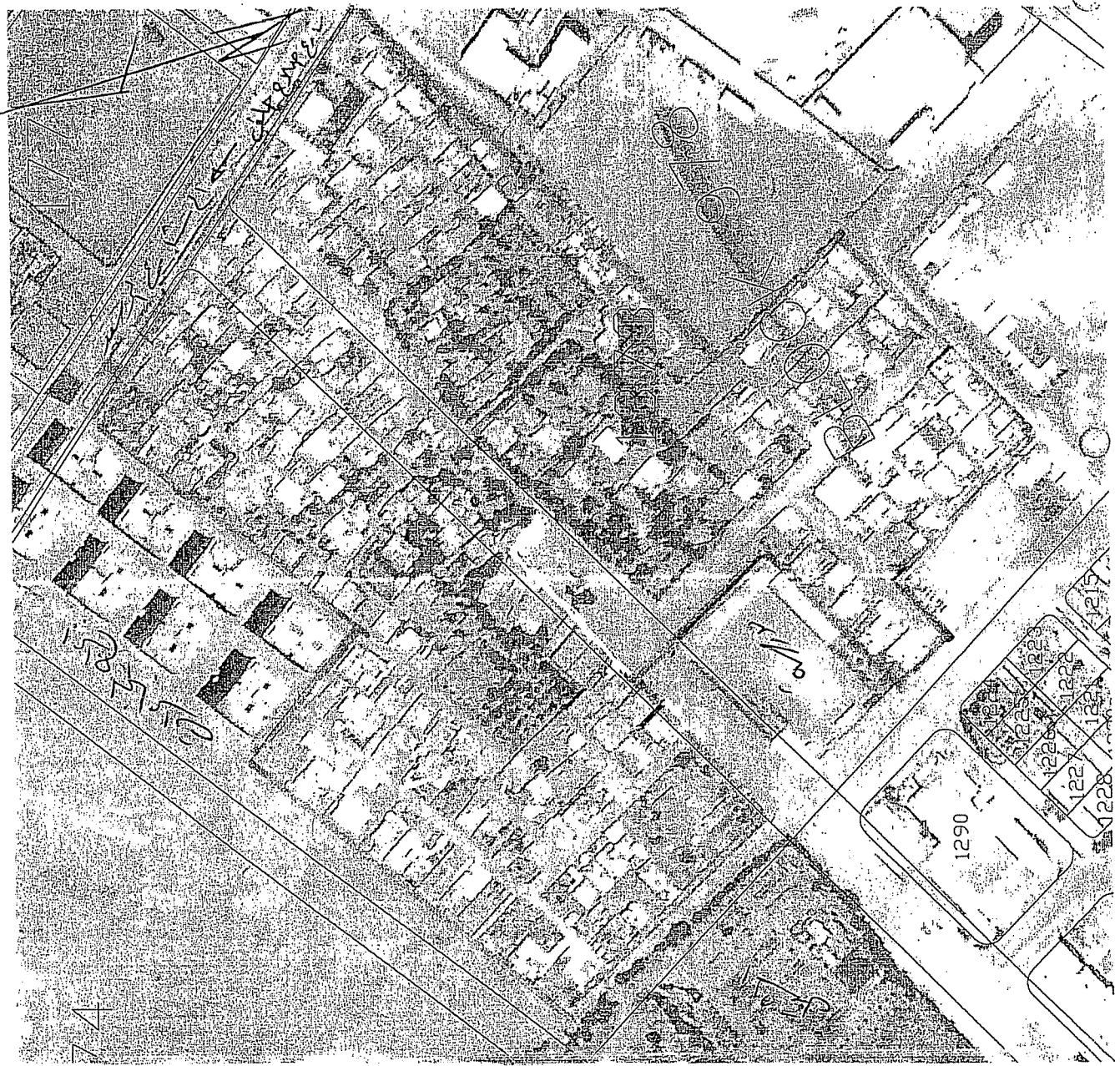
تغييرات كتيبة عمارة 21 دمشق قوتنا

في المدينة 69 مائة - 975



ans

(١١)
غزة بجوار أبراج المخاضات
شمال المشتل تعديلات سكنية
"سقف زينكو + أكبسة + باطون"
مساحة 85 صم تقريباً
قسمة جرد من 1373 طم 978



500 10 4/2500

12
 عنزة / الرمال الجوف
 تقديرات كنية "سقف"
 زيلولو + اسبت "سبا 4" 12,50 دولار
 تقريباً في القسم من "572"
 اى "583" من اعظمه 727



Scale 1/5000

Handwritten signature or mark at the top right corner.

(16)

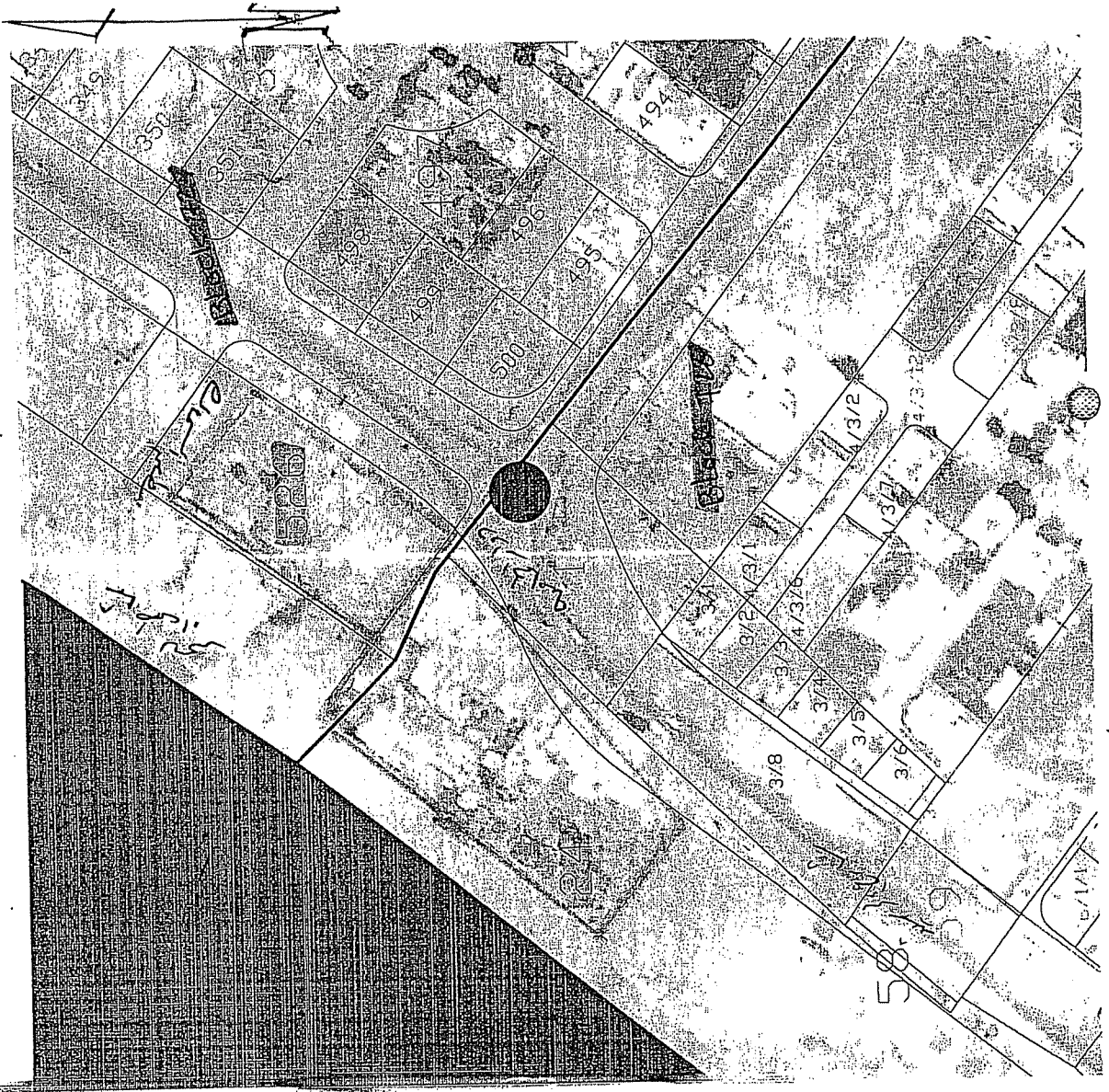
غزة / الرمال الجنوبي

منطقة الحامية - جنوب مطعم السالك

تعيين سكانية " سقف زيلو + اسبت + الحرف "

مباراة 5.50 دعم في الساحة 24

سه القطعة 728 والساحة 526 للقطعة 727



Scale 1/9000

ant

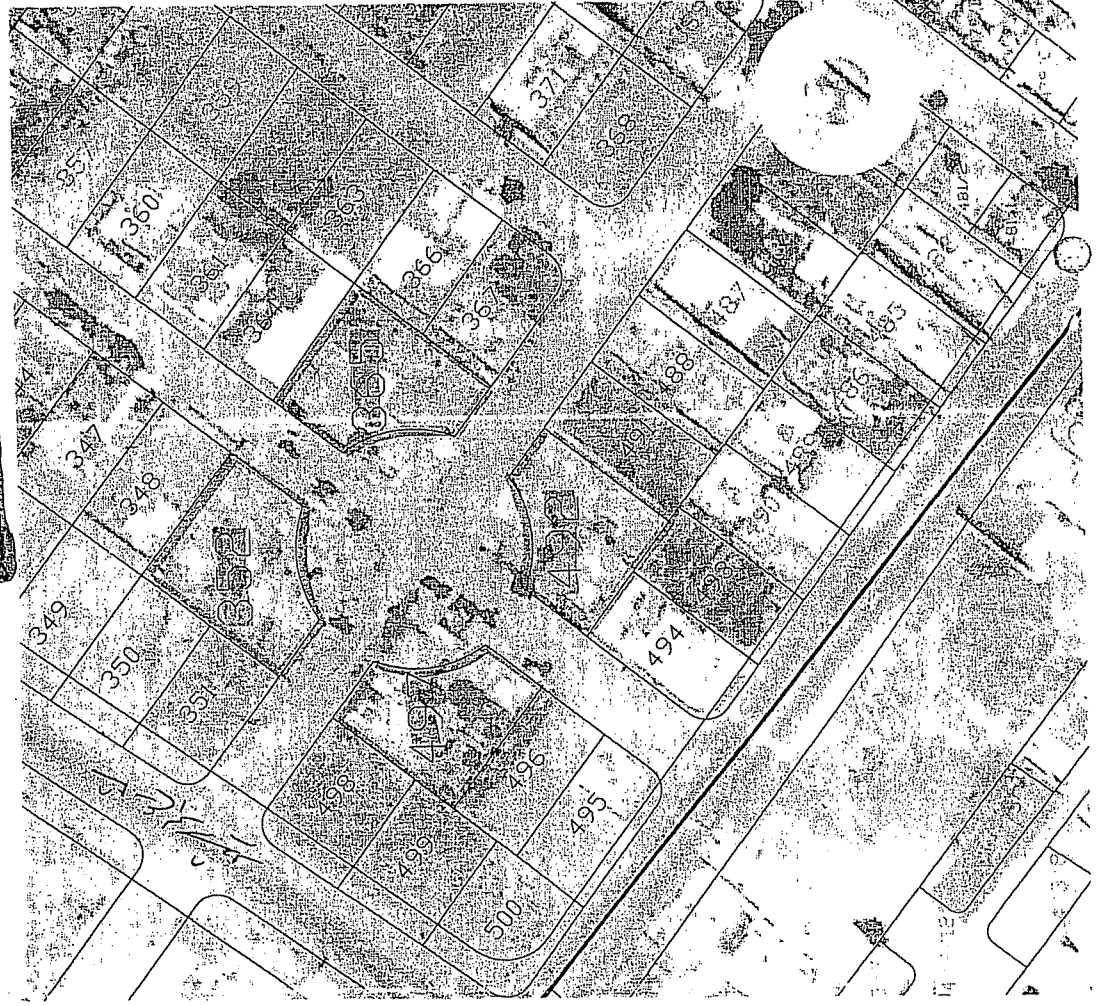
(14) عنزة - الرمال الجنوبي - شرق مطبخ المسالك

تعيّنات كنيه " سقف ينكولو + بيت + بالون "

كباة 700 دويم تقريباً في المسام

$$497 + 492 + 365 + 352$$

من العظمة 727



Scale 1/2000

700

Amir

15

غزة المحطة -

التفاح

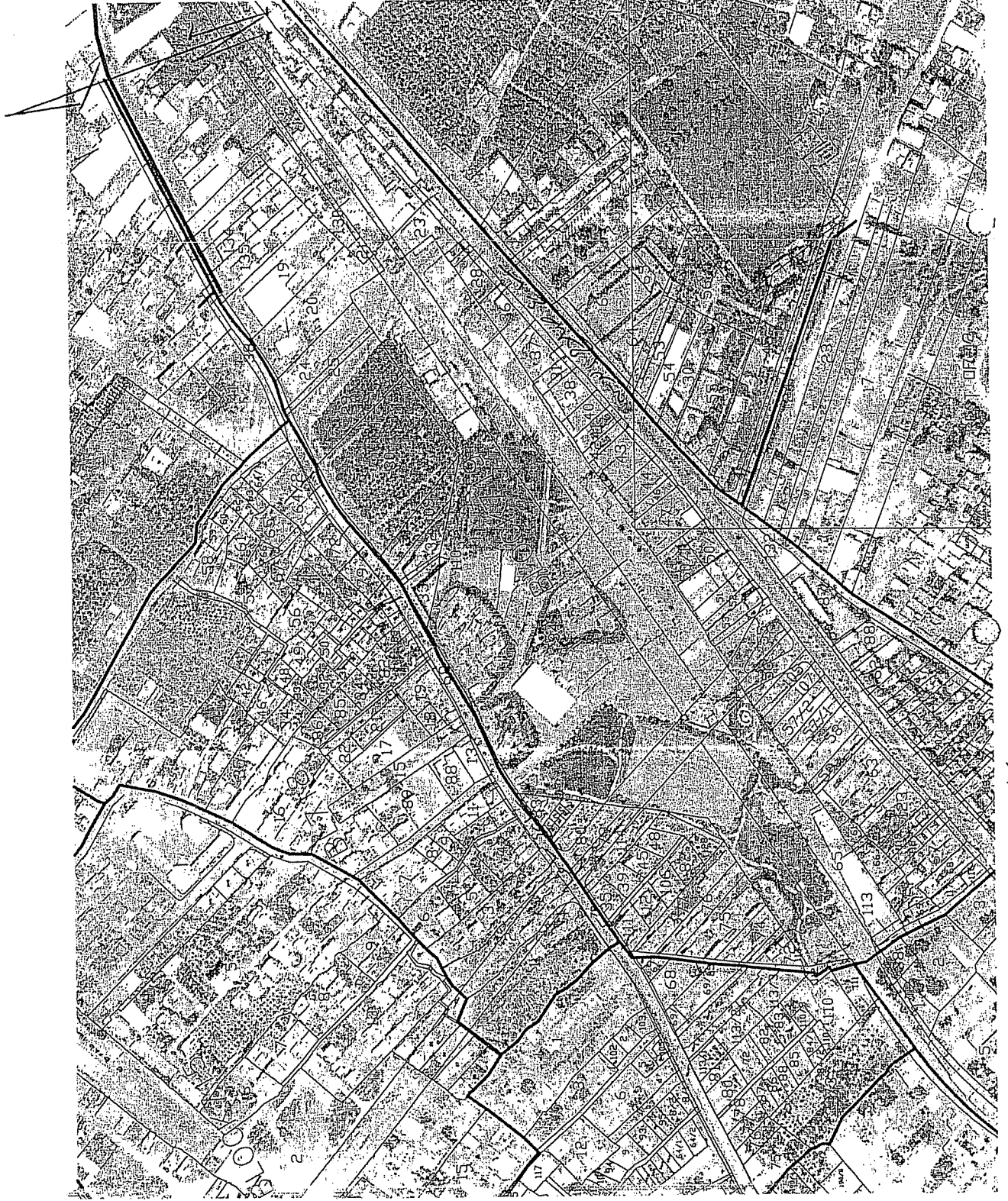
تعيات كثرية - سقف

تيتلو + البيت + بالوزن

عابا 9 كدغاك كغوتيا

تبعينة 34

سنة تظلم 719



Scale 1/5000

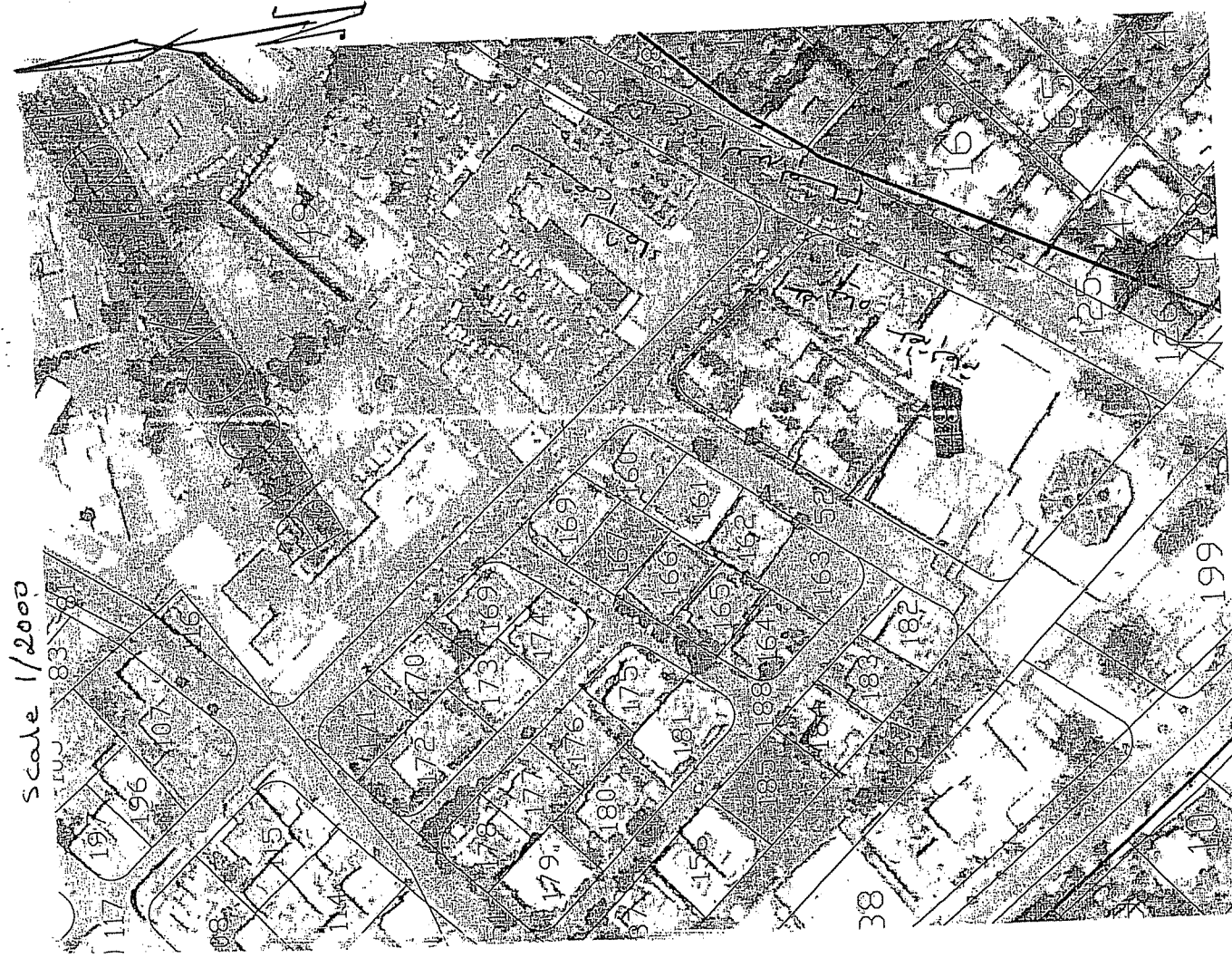
Handwritten signature or mark in the top right corner.

(16)

عززة الرمال

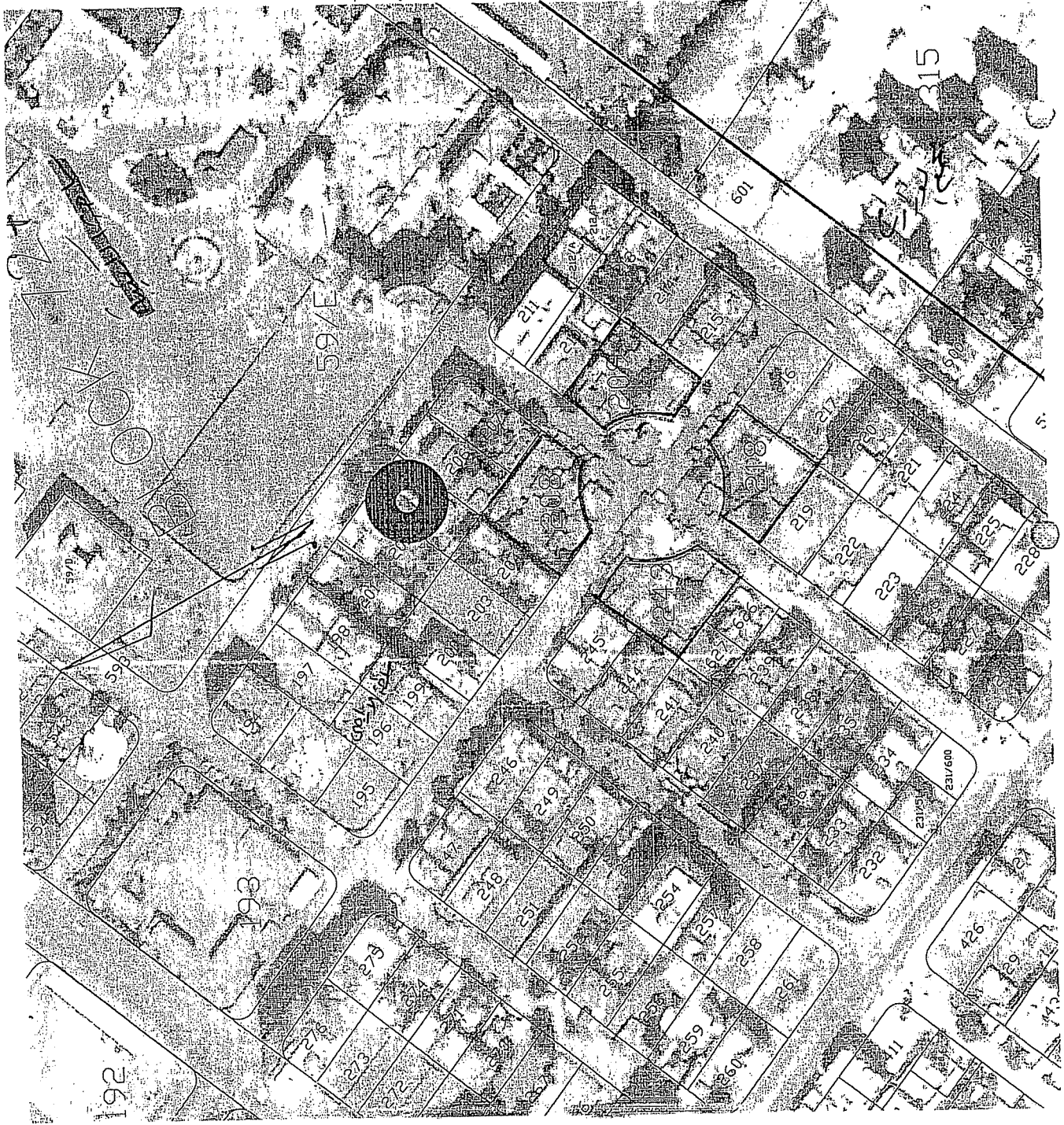
جنوب سفن لشفاء / غرب لشفاء لتمام لتمامه
لغيران ككتبة " سقف " زنتلو + سبت + باطون "

سباحة 2,500 دوغم تكريتا
في المساحة 48 سه لقطر 707



ant

(١٦) غنرة - الرمال الجنوبي
 شرق ساحة الأرض
 لغديان كنيه " سقف زيلو
 + اسبحة + باطون "
 مساحة 7,50 دويم تقريباً
 243 + 218 + 208
 ساحة 727



Scale 1/2500

(18)

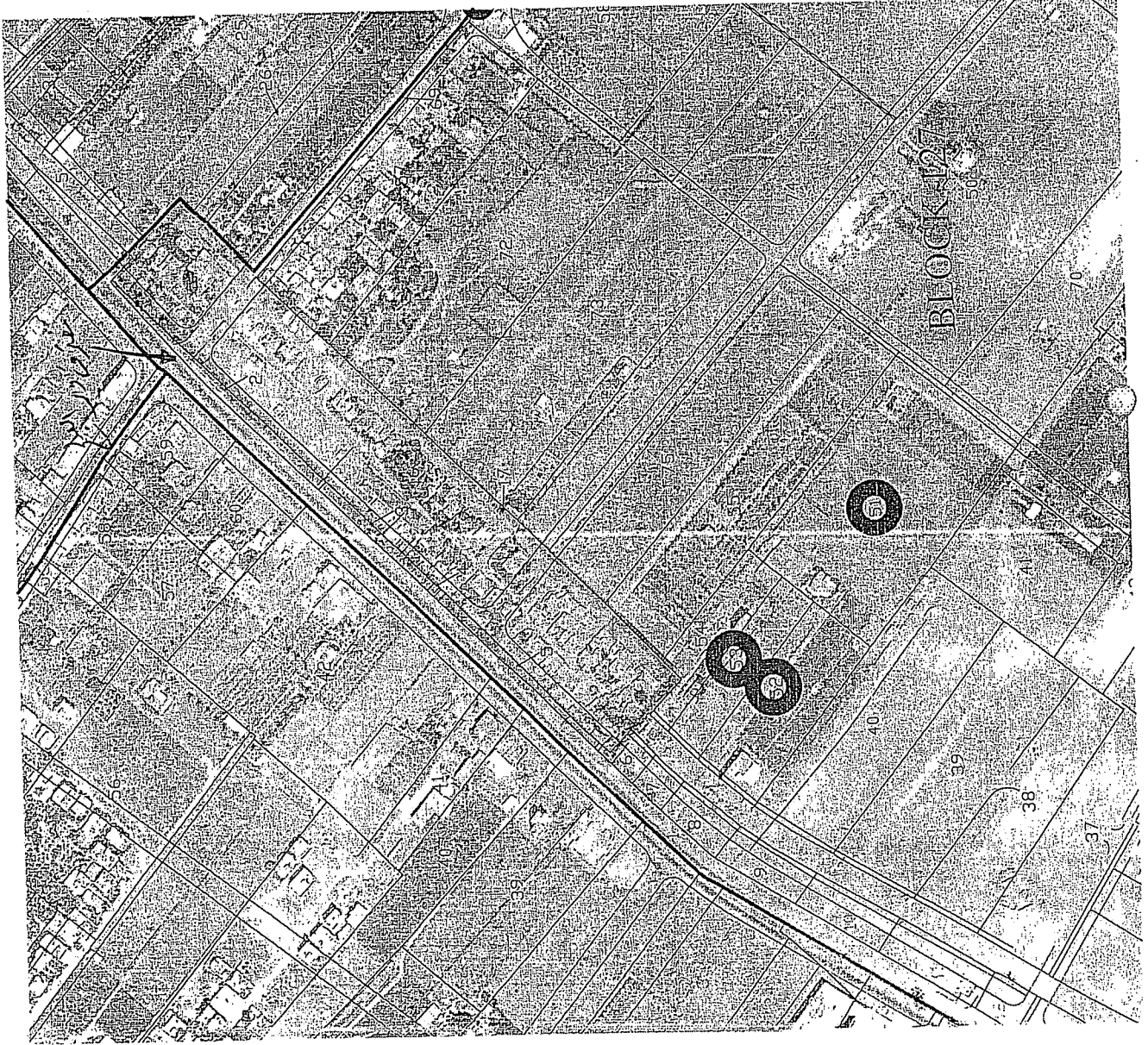
طريق الملاج " المحطة " من شارع

مربع ليرين

تغييرات سكنية " سفن بيلوكو " ببيت بالموس "

ساحة العقدي = 10 دوات تقريباً

ساحة 16 دوات 127



Scale 1/5000

Handwritten mark at the top right corner.

(19)

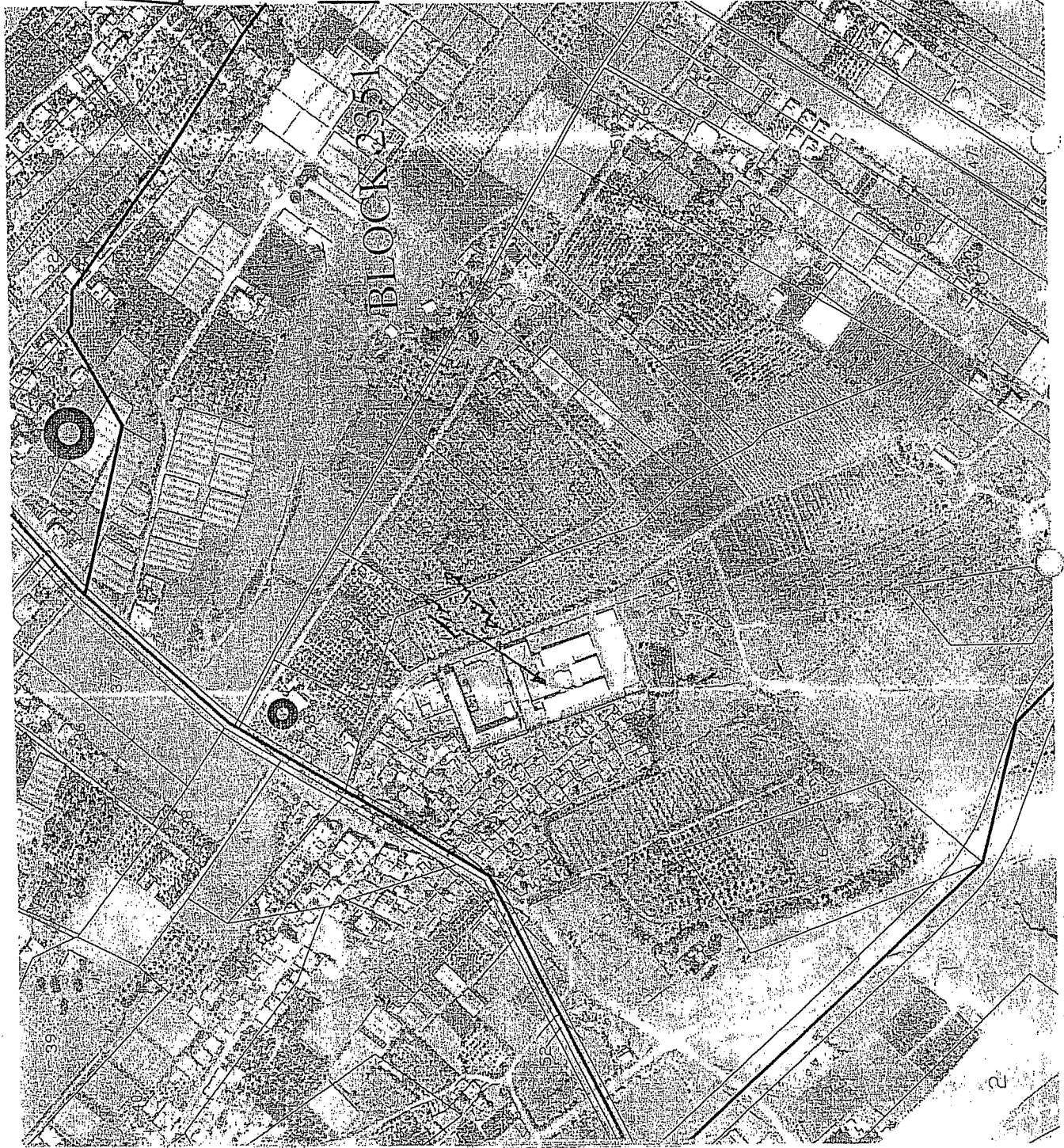
دير الباج منطقة البركة

تعدادات سكنية " سقف زينو

+ اسبحة + باطون

مساحة المعدي = 25 دونم

شعبة 15 من القطر 2351



Scale 1/5000

Handwritten signature or mark at the top right corner.

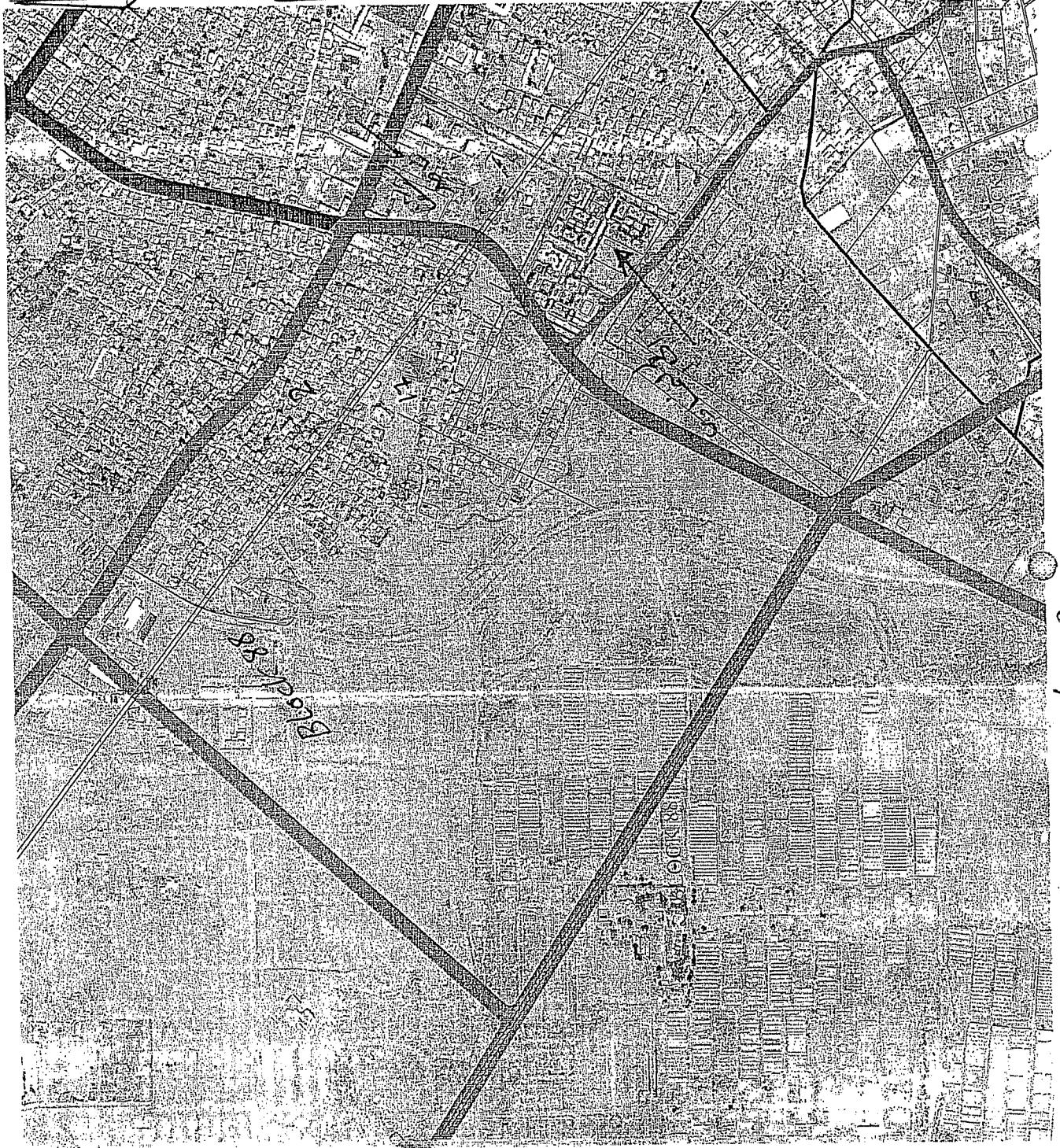
(29) لها سطور "عرب الهنداوى"

تصريات حكيمه عبا 94

13 دونه تقريباً

في الكائن 2 + 17

صه لقطه 88



Scale 1/10,000

Signature

(2) خانقہ / عربی (اصل)

تعداد مکانیہ بحسابہ 45 دوغ

تقریباً

میں تعمیرہ 17 سے لفظہ 89

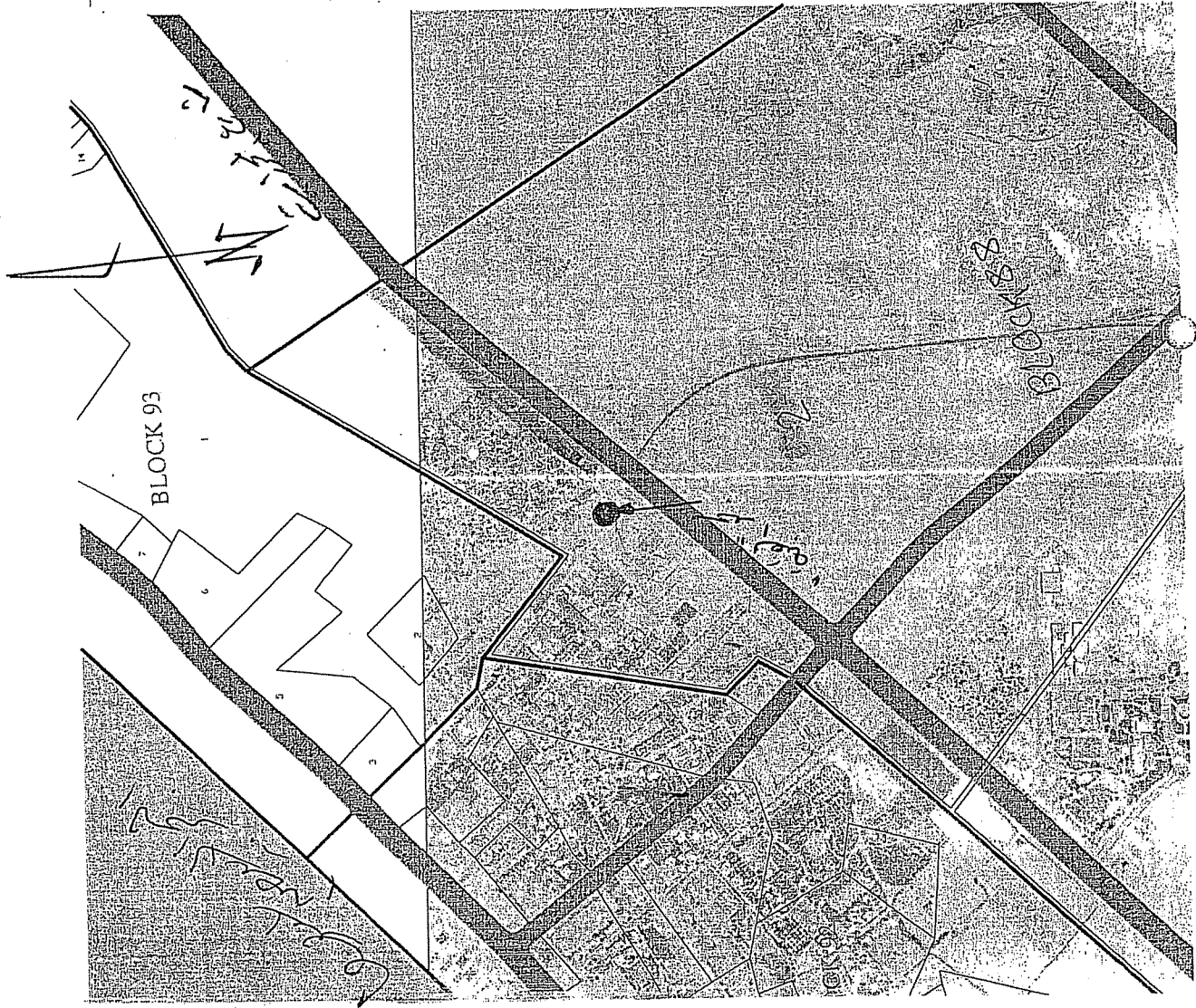
میں تعمیرہ 2 سے لفظہ 88



Scale 1/10,000

Handwritten signature or mark at the top right corner.

(22)
 طابوقس / عرب ضابط الجمرات
 سمنه جدر الفبة
 لعيان كنية لعرب اللابة
 عباة 20 درغ تقریباً
 سبعة 2 سه لقطه 88



Scale 1/10.000

Handwritten signature or mark at the top right.

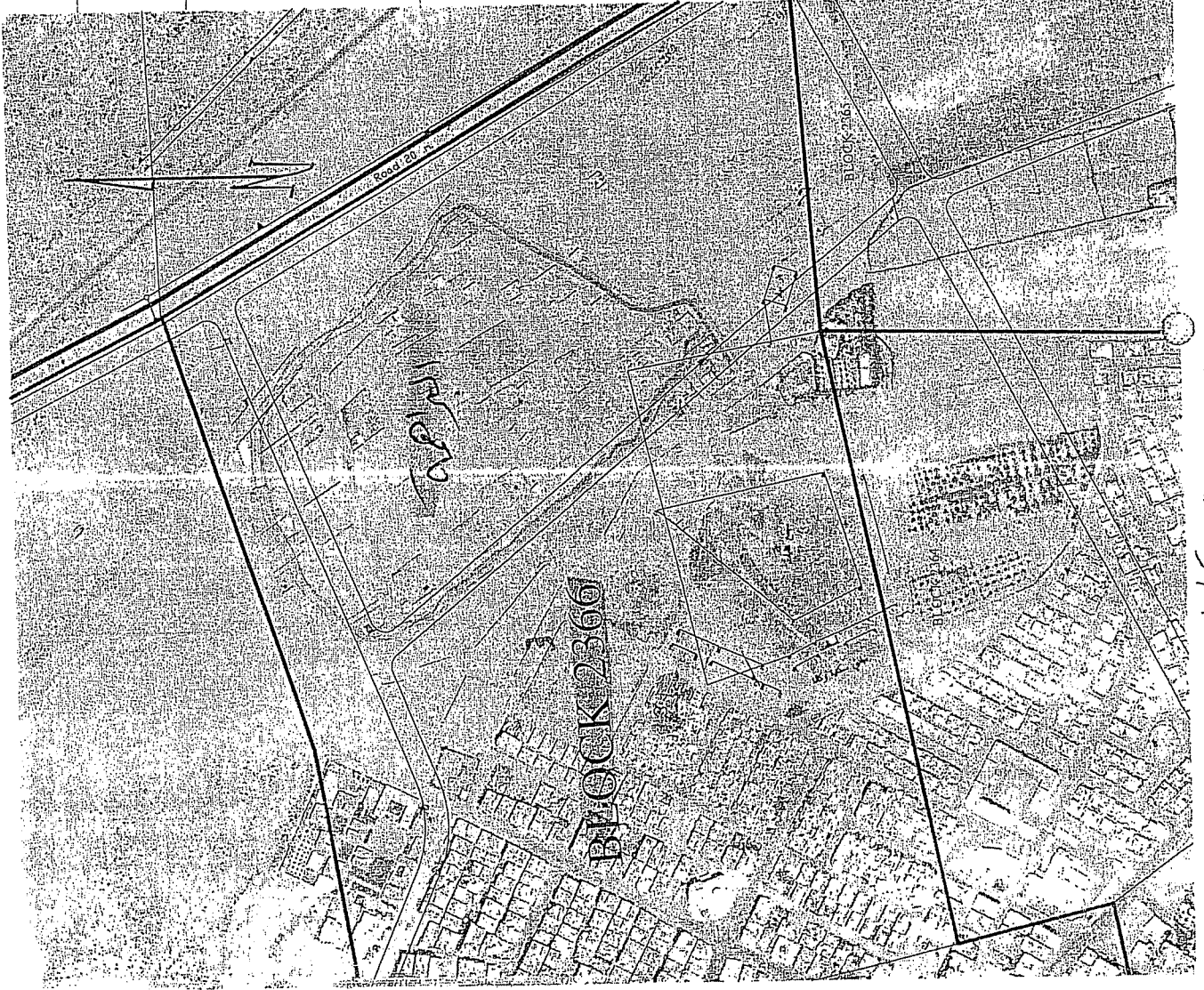
(٢٥)

رفح " البراهمة " شمال طرابلس

مغريات سكنية مساحة 4٥ دونم

تقريباً

في لمدينة 3 من لقطر 2363



Scale 1/5000

Appendix 8

Photos of the selected case study







