



Ain Shams University
Faculty of Engineering
Department of Architecture

URBAN TRANSFORMATIONS IN NEW CITIES IN EGYPT (CASE STUDY 6TH OF OCTOBER CITY)

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A Thesis Submitted in Partial Fulfilment of the Requirements of

M. Sc. Degree in Architecture

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Dedication

Dedicated to:

*My loving Mother, Father, brother and family,
My supporting husband and my adorable children.*

Every one of you had set an example in a way that brought along this success,
without your continuous support, patience, love and sacrifice; it would have been a
lot harder for me to be who I am.



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Abstract

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URBAN TRANSFORMATIONS IN NEW CITIES IN EGYPT (Case study 6th Of October city)

A Thesis Submitted in Partial Fulfillment of the Requirements of M.Sc.
Degree in Architecture.

Ain Shams University, Faculty of Engineering, Department of Architecture.

Cities, like human beings, have the common nature of continuous change. Being called growth, transformations or deviations reflects the same sense ensuring that a city is never in a stagnant state.

This was the main reason behind having the government of Egypt - represented in the Ministry of Housing, Utilities and Urban Development and specifically the New Urban communities Authority- prepare updated periodical strategic plans for the new Egyptian cities to feedback cities problems, potentials and constrain defining new visions and objectives within the comprehensive plan for the country.

When the studies for the updated strategic plan for 6th of October city started in 2007, obvious deviations of its executive plans from the original city's goals and objectives were noticed. These unplanned extensions resulted in random urban growth and land uses changes that lead to the lack of a comprehensive city vision and the creation of an urban environment that lacks identity and cohesiveness with a poor quality of life due to the difficulty in creating a clear hierarchy of infrastructure and services and the resulting growing social segregation.

This study will focus on 6th of October city and its current urban problems especially in its Southern extension areas, illustrating different proposed urban development tools that would support a well guided development and could be applied to help manage and face the existing challenges for the application of the proposed strategic plan targeting the year 2027.

Application of Land readjustment scheme will be chosen and the reasons behind having it as the most appropriate development tool that would transfer the current market driven policy in the city to an efficient functioning one will be explained. LR system would be further illustrated providing international examples and a comprehensive conclusion of the socio-

economic added values to the city through Land Readjustment. The success of LR scheme in 6th of October will be based on the achievement of the strategic plan objectives for the city as common target for land policies.

Key words:

City growth, new cities, Land reassembling, Land Readjustment, Land ownership, urban management.

Author's declaration

I the undersigned, hereby declare that this dissertation submitted to Ain Shams University, Faculty of Engineering, Department of Architecture; is my original work and no part of it was submitted to any other institution or university to achieve any degree and that all the references to the work of other authors have been duly acknowledged.

Salma Ahmed Yousry

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for that and all other countless gifts I shall always remain grateful and
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Abbreviations

GOE	Government of Egypt
MHUUD	Ministry of Housing, Utilities, and Urban Development
GOPP	General organization for physical planning
NUCA	New Urban communities Authority
October city	6 th of October and Sheikh Zayed city
CAPMAS	Central Authority for Public Mobilization and Statistics
LR	Land Readjustment
UNCHS	United Nations Centre for Human Settlements (Habitat)
LDDC	London Docklands Development Corporation
REHCO	Real Estate Holding Company
BSE	Beirut Stock Exchange
NHP	National Housing Program
TOD	Transit oriented development
GCR	Greater Cairo Region
JICA	Japan International Cooperation Agency
BDC	Beirut development Centre

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