



Ain Shams University
Faculty of Engineering
Urban Design and Planning Department

Mapping Gentrification Dynamics in Urban Neighborhoods

Thesis Submitted in Partial Fulfillment of the Requirement for the
Degree of

DOCTOR OF PHILOSOPHY IN URBAN PLANNING

Submitted By

Eng. Muhammad Salah Eldaidamony Ahmad

Assistant Lecturer in the Department of Architectural Engineering
The Higher Technological Institute (HTI), 10th of Ramadan City.

Supervised By

Prof. Dr. Ahmed Adel Amin Shetawy

Professor
Urban Design and Planning Department
Faculty of Engineering Ain-Shams University

Prof. Dr. Yehya Mohamed Abdallah Serag

Professor
Urban Design and Planning Department
Faculty of Engineering Ain-Shams University

Dr. Abeer Mohamed Reda Elshater

Associate Professor
Urban Design and Planning Department
Faculty of Engineering Ain-Shams University



Ain Shams University
Faculty of Engineering
Urban Design and Planning Department

Examiners Committee

Name: Muhammad Salah Eldaidamony Ahmad

Thesis: Mapping Gentrification Dynamics in Urban Neighborhoods

Degree: Doctor of Philosophy in Urban Planning

Name and Affiliation	Signature
Prof. Dr. Aly Hatem Gabr Professor Architectural Department, Faculty of Engineering, Cairo University.	
Prof. Dr. Ahmed Adel Amin Shetawy Professor, Urban Design and Planning Department, Faculty of Engineering, Ain Shams University.	
Prof. Dr. Magda Ekram Ebeid Professor Architectural Department, Institute of Environmental Studies and Research, Ain Shams University.	
Dr. Abeer Mohamed Reda Elshater Associate Professor Urban Design and Planning Department, Faculty of Engineering, Ain Shams University.	

Date: / / 2019



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Name: Muhammad Salah Eldaidamony Ahmad
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Name and Affiliation	Signature
Prof. Dr. Ahmed Adel Amin Shetawy Professor, Urban Design and Planning Department, Faculty of Engineering, Ain Shams University.	
Dr. Yehya Mohamed Abdallah Serag Associate Professor Urban Design and Planning Department, Faculty of Engineering, Ain Shams University.	
Dr. Abeer Mohamed Reda Elshater Associate Professor Urban Design and Planning Department, Faculty of Engineering, Ain Shams University.	
Date: / / 2019	

Statement

This dissertation is submitted in Ain Shams University for the degree of Doctor of Philosophy in Architectural Engineering, Urban Design and Planning Department.

The work included in this dissertation was carried out by the author at the Department of Urban Design and Planning, Faculty of Engineering, Ain Shams University, Cairo, Egypt, From To

No part of this dissertation has been submitted for a degree or a qualification at any other University or Institution.

Date: / / 2019

Name: Muhammad Salah Eldaidmaony Ahmad

Researcher Data

Name: **Muhammad Salah Eldaidamony Ahmad**

Qualifications:

September 2001 – June 2006

Bachelor of Science in Architecture “Urban Design and Urban Planning”

Department of Urban Design and Planning, Faculty of Engineering, Ain Shams University, Cairo, Egypt.

September 2009 – September 2011

Master of Science in Urban Studies

Department of Geography, Faculty of Sciences and Bio-Engineering Sciences, Vrije Universiteit Brussels (VUB), Brussels – Belgium.

Current Position:

February 2012 – Present

Assistant Lecturer

Department of Architectural Engineering, The Higher Technological Institute, 10th of Ramadan City.

ABSTRACT

Since many urban development projects aim to improve the urban life of neighbourhoods. Therefore, gentrification is one of the notions which deals with urban neighbourhoods targeting similar aims. But, gentrification does not develop everywhere the same, it has many different aspects social, cultural, economic and political. Those aspects define the process of gentrification and how it develops in urban neighbourhoods. The lack of knowledge to the notion of gentrification generates a challenging subject, that needs investigation and research. However, as the role of gentrification in urban neighbourhoods is vital and essential, the consequences are also significant. The most significant consequence is displacement; while the research focus is not to deal with this issue. The focus of the research is to discover gentrification process in urban neighbourhoods, proof its existence and create a comprehensive approach to deal with the process. This approach provides a tool for decision makers first; to expect possible gentrification location, second; to deal with gentrification in already gentrified neighbourhoods and third; to maximize gentrification positive consequences and minimize its negative ones. Thus, the methodology used both qualitative and quantitative approaches to analyse the gentrification situation in two old districts of Cairo, Elgamalia and Heliopolis. Accordingly, the tools and methods used are; documentation, archival records, interviews, sample survey, direct observations, socio-cultural, economic, political, demographic, housing circumstances, and physical analysis were used in this research. Meanwhile the conclusions showed that both case studies

witnessed gentrification process differently. In Elgamalia, gentrification is lead by commercial activities, while in Heliopolis it is more financial and residential gentrification. In addition, the research achieved its main objectives, presented in the comprehensive theoretical framework and the Gentrification Indicators List (GIsL) which will allow decision makers to deal with the notion of gentrification in urban neighbourhoods in Egypt.

Keywords: Gentrification, Urban Neighbourhoods, Gentrification Indicators List (GIsL), Real Estate Development, Historical/Cultural Tourism, Geographies of Gentrification, Socio-Cultural Analysis, Economic, Physical Appearances.

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