

Building laws and their impact on architecture and urbanism in Egypt: an applied study for Law No. 119_2008

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Abstract:

After the appearance of the "Decreto" in 1889, that organized construction work and urban areas, which were counted under the most complex aspects in the Arab Republic of Egypt, then building laws began to change and were characterized by pluralism on an ongoing basis, and pluralism continuously, until the Unified Building Law No. 119 of 2008 was issued to put an end to such changes and its complications had a negative impact on architecture and urbanization, and this impact was directly reflected on the citizen. With the application of this law, gaps appeared that caused the problems of architecture and urbanization to inflate instead of finding solutions to them. Despite that, building violations increased until it reached to two million and 800 thousand violations throughout the Republic. The violations study is attributed to the supervisory authorities on construction work, and those authorities did not realize the seriousness of the consequences of violations in the future, and they used to turn blind eyes to some violations, especially in times when there was turmoil in the security services. From the foregoing, the state saw that there is an urgent need to find a law that corrects these kinds of errors and limits the prevailing random expansion. Therefore, Law No. 17 of 2019 and its amendments is appeared in Law No. 1 of 2020, and its new executive regulations issued by Resolution No. 800 of 2020. This law represents an important positive opportunity to organize and control many of the conditions of architecture, urbanization and real estate wealth, raise the value of real estate and legalize the status of violating buildings while giving them a sound legal existence with the reorganization of the urban map in each region and the development of the infrastructure system. In this context, the research presented the strengths and weaknesses of Law No. 17 of 2019, the research is also dealt with the problem of applying the occupancy Law No. 140 of 1956 and its conflict with Law No. 119 of 2008, and reviewed the problems of the maximum permissible height of buildings, especially in line with air traffic, and the research concluded to a set of recommendations emphasizes the importance of amending Law No. 17 of 2019, and its sales, and the research also ended with a set of recommendations, including those related to the administrative authorities concerned with re-planning and regulation, including those that are within the competence of the Ministry of Justice and legislative bodies.

KEYWORDS:

law, Modified, Organizing, Randomness, Re-planning.