

POLITECNICO DI TORINO
ARCHITECTURE FOR HERITAGE



Thesis for Master of Science
Preserving 20th-Century Architectural Heritage in Egypt
With
An Analytical Case Study of El Minya City

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00. Abstract

The architectural heritage of the twentieth century, often overshadowed by ancient monuments, faces increasing threats on a global scale. These structures embody the political, social, and cultural transformations of the past century events of nations, yet their significance is frequently misunderstood or dismissed as being too contemporary to warrant preservation.

In Egypt, the situation is particularly critical. The country's modern architectural legacy emerged from a century marked by colonial influence, rapid modernization, shifting political systems, and evolving state-led urban policies. Despite multiple efforts to document this heritage and establish evaluation criteria, the survival of twentieth-century buildings remains precarious. Economic pressures, unregulated real-estate development, and administrative neglect continue to drive the demolition or deterioration of many significant sites.

This study investigates the policies, legal frameworks, and institutional practices governing the preservation of Egypt's twentieth century architectural heritage. It draws upon expert and stakeholder perspectives and integrates comparative case studies from Cairo the capital and a detailed documentation and spatial analysis of El Minya, a regional city in Upper Egypt. This dual perspective highlights the differing conservation priorities and challenges between central and peripheral contexts. Ultimately, the research proposes recommendations to enhance the protection and appreciation of Egypt's twentieth-century architectural heritage an integral part of its national identity and collective memory.

Keywords:

Modern Architecture, Heritage Preservation initiatives, Preservation Challenges, Architecture Protection, 20th Century

Architectural Heritage, Egypt, Cairo, El Minya.

1. Introduction

Architecture in modern Egypt reflects the country's broader shifts in power and policy, as successive regimes used the built environment to express authority and redefine national identity.

During the British occupation, European influence extended deeply into Egypt's architecture, introducing diverse styles through prominent foreign architects such as Mario Rossi (Omar Makram Mosque, 1948), Antonio Lasciac (Banque Misr, 1927), Léo Nafilyan (Beahler Building, 1924), and Robert Williams (Shorbagy Building, 1910). Baron Empain's creation of Heliopolis at the start of the 20th century further shaped Cairo's identity. Egyptian architects like Ali Labib Gabr, known for his Art Deco villas, also played a vital role in defining the modern architectural character of this era¹.

This architectural influence spread across Egypt's major cities, as the upper class's fascination with Western aesthetics inspired the construction of numerous villas and palaces. However, most architectural landmarks of this kind remained concentrated in Cairo and Alexandria, with only a few examples found in other cities.

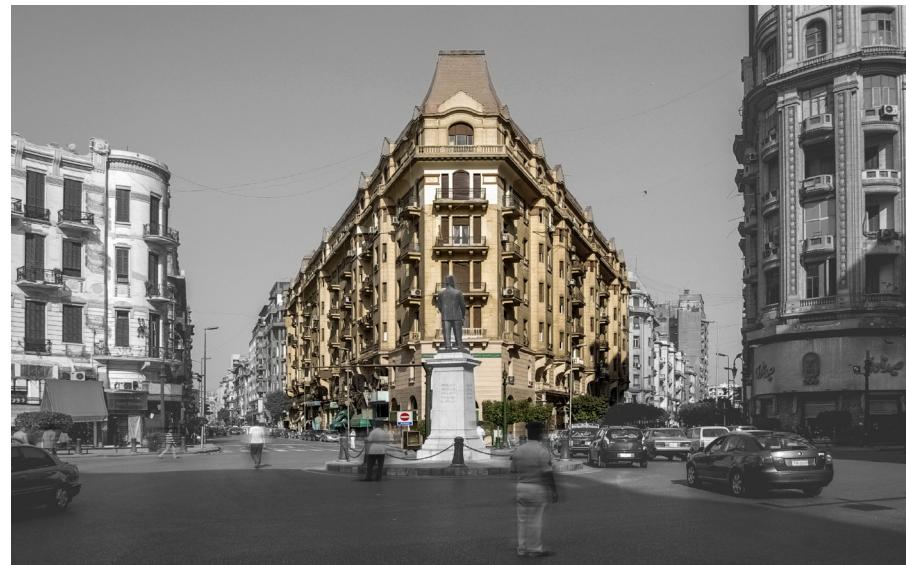


Figure 1.1 Beahler Building (1924), designed by French architect Léo Nafilyan – Talaat Harb Square, Downtown Cairo.
source: Berthold Werner, wikipedia, November 2010,

From the early 1900s to the 1950s, architectural freedom allowed diverse expressions of talent. However, the 1952 coup, which transformed Egypt from a monarchy to a republic, marked a turning point. The withdrawal of British troops in 1954 and President Gamal Abdel Nasser's expulsion of foreigners led to major changes. The nationalization of private property forced many foreigners to sell their assets, resulting in an exodus and a decline in the cultural

1. Mohamed Elshahed, *Cairo Since 1900: An Architectural Guide* (Cairo: American University in Cairo Press, 2020).

and architectural diversity that had characterized earlier decades.

Architecture during Nasser's (1956–1970) socialist era prioritized functionality, often repurposing luxurious palaces into schools and government offices. The state's socialist ideology promoted standardized housing projects for the working and middle classes, reflecting ideals of equality and simplicity².

Egyptian architects, many of whom were trained in Europe, adopted modernist principles emphasizing simplicity, functionality, and efficiency. Using materials such as concrete and glass, they created clean, linear structures adapted to Egypt's climate through features like courtyards and sunbreakers. Soviet influences also emerged during this period, particularly in large-scale public housing projects such as Nasr City, which embodied socialist ideals of equality and social mobility. The state's control over housing design and even furniture production often overlooked local context and community needs.

Despite this, the period witnessed remarkable contributions from Egyptian architects, including Mahmoud Riad, who designed the Cairo Municipality Headquarters (1959), and Naoum Shebib, best known for the Cairo Tower (1961).

In other cities outside Cairo, former palaces were frequently sold or informally subdivided by new owners. Large halls were partitioned into smaller rooms; new kitchens and bathrooms were added; and gardens were often sold off for new construction³.



Figure 1.2 Nasr city, Cairo buildings (1960s) designed Architect Sayed Karim

source: Business sector news portal

During President Anwar Sadat's era (1970–1981), Egypt's shift from socialism to capitalism under the Infitah ("economic openness") policy encouraged foreign investment and renewed collaboration between Egyptian and foreign architects, resulting in new projects often detached from Egypt's cultural or environmental context. However, economic liberalization also fueled

2. Mohamed Elshahed, *Revolutionary Modernism? Architecture and the Politics of Transition in Egypt, 1936-1967* (PhD diss., New York University, 2015), pages 2,5,7

3. Ādh Lāfi, "Soviet Architecture in Cairo: Russian Import or General Trend?", *Subul Magazine*, no. 19 (July 19, 2023), .

inflation and deepened social inequality, turning architecture once again into a marker of class distinction—luxury housing for the elite contrasted sharply with declining conditions for the majority.

At the same time, Egypt's demographics shifted rapidly due to labor migration to oil-producing countries and remittances returning home. Rural migration to Cairo accelerated urban growth and led to uncontrolled urban sprawl—resulting in unplanned, poorly regulated developments that disrupted the aesthetic and cultural identity of Egypt's cities.

The government's drive to attract tourism and foreign investment encouraged the rise of luxury hotels and commercial complexes. Examples include the Ramses Hilton Hotel, designed by Warner Ton Bond with engineer Ali Nassar, and the Semiramis Intercontinental Hotel, designed by Benjamin Thompson and Partners in collaboration with Sabbour Consulting. This capitalist approach to architecture persisted into the Hosni Mubarak era, often without a cohesive vision or regard for Egypt's cultural identity.

Following the 2011 Revolution, Egypt experienced prolonged political instability and weak governance. While this period initially saw less direct damage to heritage, the subsequent decade witnessed growing threats to architectural heritage—especially modern structures. Neglect, unauthorized demolitions, and deliberate destruction became widespread. These were often justified by urban expansion and redevelopment projects driven by

centralized decision-making and exacerbated by economic crises.

In Egypt's centralized political system, major decisions about architecture, urban planning, and heritage preservation remain in the hands of the ruling authority. This centralization determines which buildings are recognized as heritage and which are left to decay or demolition.

This historical overview illustrates how Egypt's political management has profoundly shaped its architectural and urban landscape, particularly in Cairo. It underscores the importance of preserving 20th-century architectural heritage—not only for its aesthetic or technical qualities but also as a record of Egypt's social, political, and cultural evolution. Despite being relatively recent, this heritage is invaluable for its uniqueness and contrast with today's urban developments, making its preservation essential for safeguarding Egypt's diverse architectural identity.

Over the past decade, Egypt has witnessed the destruction of many officially recognized heritage sites under the banner of modernization and urban expansion. For example, Centuries-old cemeteries in Cairo's Imam al-Shafi'i area, including Mamluk-era sites, have been demolished despite Historic Cairo's UNESCO World Heritage status. UNESCO warnings about potential threats to the site have largely been ignored.

If monuments that hold unquestionable historical and cultural significance, already protected by both national law and international recognition, cannot be safeguarded, then how can modern architectural structures—still the subject of debate regarding their heritage value—expect to be preserved? This reality exposes the deeper crisis within Egypt’s centralized system, where decisions about urban development and heritage are concentrated in the hands of the state, leaving architects, scholars, and civil activists with little influence over what is protected and what is lost.

In October 2024, the dome of Mohammed Abdel Halim Pasha in Cairo’s historic Imam Shafii Cemetery, dating to his reign (1805–1848), was demolished for road construction, despite its designation as a registered historical monument⁴.



Figure 1.3 Dome of Mohammed Abdel Halim Pasha
source: Mohamed AbdElmalek, facebook page

4. The Tomb of Muhammad Ali Pasha in Egypt... Controversy After the Demolition of the Citadel Mosque’s Dome,” CNN Arabic, last modified October 23, 2024, <https://arabic.cnn.com/muhammad-ali-tomb>

Purpose of the study

This study explores the main factors affecting the preservation of Egypt's 20th-century architectural heritage under the current legal framework. It compares Cairo with regional cities through a detailed case study of El Minya in Upper Egypt to identify the root causes of preservation challenges. While some heritage has already been lost, there is still a chance to protect and restore many buildings by addressing neglect, abandonment, and uncontrolled reuse or any other challenges. The study highlights the urgent need for greater awareness and practical action to safeguard Egypt's 20th-century architectural heritage.

Methodology of the study

This study adopts a research methodology that combines theoretical exploration with field investigation. It begins with an examination of international standards for the preservation of twentieth-century architectural heritage.

The focus then shifts to the Egyptian context, analyzing the legal and institutional frameworks that define and regulate architectural heritage. This includes a timeline review of Egypt's policies and international practices, an analysis of relevant literature and legislation, and an evaluation of initiatives undertaken by governmental bodies, civil institutions, and private investors.

Selected examples of twentieth-century heritage preservation in Egypt—particularly in Greater Cairo—are discussed, supported by references from published sources and online materials.

Subsequently, the study examines a series of case studies from Greater Cairo where twentieth-century heritage has been lost or inadequately preserved, through expert interviews, field observations, or documentation of threatened sites.

The research then concentrates on the city of El Minya as a central case study. A comprehensive survey of its architectural heritage was conducted, identifying both officially registered and non-registered buildings of heritage value. Their condition and risk levels were evaluated using spatial mapping, tabulated data, photographic documentation, and detailed analysis. Stakeholder perspectives were collected through interviews with architects, former heritage committee members, and local officials to better understand the social, political, and administrative dimensions of preservation in El Minya.

Finally, the study integrates findings from legal analysis, case studies, stakeholder input, and field documentation to formulate recommendations aimed at addressing policy gaps, strengthening public and governmental awareness, and proposing sustainable funding mechanisms to safeguard Egypt's twentieth-century architectural heritage for future generations.

General Notes:

- AI tools were used only to improve language clarity and academic style.
- Several Arabic names, idioms, and expressions have been translated into English using their closest possible equivalents, as direct translations may not fully capture their precise meanings.
- Software used: QGIS, Adobe Photoshop, Adobe InDesign, Microsoft Excel.



Figure 1.4 Methodology of the study

2. Preservation of 20th century's Architectural Heritage through Definitions and Legal Frameworks.

As 20th-century architecture is relatively recent, its recognition as heritage has taken time to gain acceptance. The question of how to define it has long been debated, and definitions often vary between countries. However, international institutions have established general criteria to serve as a guiding framework for identifying and preserving modern architectural heritage. These criteria have evolved over the years and continue to be refined to accommodate diverse cultural and historical contexts.

2.1. A Historical Review of International Efforts in Identifying and Documenting 20th century's Architectural Heritage .

The term “heritage” originates from the Old French word *eritace*, meaning inheritance. Initially linked to church and royal assets, its meaning expanded during the Renaissance to encompass broader historical value. By the 18th century, heritage gained legal protection and eventually came to include entire cities and artifacts from prehistory to the mid-20th century⁵. Internationally, several guidelines and initiatives have been

introduced to enhance the preservation of 20th-century architecture and to promote recognition of its cultural significance.

One of the earliest milestones occurred in Paris in 1986, when UNESCO and ICOMOS convened a committee to evaluate guidelines for modern and contemporary architectural structures⁶. This initiative aimed to assess and formulate strategies for integrating modern architecture within historic urban environments, ensuring that new developments respect the cultural and historical context of existing heritage sites this committee ended with the criteria to evaluate contemporary architecture.

The inaugural DOCOMOMO first International Conference was held in Eindhoven, Netherlands, in 1990. This conference established DOCOMOMO's foundational objectives, focusing on the documentation, conservation, and promotion of Modern Movement architecture. It marked the beginning of a concerted global effort to recognize and preserve modern architectural heritage⁷. In 2014, DOCOMOMO adopted the Eindhoven-Seoul Statement to reaffirm its mission of preserving Modern Movement architecture. The statement emphasized reuse, sustainability, and key goals such as raising awareness, surveying and preserving modernist works, promoting conservation and adaptive reuse, preventing destruction,

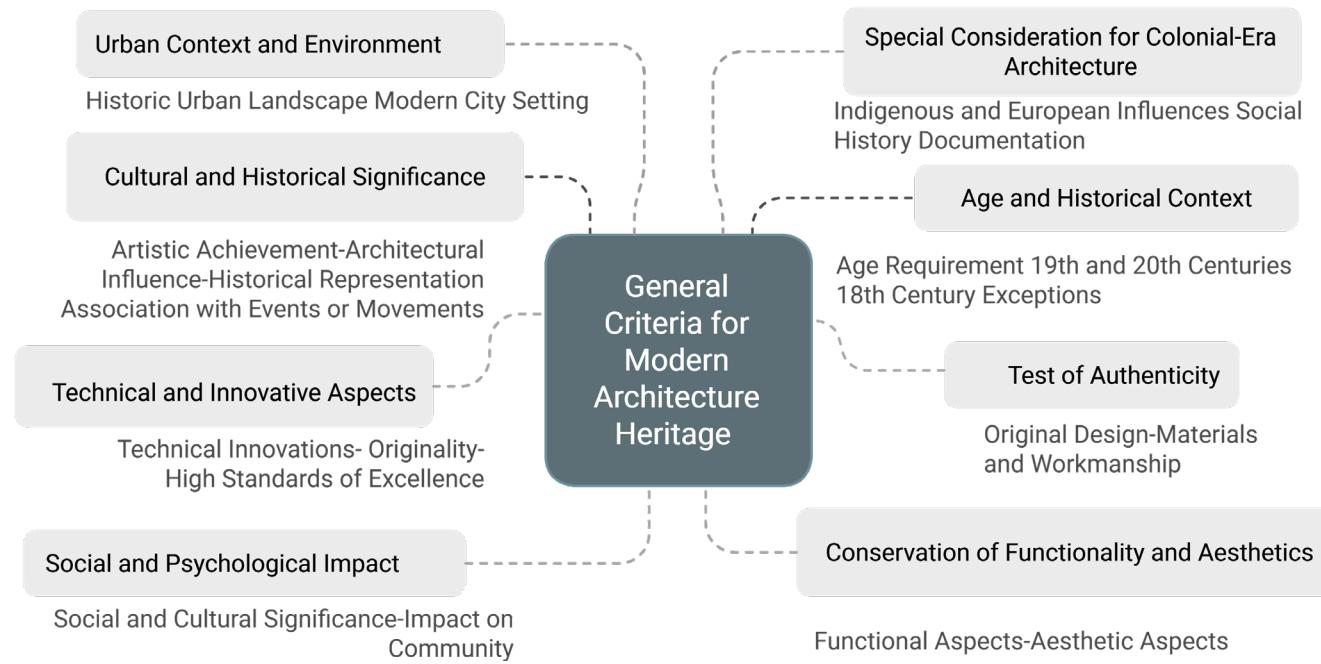
5. Galila El Kadi, *Al-Turath al-Umrani fi Misr Bayn al-Mafhum wa al-Tahaddiyat wa Bab al-Khuruj*, Daaarb, September 10, 2023,

6. UNESCO and ICOMOS, *Contemporary Architectural Structures*, Bureau of the World Heritage Committee, 10th Sess. (Paris, June 1986)

7. DOCOMOMO: *First International Conference*, September 12–15, 1990, Eindhoven (Docomomo International, 1991)

developing suitable conservation techniques, securing funding, and using past experiences to shape a sustainable built environment⁸. By 2001, UNESCO, ICOMOS, and DOCOMOMO launched a joint Modern Heritage Programme to identify and preserve 19th and 20th-century architectural sites, strengthening international cooperation. *The programme produced “Identification and Documentation of Modern Heritage” (World Heritage Papers No. 5)*, offering methodologies for recognizing and recording modern architectural sites and organizing regional expert meetings (Mexico 2002, India 2003, Eritrea 2004), raising awareness of its significance and vulnerabilities, and promoting its integration into the World Heritage framework⁹.

Figure 2.5 *General Criteria for Architecture Heritage from Identification and Documentation of Modern Heritage, no. 5 (June 2003), UNESCO - World Heritage Centre.*



8. DOCOMOMO International, *Eindhoven-Seoul Statement 2014*, DOCOMOMO International, 2014

9. UNESCO World Heritage Centre, *Identification and Documentation of Modern Heritage, Series no. 5* (Paris: UNESCO, June 2003), 7

In 2005, the Vienna Memorandum emphasized integrating modern architecture into historic urban landscapes, expanding the concept of heritage to include the contemporary built environment¹⁰.

In 2011, ICOMOS released the Madrid Document, providing essential conservation principles for 20th-century architecture, presents a comprehensive philosophical and methodological framework for the conservation of architectural heritage, particularly modern and contemporary structures. It emphasizes the need to assess such heritage based on its intrinsic values, materials, and historical context, rather than applying criteria developed for ancient or classical architecture. A key contribution of the document is its focus on the preservation of modern construction materials and systems—such as reinforced concrete, glass, and steel—recognizing their unique aging processes and technical challenges, which had previously received limited attention. Furthermore, the document endorses adaptive reuse, as long as it respects the original character and architectural significance of the structure¹¹.

The Cape Town Document on Modern Heritage emerged from the 2021 MoHoA Symposium in Cape Town, organized by UCT, AWHF, UNESCO, and UCL, to address the recognition and

preservation of Africa's modern architectural heritage. Unlike earlier global frameworks, the Cape Town Document focused specifically on the underrepresentation of African modern heritage. It also integrated environmental justice and historical inequities into conservation strategies, called for cross-sectoral collaboration, and highlighted the use of modern tools for documentation and advocacy to protect at-risk structures¹².

Despite the existence of various previous studies and charters, the assessment of 20th-century modern or contemporary buildings for inclusion on the UNESCO World Heritage List still relies on the general UNESCO criteria. No dedicated or separate criteria have been established specifically for modern architectural heritage¹³.

10. UNESCO, *Modern Heritage Programme*, accessed March 4, 2025, <https://whc.unesco.org/en/activities/48/>

11. ICOMOS, *Approaches for the Conservation of Twentieth-Century Architectural Heritage: Madrid Document 2011*, June 2011.

12. *Co-Curating the Cape Town Document on Modern Heritage*, 2022

13. For further details, see Chapter 4.3, "Field Survey of Heritage Buildings in El Minya," in this thesis.

2.2. Preserving 20th-Century Architectural Heritage in Egypt: Contexts, Definitions, and Legal Tools

The origin of the term 'heritage' in Arabic is unclear, though some link it to the 19th-century Renaissance movement when it began to signify cultural heritage. Unlike Western dictionaries, Arabic glossaries have not updated the term to reflect its modern usage.

Nonetheless, there is an indirect understanding of its meaning, especially regarding cultural, religious and artistic heritage. Since the arrival of the French expedition to Egypt in the late eighteenth century and the subsequent discovery of ancient treasures, the concept of heritage in Egypt has undergone significant expansion.

This shift was formally initiated with Muhammad Ali's 1835 decree prohibiting the export of antiquities, marking the beginning of efforts to safeguard a broad range of cultural artifacts—from jewelry to monumental temples—spanning various historical periods, including the Ismaili era¹⁴.

Over time, legislation has evolved, and dedicated institutions have been established to ensure the protection of these cultural assets. By 1979, Historic Cairo was inscribed on UNESCO's World Heritage List, alongside other significant sites.

However, none of these listings include Twentieth-century architecture of Egypt, in contrast to other Arab countries, which have successfully registered a more diverse range of modern heritage sites¹⁵.



Figure 2.6 Rachid Karami International Fair-Tripoli (1960s), Lebanon officially registered in UNESCO permanent heritage list in 2023.

14. El Kadi, Galila. "Preserving Cultural and Architectural Heritage in Egypt." *Alam Al-Fikr Magazine*, no. 53 (2019)

15. Rachid Karami International Fair-Tripoli," UNESCO World Heritage Centre

2.2.1 The Legal Framework for Identifying and Regulating 20th-Century Architectural Heritage in Egypt.

The Egyptian laws defines non archaeological heritage buildings as those characterized by “distinctive architectural styles,” a phrase that encompasses a wide spectrum of structures from different historical periods—particularly those of the 19th and 20th centuries.

Egyptian legal frameworks clearly distinguish between archaeological heritage (i.e., ancient structures protected under the Antiquities Protection Law No. 117 of 1983) and modern heritage buildings, which are governed by a different set of preservation procedures due to their relatively recent origins.

Egyptian legislation formally began recognizing and protecting modern architectural heritage includes 20th century in 2006 with the issuance of Law No. 144.¹⁶ “*It is prohibited to grant demolition or addition permits to buildings and structures with a distinctive architectural style associated with national history, historical figures, or that represent a historical era or are considered tourist attractions, without prejudice to any legally due compensation.*”

The first clear mention of heritage protection includes “*distinctive architectural styles,*” in the Egyptian Constitution appeared in the 2014 Constitution,¹⁷ “*Egypt’s cultural and civilizational heritage, both tangible and intangible, in all its diversity and major stages—ancient Egyptian, Coptic, and Islamic—is a national and human treasure. The state is committed to preserving and maintaining it, as well as the contemporary architectural, literary, and artistic heritage in all its diversity. Any attack on any of these is a crime punishable by law. The state pays special attention to preserving the components of cultural pluralism in Egypt.*”

If a heritage building originally protected under Law No. 144 of 2006 (concerning buildings and areas of distinctive architectural value) reaches an age of one hundred years or more, it does not automatically become an archaeological monument under Law No. 117 of 1983. The age criterion is a necessary but not sufficient condition.

For a building to fall under the Antiquities Law, it must be formally registered as an archaeological monument by a decision of the Prime Minister¹⁸, based on a recommendation from the Supreme Council of Antiquities and the Minister of Tourism and Antiquities, confirming its archaeological, historical, or artistic value. Once such a decision is issued, the

16. Law No. 144 of 2006, article 2 (Annex B)

17. 2014 egyptian Constitution article 50

18. Law No. 117 of 1983, article 1,2 (Annex A)

building is transferred from the scope of Law No. 144/2006 to that of Law No. 117/1983¹⁹, since the latter represents a higher level of legal protection and takes precedence as a *lex specialis*.

According to Law No. 144 of 2006, a permanent committee is to be established in each governorate by decree of the respective governor. This committee is chaired by a representative of the Ministry of Culture, appointed by the Minister of Culture, and includes a representative of the Ministry of Housing, Utilities, and Urban Development, designated by the minister responsible for housing affairs. In addition, it comprises two representatives from the governorate itself, as well as five university members from relevant universities. These academics are selected by the university presidents upon the governor's request and must specialize in fields such as architecture, engineering, construction, antiquities, history, or the arts. The committee is entrusted with the task of inventorying buildings and structures of distinctive architectural character within the governorate, and is required to periodically review and update this inventory to ensure its relevance and accuracy²⁰.

Distinctive architectural styles

They are structures with a unique architectural style, linked to national history, historical figures, or major tourist attractions.

The heritage building is considered private property

The owner is entitled to utilize and sell the building as they see fit

A heritage building cannot be demolished unless officially delisted from the heritage registry.

Law No. 144 of 2006.

Meaning

Ownership

Owner rights

Right to demolish

Governing law

Archaeological building

It encompasses any building constructed by successive civilizations, dating from prehistoric times up to 100 years ago

The Archaeological building is public property

If not expropriated, the owner cannot exploit or alter the building's structure.

A historic building may not be demolished under any circumstances

Law 117 of 1983.

Figure 2.7 A chart compares how Egyptian law distinguishes between archaeological buildings and distinctive architectural styles under Egyptian laws.

19. Law No. 117/1983 (Annex A)

20. Law No. 144 of 2006, Article 4 (Annex B)

In 2008, Unified Building Law No. 119 was enacted, offering further clarity on the treatment of buildings possessing distinctive architectural character. According to this legislation, the relevant authority responsible for such buildings is the Ministry of Culture, with the National Organization for Urban Harmony (also known as the National Authority for Urban Coordination) tasked with overseeing matters related to the preservation, modification, restoration, and reuse of these structures. While the organization is headquartered in Cairo, it maintains branches across all governorates in Egypt. The law specifies this authority is responsible for establishing and detailing the criteria by which architecturally significant buildings are identified and registered in the national heritage database, in alignment with the provisions of Law No. 144 of 2006. Furthermore, it assigns administrative councils the duty to protect heritage buildings, prohibits any modifications without prior approval from the Urban Coordination Committee, and requires that appropriate measures must be taken to fulfill these responsibilities.

The legislation emphasizes the importance of maintaining and restoring heritage buildings in a sustainable manner, preserving their architectural authenticity, and preventing any interventions that may compromise their value. It also highlights the need for encouraging local community participation

in architectural heritage conservation through educational and awareness initiatives. Moreover, the law underlines the importance of providing Governmental support—both financial and administrative—to support property owners in preserving their heritage buildings, thereby discouraging neglect or demolition²¹.

Standards and Specifications of Distinctive architectural styles under Law No. 144 of 2006²².

Historical Value: A building is considered to have historical value if it is directly associated with significant national events, important historical figures who lived in or used it, or if its age makes it an important witness to a particular historical period.

Architectural Value: The building's unique architectural style, often representing a distinctive design philosophy or architectural school. It may also reflect various historical periods such as Pharaonic, Islamic, or European Classical styles (e.g., Greek, Roman, Gothic, Renaissance, Baroque, and Art Deco).

Symbolic value: linked to individuals or figures of historical importance, such as notable architects or societal influencers who shaped the building's legacy.

21. Law No. 119 of 2008 and its Executive Regulations by Housing Ministerial Resolution No. 144 of 2009 articles 77-88 (Annex C)

22. Decision of the Minister of Housing No. 2006 issuing the executive regulations for Law No. 144 of 2006, Article 2-National Organization for Urban Harmony, Urban Coordination Standards, 18,19.

Architectural Value in Urban Context: Some buildings gain importance from their integration within a heritage area, where their connection with the surrounding urban environment enhances their significance, even if the building itself is not architecturally unique.

Social Functional Value: A heritage building's social role is evaluated based on its function within the community. Buildings that are actively used and serve a significant function to society are of greater value, while unused buildings see a decrease in this value.

According to the applicable laws, once a building is registered as a distinctive architectural heritage property, the owners must be formally notified of its inclusion on the register. This notification serves as an official announcement and informs them that, under the law, no modifications, restorations, or demolitions may be undertaken without prior consultation with the Urban Coordination Authority in the relevant governorate²³.

The law also grants concerned parties the right to appeal the final decisions of the inventory committee—after they have been approved by the Prime Minister—to include a property on the list of buildings prohibited from demolition. Appeals are submitted to the review Committee, established by a

decision of the Prime Minister, within sixty days of receiving the notification and upon payment of a prescribed fee²⁴. The review Committee is tasked with reviewing and investigating each appeal. This process includes examining all relevant documents, consulting the inventory records and official lists, gathering expert opinions, and, when necessary, conducting on-site inspections. The committee must issue a decision within sixty days of receiving the appeal, and this decision must include a clear summary of the reasoning upon which it is based. The complainant is then formally notified of the outcome by registered letter with acknowledgment of receipt²⁵.

Since the law does not permit the demolition or alteration of buildings and structures possessing a distinctive architectural style, it is unlawful to carry out any demolition—whether in whole or in part—without obtaining a permit in accordance with the provisions of the law. Any person who fully or partially demolishes such a building without authorization is subject to imprisonment and a fine ranging from 100 to 5,000,000 Egyptian pounds. Furthermore, the demolition of a building or structure of distinctive architectural value results in a prohibition on constructing new buildings on the same land for a period of fifteen years, except within the same footprint

23. Ministry of Housing, Utilities, and Urban Communities Resolution No. 309 of 2025 amending Law No. 144 of 2006

24. Law No. 144 of 2006, Article 5 (Annex B)

25. Prime Minister's Resolution No. 3279 of 2021 amending Law No. 144 of 2006

and height limits as the original structure prior to demolition²⁶.

In cases where an engineer is found responsible for the violation, their name shall be removed from the records of the Engineers Syndicate, in addition to facing imprisonment and a monetary fine. Violations of Article 9 of this law—such as exceeding the legally stipulated deadlines—are punishable by a fine of no less than 50 Egyptian pounds and no more than 100 Egyptian pounds. Moreover, any competent public employee who willfully neglects their duties, thereby enabling or contributing to the commission of any of the crimes stipulated in the law, shall be liable to imprisonment and a fine²⁷.

2.2.2 *The National Organization for Urban Harmony role.*

Efforts to preserve Egypt's architectural heritage, including 20th-century buildings, preceded the enactment of specific legislation. A key milestone was *the establishment of the National Authority for Urban Harmony in 2001*, under the Ministry of Culture, which officially opened its headquarters at the Saladin Citadel in 2004 the Authority was supported by a presidential decree²⁸.

Following the issuance of Law No. 119 of 2008, the Ministry of Culture, through the National Authority for Urban Harmony, became the primary body responsible for maintaining an official record of heritage buildings and ensuring their protection. *The Authority views documentation and registration as essential steps in preservation, producing detailed records often described as a building's "architectural identity card."* These records include architectural plans, construction materials, historical context, current condition, and restoration requirements²⁹.

At the governorate level, inventory committees survey buildings of value, identifying both preservation challenges and opportunities for integration within urban planning. This data is compiled into

26. Law No. 144 of 2006, Articles 2 (Annex B)

27. Ibid. , 12,13

28. Presidential Decree No. 37 of 2001, "National Organization for Urban Harmony (Annex F)

29. National Organization for Urban Harmony booklet, *Urban Harmony Standards and Controls*. Cairo, 2021, 7-8, 13.

official registration records, updated every five years, and approved by the Prime Minister. Copies are retained by the governorate, the Ministry of Culture, and the Prime Minister's Office, and entered into a national database categorizing certified heritage buildings by region. This register serves as the primary reference for future preservation, restoration, and development efforts.

Once documentation is complete, awareness campaigns are organized for owners and residents to emphasize the importance of these buildings. Such campaigns are typically disseminated through public announcements in local councils, neighborhoods, and relevant institutions, with the aim of preventing unauthorized alterations³⁰. Registered heritage buildings in Egypt are classified into three preservation levels³¹. Level A applies to buildings and structures whose internal and external elements are fully preserved, allowing for complete restoration and adaptive reuse without compromising their integrity. Level B covers buildings whose facades must be preserved, while internal modifications necessary for their rehabilitation are permitted. Level C offers a higher degree of flexibility in terms of treatment, depending on the condition of the building. Within this category, several approaches may be adopted.

In some cases, only the facades are preserved, while the spaces behind them may undergo comprehensive modifications, which can include the demolition of non-facade elements. Alternatively, the building itself may be preserved while allowing horizontal extensions on the vacant land belonging to it, provided that no new construction is placed in front of the original facades. Another option is to permit limited vertical extensions on the original structure, restricted to one additional floor whose height does not exceed that of the existing floors. Finally, other alternatives for dealing with the building may be proposed, as long as the external facade is retained in order to safeguard the visual and heritage character of the surrounding area. Such proposals must be reviewed and approved by the Special Committee for Culture and Urban Coordination.

The Authority employs a variety of conservation methods, selected according to the building's condition and significance. *Structural reinforcement is used to stabilize buildings suffering from deterioration, cracks, or partial collapse. Restoration seeks to return the building to its original state using historically appropriate materials and techniques, distinguishing between original and new elements to maintain authenticity. Renovation updates essential infrastructure—such as electrical, plumbing, communication, and fire safety systems—while completion or reconstruction replaces missing parts with*

30. *Ibid.*, 14

31. *Ibid.*, 11, 12

materials and methods matching the original construction, based on archival research. Rehabilitation and adaptive reuse enable buildings to serve new functions without undermining their heritage value, while ensuring economic viability.

In commercial areas, for example, ground floors may be adapted for shops, whereas in residential neighborhoods, maintaining their original residential use is preferred. Finally, full reconstruction may be undertaken for buildings of exceptional value that have been lost, either replicating their original design or creating a historically respectful alternative. To strengthen its preservation framework, the Authority established Higher Scientific and Technical Committees, which developed urban planning standards and issued guidelines for the conservation of “buildings with distinctive architectural styles.” Guided by Laws No. 144 of 2006 and No. 119 of 2008, these committees published public brochures in 2010 aimed at supporting architects, municipal officials, and raising public awareness of the importance of preserving Egypt’s modern and historic architectural heritage³².

32. *Ibid.*, 14, 15

2.3. Comparative Overview of National and International Developments in 20th century Architectural Heritage Preservation

2001 – established The National Organization for Urban Harmony (NAOH)

Created under the Ministry of Culture to address urban and architectural heritage.

2004 – NOUH is officially inaugurated at the Saladin Citadel. Its mission is to combat visual pollution and protect architectural identity.

2006 – Law No. 144

Protected architecturally valuable buildings linked to Egypt's modern history.

2008 – Law No. 119 (“Urban Harmony Law”)

Protected urban areas of cultural and architectural significance.

2010 – NOUH publishes public guidebooks

Published principles for preserving architecturally significant buildings.

2014 – Current Constitution

Article 50: Recognizes Egypt's ancient and contemporary heritage (including architectural, literary, and artistic) as a national and human treasure

This article is the first constitutional recognition of modern cultural and architectural heritage.

International 20th century architecture preservation efforts

1986 – UNESCO and ICOMOS committee

In Paris to create guidelines for evaluating modern architecture within historic settings.

1990 – DOCOMOMO Founded at first Conference.

In Eindhoven established goals for documenting and conserving Modern Movement architecture.

2001 – Launch of UNESCO Modern Heritage Program.

Programme to protect 19th- and 20th-century architecture.

2002 – Regional expert meeting on modern heritage held in Mexico,

2003 – Regional expert meeting held in India

2004 – Regional expert meeting held in Eritrea.

2005 – Vienna Memorandum

The Vienna Memorandum emphasized integrating modern architecture into historic urban landscapes.

2011 – ICOMOS Madrid Document

Outlining conservation methods tailored to 20th-century architecture, focusing on materials and adaptive reuse.

2014 – DOCOMOMO Eindhoven-Seoul Statement

Reaffirming priorities like sustainability, reuse, and protection of modern architecture.

2021 – Cape Town Document

The Cape Town Document addressed preserving Africa's modern heritage, decolonizing heritage practices, and promoting inclusivity.

3. Preservation and Loss of Egypt's 20th-Century Architectural Heritage: Institutions, Initiatives, and the Greater Cairo Experience

Although international interest in twentieth-century architectural heritage has grown, global attention remains largely distant from Egypt's perspective. The involvement of prominent international institutions in Egypt is still notably limited. The reasons for this limited engagement may become clearer upon examining the challenges associated with preserving twentieth-century architectural heritage in the Egyptian context.

3.1. Institutions and initiatives Involved in the Preservation of 20th century's Architectural Heritage in Egypt.

At the international level, interest and initiatives concerning the preservation of 20th-century architecture in Egypt remain very limited. For instance, DOCOMOMO Egypt initially sought to highlight the significance of modern architecture and promote conservation practices³³. However, although DOCOMOMO is officially recognized as having a national branch in Egypt, its presence appears minimal. Its activities seem to have ceased, as suggested by the absence of recent updates on its official platforms.

33. "DOCOMOMO Chapters," *DOCOMOMO International*, accessed August 1, 2025,

34. ARC-WH, "Exhibition and Lecture on Modern Heritage, Hendili, "Heritage of Urban and Architectural Modernities,"

35. Archnet, "MIT and the Aga Khan

In contrast, several Arab and African institutions—such as the African World Heritage Fund, the Arab Regional Centre for World Heritage (ARC-WH), MUAMA (Modern Urban and Architectural Modernities in the Arab World)³⁴, and the Arab Center for Architecture—as well as international organizations like MIT and the Aga Khan Trust for Culture through the Archnet platform³⁵, demonstrate an increasing interest in modern architectural heritage across the region. However, none of these initiatives currently include projects dedicated to the preservation of Egypt's 20th-century architectural heritage.

At the national level, there is a growing interest in the preservation of Egypt's 20th-century architectural heritage, as reflected in several initiatives and research projects. Bab Masr is the first Arab journalistic platform dedicated to safeguarding Egypt's tangible and intangible heritage. It has published numerous articles, reports, and investigations addressing the preservation challenges facing modernist buildings in Egypt, while highlighting the architectural styles of the early to mid-20th century. These publications aim to raise public awareness of the importance of preserving such structures, which form an integral part of Egypt's modern history. The platform also launched a

significant campaign titled “The Country’s Architecture... An Identity That Does Not Deserve to Be Demolished,” advocating against the demolition of heritage buildings³⁶.

CLUSTER³⁷ (Cairo Lab for Urban Studies, Training, and Environmental Research), founded in 2011 in Downtown Cairo, is a platform for urban research, architecture, and design. It focuses on participatory design, mapping, and training, with projects spanning Cairo and other regional cities. Through documentation, walking tours, and public engagement activities,

Major institutions in Egypt have played a critical role in documenting and preserving 20th-century architectural heritage. The American University in Cairo (AUC) Libraries’ Rare Books & Special Collections Library houses the “Regional Architecture Collections” unit, which maintains archival materials such as architectural plans, drawings, models, and oral history interviews related to Egypt’s leading 20th- and 21st-century architects.³⁸ At the Bibliotheca Alexandrina (BA), the Alexandria & Mediterranean Research Center (Alex Med) conducts documentation projects of endangered and vanished buildings, including 3D modelling and virtual-heritage reconstructions, thereby supporting the study

and conservation of Alexandria’s modern built environment.³⁹

In addition, several Egyptian institutions—such as the Egyptian Heritage Rescue Foundation (EHRF) and Athar Lina—are active in the broader field of heritage preservation. However, their work remains primarily focused on pre-modern and Islamic heritage. Despite their limited engagement with modern heritage to date, these organizations hold strong potential to support future initiatives aimed at preserving Egypt’s 20th-century architectural legacy.

on the national level When discussing 20th-century architecture in Egypt Despite the destruction of much modern and historical architecture over the past century, Egyptian society remains engaged with its heritage. Since the last century, experts and individuals have launched initiatives to document and preserve contemporary architectural heritage, often resisting political pressures. While some successes were achieved, many challenges led to significant losses.

36. *Conclusion of the ‘Architecture of the Country’ Campaign*, Bab Masr, accessed March 8, 2025, Bab Masr.

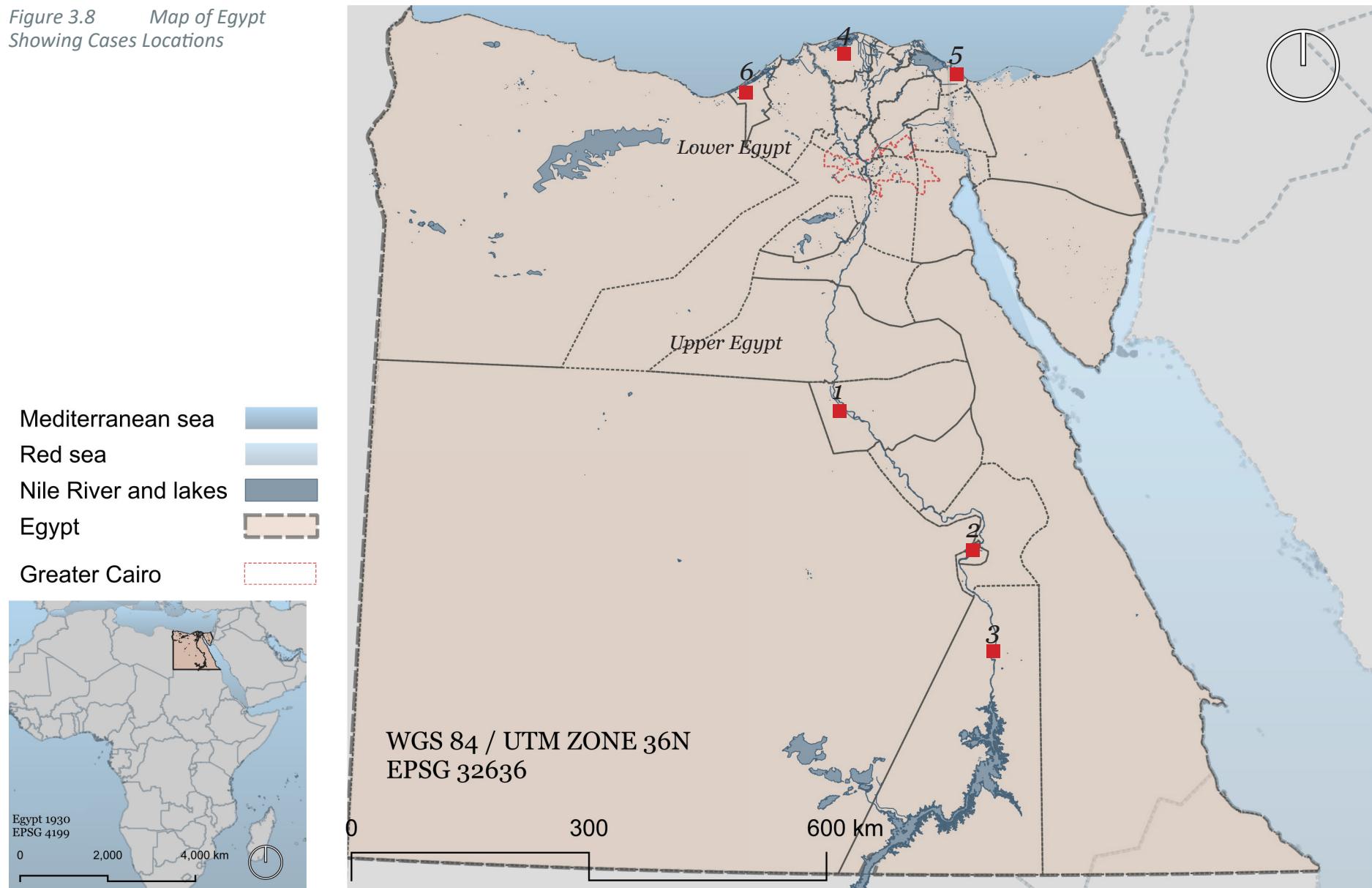
37. CLUSTER — Cairo Lab for Urban Studies, Training and Environmental Research, “All Projects,”

38. American University in Cairo Libraries, “Regional Architecture Collections,” Rare Books & Special Collections Library

39. Bibliotheca Alexandrina, “Alex Med – Projects: Heritage Preservation,”

- 1 *Alexan Palace in Assut (1910)*
- 2 *New Qourna Village in Luxor (1946)*
- 3 *Old Cataract Hotel, Aswan early 1900s*
- 4 *Digital Creativity Center in Kafr El-Sheikh Governorate (1934)*
- 5 *Preservation Initiatives in Port Said:*
The restoration of Abbas Bazaar early 1900s
Recovery Lab of Port Said initiative
Casa Italia reuse
The French Quarter call for rescue
- 6 *Preservation Initiatives in In Alexandria:*
Cinema Metro and Bologna Building call for rescue
Alexandria Opera House renovation
El Salamlek Palace Villa Aghion renovation
Alexandria Chamber of Commerce
Renovating some historical palaces

Figure 3.8 Map of Egypt
Showing Cases Locations



A significant restoration initiative is underway at *Alexan Palace in Assiut*, a 1910 structure currently being repurposed into a museum primarily intended for Egyptian audiences. Restoration experts are overseeing the conservation of its architectural elements, while efforts are also being made to document the building's interior contents—including furnishings, textiles, clothing, and tableware. In 2020, the *World Monuments Fund* included Alexan Palace in its Watch List, advocating for its protection and adaptive reuse as a public museum⁴⁰.

Perhaps the most iconic example of Egypt's 20th-century architectural heritage is *New Gourna Village in Luxor*, constructed between 1946 and 1952 by the internationally renowned architect Hassan Fathy. Designed as a model of sustainable and culturally rooted housing, New Gourna was the subject of a major safeguarding initiative launched by UNESCO in 2010⁴¹. Other international organizations, including ICOMOS, have also supported its conservation and contributed to the creation of a broader assessment framework for Egypt's modern heritage. The restoration project was shortlisted for the Sharjah ICCROM Award for Good Practices in Cultural Heritage Preservation

(2020–2022), and the *World Monuments Fund* provided support for comprehensive documentation and socio-economic surveys to ensure the project's long-term success⁴².

In Kafr El-Sheikh, a historic 1934 rest house built by King Fuad I in an Italian-French style using load-bearing walls and reinforced concrete ceilings is being restored and transformed into the Digital Creativity Center⁴³. Overseen by the Ministry of Communications and executed by Arab Contractors, the project aims to equip youth with skills in innovation, freelancing, and entrepreneurship, blending heritage preservation with contemporary socio-economic goals.

Another high-profile example is the *Old Cataract Hotel in Aswan*, a Neo-Moorish landmark overlooking the Nile, originally constructed in the early 1900s. The hotel has hosted prominent figures including Winston Churchill, Howard Carter, Agatha Christie, and Henry Kissinger. In 2008, it underwent a major renovation by Arabian Construction Company and Completed 2011, it's owned by the Egyptian state and managed under the Sofitel brand⁴⁴.

40. *World Monuments Fund*, "Alexan Palace,"

41. *UNESCO World Heritage Centre*, UNESCO launches safeguarding project at New Gourna Village

42. *World Monuments Fund*, "New Gourna Village,"

43. *The Arab Contractors Company*, "Minister of Communications Inspects the Digital Innovation Center Project at Kafr El Sheikh,"

44. *Egyptian Consulting Group (ECG)*, "Restoration of Sofitel Cataract Hotel," ECG S.A

In Port Said, preservation efforts are underway for *the Khedive Abbas Helmy II Bazaar*, a unique building that fuses local and European modernist styles. Its restoration is supported by a grant from the UK's *Cultural Protection Fund*⁴⁵, which also promotes heritage education within the local community. The National Organization for Urban Harmony (NOUH) has listed several buildings in the Italian Quarter in Port Said⁴⁶, although the enforcement of these protections remains inconsistent. Adaptive reuse is becoming a practical tool for preservation in Port Said. Port Said Heritage Foundation advocates for the conservation and reuse of prominent landmarks, such as Cinema Rex and the Old Post Office. One of the most symbolically charged sites is *The Italian House*, constructed in 1936 by Clemente Busiri Vici and adorned with rare Fascist-era inscriptions. During a 2024 visit to the site, Italy's ambassador announced plans for restoration and reuse, although the project has yet to be implemented⁴⁷.

In Alexandria, a collaborative network of governmental bodies, academic institutions, and civil society organizations is actively engaged in the protection of the city's modernist

architectural heritage. The National Organization for Urban Harmony (NOUH) has officially listed several key structures, including *The Art Deco Cinema Metro* (1935) and the *Italianate Bologna Building* (1934). However, enforcement of these listings remains inconsistent. Notably, while the 1921 *Opera House*⁴⁸ has undergone successful restoration, Despite these efforts, many buildings continue to face threats from neglect, demolition, and urban development pressures. The ongoing deterioration of unprotected structures underscores the urgent need for stronger legal protections, active enforcement, and comprehensive strategies for adaptive reuse.

Among successful interventions are the renovations of key historic palaces such as *the Royal Jewelry Museum*⁴⁹ and the *Central Auditing Organization* building⁵⁰. Both buildings, now under government ownership, were restored by the Arab Contractors Company, reflecting a growing recognition of the importance of preserving Alexandria's architectural heritage.

45. British Council, "Abbas Bazaar, Recovery Lab of Port Said," Cultural Protection Fund.

46. Decree No. 113/2017

47. Mohsen 'Ashri, "Italy's Ambassador in Cairo Inspects the Italian House in Port Said in Preparation for Its Restoration", Shorouk News

48. Maspero (Egyptian Radio), "Āmar al-Intihā' min al-Marħala al-Ūlā li-Tarmīm Masrah Sayed Darwish bi-Awrāq al-Iskandariyya" ["Beginning of the Completion of the First Phase to Restore the Sayed Darwish Theatre with Alexandria Funds"]

49. The Arab Contractors (Osman Ahmed Osman & Co.), "Project 445,"

50. Ibid, "Project 696,"



Figure 3.9 Alexan Palace since in Assiut since (1910)
source: <https://www.wmf.org/monuments/alexan-palace?lang=english>



Figure 3.10 New Gourna Village in Luxor since (1946)
source: <https://whc.unesco.org/en/activities/637/>



Figure 3.11 The Digital Creativity Center restoration project in Kafr El-Sheikh
source: <https://www.arabcont.com/english/Release-2023-1978>



Figure 3.12 Old Cataract in Aswan since early 1900s
source: <https://www.ecgsa.com/project/restoration-of-sofitel-cataract-hotel/>



Figure 3.14 The Italian House in Port Said since(1936)

source: <https://e3rafportsaid.portsaid.gov.eg/olds/Details?Hotelid=134>



Figure 3.16 Royal Jewelry Museum in Alexandria since (1919)

source: <https://arabcont.com/project-445>



Figure 3.13 Cairo Opera House, "Sayed Darwish Theatre" in Alexandria since (1921)

source: <https://www.cairoopera.org/>



Figure 3.15 The Central Auditing Organization building in Alexandria

source: <https://arabcont.com/project-696>

3.2. Efforts to Safeguard 20th-Century Architectural Heritage in Greater Cairo.

The Greater Cairo⁵¹ has drawn the greatest interest due to its central role in Egypt's political, historical, and urban development. Some areas have witnessed major events, revolutions, and socio-economic transformations. As a result, academic studies, urban documentation efforts, and most restoration and adaptive reuse projects of 20th-century buildings have been primarily concentrated in these regions.

Documentation of Cairo 20th century's key buildings through the Cairo Modern Exhibition in New York⁵², organized by Mohamed Elshahed. This initiative highlighted Egypt's modernist architecture from the 1930s to the 1970s, raising awareness about the threats facing these buildings. It showcased both demolished and surviving works which later collected in a published book, while fostering discussions on the importance of their preservation ⁷

Downtown Cairo continues to draw researchers and

investors for its rich architectural and historical significance. Yet, other neighborhoods like Shubra, Abbassiya, and Abdeen also feature unique architectural styles from the same period. One of Cluster projects is a proposal transforming the Mugamma building into a mixed-use civic center, reintegrating it into Downtown Cairo's public and political-economic life⁵³.

Lataif Al Qahira is an open-source digital platform dedicated to Cairo's 19th- and 20th-century architecture and urbanism. The project, based on research by Tarek Waly's center for Architecture and Heritage, was designed to make information on these buildings accessible to the public. At present, the platform primarily serves an Arabic-speaking audience⁵⁴. It preserves the city's memory, records its historical layers, and offers textual and visual materials. The platform also serves as a collaborative space for experts and enthusiasts to share and publish documents.

The "Heliopolis Heritage Initiative"⁵⁵ is an active community movement that organizes workshops, walking tours, and an annual celebration on May 23 to commemorate the founding of Heliopolis⁵⁶

51. Greater Cairo refers to the metropolitan area that includes the entire Cairo Governorate and its urban extensions—such as New Cairo and the New Administrative Capital—as well as parts of the Giza and Qalyubia governorates, including surrounding urban areas such as Helwan and 6th of October.

52. Mohamed Elshahed, *Cairo Modern*, Center for Architecture, October 1, 2021 – March 12, 2022.

53. CLUSTER, "Mugamma Revisited: Reimagining the Building and the Square," *Mada Masr*, May 25, 2020

54. Tarek Waly Center Architecture & Heritage, "Lataif al-Qāhira"

55. Heliopolis Heritage Initiative, official Facebook page

56. Shihāb Tāriq, ["Heliopolis Celebrates 118 Years Since Its Establishment"], *Bab Masr*, May 22, 2023



Figure 3.18 Cairo Modern Exhibition in New York City 'October 1, 2021, to March 12, 2022'

source: <https://www.centerforarchitecture.org/exhibitions/cairo-modern/>

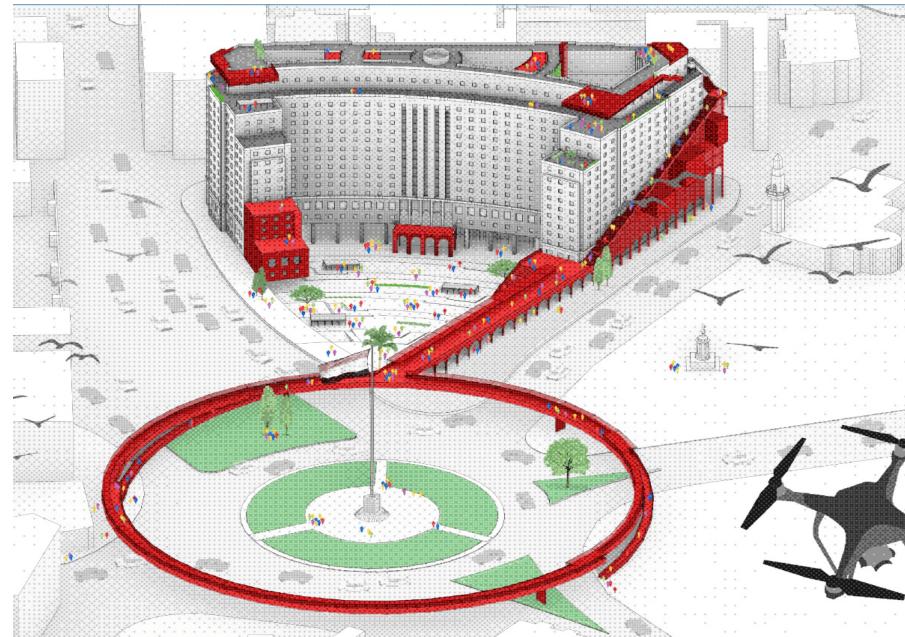
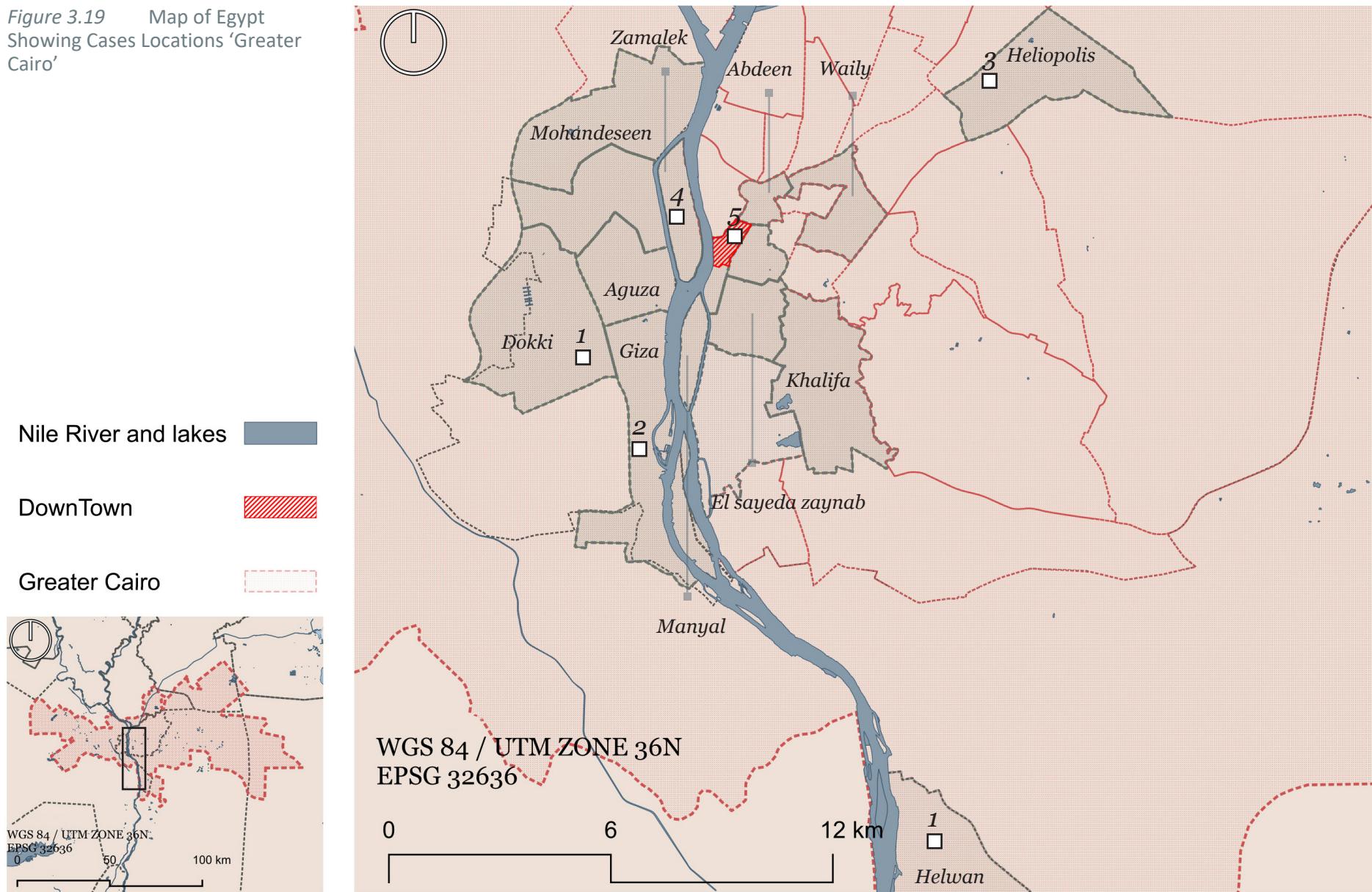


Figure 3.17 CLUSTER's adaptive reuse proposal for the Mogamma building in 2020, a project that was ultimately never implemented

source: <https://mada37.appspot.com/www.madamsr.com/en/2020/05/25/feature/politics/mugamma-mosaic/>

- 1 *Helwan Observatory*
- 2 *Giza Governorate General Diwan*
Mahmoud Khalil museum
- 3 *Heliopolis :*
Baron Empain Palace (Heliopolis, 1911)
Sultan Hussein Kamel Palace (1908)
El Korba District, Heliopolis (1905-1930)
Basilique Church
Granada City in Heliopolis
- 4 *Zamalek*
Cairo Tower in Gazira Zamalek Cairo
Aisha Fahmy Palace
Prince Amr Ibrahim Palace - Museum of Islamic Ceramics
- 5 *Downtown ,Cairo :*
Egyptian Museum in Cairo
AUC Downtown Campus
Ismaelia real estate (La Viennoise - Radio Cinema - El Shourbagy - 33 Sherif - 22 Farida - Kodak - Gharib Morcos - Consoleya - Tamara and others)
Khedival Cairo Development Project-Sednaoui Department Store
Diplomatic Club - Cairo

Figure 3.19 Map of Egypt
Showing Cases Locations 'Greater
Cairo'



One of the most notable examples is *the Helwan Observatory*, built in 1903. Recognized for its pioneering role in solar and astronomical research and its cultural importance in connecting science with religious and historical timekeeping, the observatory was included on UNESCO's *Tentative World Heritage List*⁵⁷ in 2010 under Criteria (ii) and (vi)⁵⁸.

Adjacent to Cairo, Giza also draws attention for its architectural heritage. In the Giza district, the *Giza Governorate General Diwan*—originally a royal-era palace—now serves as the city hall and is recognized for its distinctive architectural value. After a major fire in 2013, the building was restored by the Arab Contractors Company between 2013 and 2014, preserving its original character⁵⁹.

Also in Giza, the Dokki district is home to the *Mohamed Mahmoud Khalil Museum*. Built in 1915 as a French-style residence for the prominent Egyptian politician and his wife, the palace was transformed into a museum in 1962. Renowned for its exceptional fine arts collection. Closed in 2010 for comprehensive restoration,

renovation began in 2014, and the museum reopened in 2021⁶⁰.

The Heliopolis district has drawn significant attention due to its rich architectural heritage and active community of preservation advocates. Established in the early 20th century by Baron Empain, the area is renowned for its distinctive urban planning and architectural character. In 2020, Egypt's Ministry of Tourism and Antiquities restored the *Baron Empain Palace*⁶¹, originally built in 1911 by Alexander Marcel and Georges Louis Claude. The project aimed to revive the landmark and transform it into a museum hosting rotating exhibitions. Nearby, the *Sultana Malak Palace*⁶², built in 1908, was restored by the government in 2020 and reopened to the public in 2022 as an Innovation Centre. From 2017 to 2020, the Ministry of Antiquities and NOUH launched a project to restore *the façades of El Korba District* in Heliopolis—originally built between 1905 and 1930—through repainting and stucco repairs. It also advocated for the preservation of the *Basilica of St. Mary*, built in 1913 by French architect Alexandre Marcel at the request—and expense—of Baron Empain. Their efforts

57. The sole responsibility for the content of each Tentative List lies with the State Party concerned. The publication of the Tentative Lists does not imply the expression of any opinion whatsoever of the World Heritage Committee or of the World Heritage Centre or of the Secretariat of UNESCO concerning the legal status of any country, territory, city or area or of its boundaries.

58. UNESCO World Heritage Centre, *Helwan Observatory, Tentative Lists*

59. The Arab Contractors (Osman Ahmed Osman & Co.), “Project 693,”

60. Ibid., “Project 641,”

61. Presidency of Egypt. (n.d.). *Restoration of Baron Empain Palace*.

62. State Information Service (SIS), [“Project to Restore the Sultan’s Palace, Owned by New Heliopolis, Egypt”]

succeeded, leading to the restoration and exterior lighting of the basilica by Egypt's Ministry of Tourism and Antiquities in 2020.

The Granada Complex, located on Al-Ma'had Al-Ishtiraki Street in Heliopolis, was originally inaugurated in 1910 and redesigned in 1929 in the Andalusian style. Once a prominent venue for horse racing attended by royalty, it features grandstands, a spiral staircase tower, and a dome in traditional Andalusian design. Now owned by the Heliopolis Housing and Development Company, the complex was fully renovated in 2022, with parts repurposed and offered for sale as retail outlets⁶³.

Nevertheless, Downtown dominates the spotlight, often eclipsing the heritage value of these other important districts. *The Egyptian Museum*⁶⁴, built in 1902, was added to UNESCO's Tentative Heritage List in 2021 under Criteria (iv)(vi). It plays a central role in preserving Egypt's archaeological heritage. In 2019, a project to develop and rehabilitate the Egyptian Museum in Tahrir was announced with a grant from the European Union, but the start of work has not yet been announced⁶⁵.

Meanwhile, the American University in Cairo's Urban Lab and Architecture Department has contributed to adaptive reuse projects, including the restoration of its 1920s *Downtown Campus* and the Tahrir Cultural Center⁶⁶, reflecting rising academic interest in Egypt's modern heritage beyond Cairo.

A notable example of private-sector involvement in architectural heritage preservation is the *Ismailia Real Estate Investment Company*⁶⁷, founded in 2008. Specializing in the restoration and adaptive reuse of heritage buildings, the company focuses on transforming historic structures for residential, commercial, and cultural purposes—carefully balancing historical preservation with modern urban needs.

The Khedival Cairo district, located in the heart of Downtown Cairo, is home to numerous historic buildings dating back to the 20th century and earlier. Recognizing its cultural and architectural significance, the Misr Real Estate Assets company, in collaboration with The Arab Contractors, launched a comprehensive project for the development and rehabilitation of the area. The initiative included the restoration of heritage buildings, façade repainting,

63. *The Arab Contractors (Osman Ahmed Osman & Co.), "Project 604,"*

64. *UNESCO World Heritage Centre, "Egyptian Museum in Cairo," Tentative Lists*

65. *Supreme Council of Antiquities (Egyptian Monuments Authority), "Launching the European Union Funding Project: Transforming the Egyptian Museum of Cairo"*

66. *The American University in Cairo, "Historic Palace Façade at AUC Tahrir Square Undergoes Restoration," AUC News*

67. *Al-Ismaelia for Real Estate Investment, "Who We Are,"*

improved lighting, and coordinated landscaping. Key areas targeted were Talaat Harb Square, Mustafa Kamel Square, and Qasr El-Nil Street. The project was successfully completed in 2022, marking a significant step in preserving Cairo's urban heritage⁶⁸.

The Diplomatic Club was established in 1907 by members of the royal family. Designed by the French architect Alexandre Marcel, it originally consisted of two floors. A third floor was added in November 1930 by the architect Michel Roux-Spitz. In 1982, it became the Diplomatic Club, a private club with a board of directors headed by an elected ambassador. Its membership includes members of the diplomatic corps and government ministers. The club's facade was renovated in 2016⁶⁹.

Zamalek Island, located in the middle of the Nile River at the western edge of Cairo before the Giza border, has long been known as an exclusive and upscale district. The Cairo Tower (1956–1961), designed by Naoum Shabib in the shape of a lotus flower, is a prominent national symbol and tourist attraction. Ongoing renovation and restoration work took place in 2006 and structural reinforcement in 2009⁷⁰ and a comprehensive

renovation in 2021 by the Armed Forces Engineering Authority.

In 2020, it was officially registered as a monument by the Egyptian Ministry of Antiquities. Located in Zamalek, Prince Amr Ibrahim Palace, built in 1921 with Moroccan, Turkish, and Andalusian influences, became the Museum of Islamic Ceramics in 1998. It was restored in 2016 and renovated again in 2020⁷¹.

In Zamalek there is Aisha Fahmy Palace, built in 1907 by Italian architect Antonio Lasciac, blending Art Nouveau and Islamic motifs. Acquired by Egypt's Ministry of Culture in 1986, it was restored between 2005–2017 and now functions as an arts center hosting exhibitions and cultural events⁷².

68. *The Arab Contractors (Osman Ahmed Osman & Co.), "Project 689,"*

69. *Ibid., "Project 687,"*

70. *Ibid., "Project 399,"*

71. *Ibid., "Project 651,"*

72. *Ibid., "Project 565,"*



Figure 3.20 Helwan historic Observatory since 1903
source: <https://www.albayan.ae/across-the-uae/religion-and-life/2011-03-18-1.1404680>



Figure 3.21 Giza Governorate General Diwan
source: <https://www.arabcont.com/project-693>



Figure 3.22 Mohamed Mahmoud Khalil Museum in Dokki since 1919
source: <https://arabcont.com/project-641>



Figure 3.23 The Baron Palace in heliopolis since 1907
source: <https://egymonuments.gov.eg/monuments/baron-empain-palace/>



Figure 3.24 Basilique Notre Dame d'Heliopolis since 1913
source: Ahmed ELMassry, «The Basilica Church in Kourba - New Cairo,» Facebook photo, June 16, 2025, <https://www.facebook.com/photo/?fbid=728341372898686&set=a.195049699561192>.



Figure 3.25 Sultana Malak Palace in Heliopolis since 1908
source: Independent Arabia, "Sultana Malak Palace Begins a New Chapter," 2022.



Figure 3.26 The Granada Complex in Heliopolis since 1929
source: <https://www.arabcont.com/project-604>



Figure 3.27 AUC , Tahrir-downtown since 1919
source: <https://www.aucgypt.edu/about/tahrir-square-campus/photo-gallery>



Figure 3.29 Egyptian museum, Tahrir- downtown since 1902
source: <https://egyptianmuseumcairo.eg/>



Figure 3.28 Museum of Islamic Ceramics in Zamalek since 1921
source: <https://www.arabcont.com/english/project-651>



Figure 3.30 Princess Aisha Fahmy Palace and Arts Complex in Zamalek since 1907
source: <https://www.arabcont.com/project-565>



Figure 3.31 33 Sherif building in downtown: Constructed in 1913, the Neo-Baroque building at 33 Sherif Pacha Street is notable for its distinctive 45-degree façade. Acquired by Al Ismaelia for Real Estate Investment in 2010 and renovated in 2016, it has become a creative hub and now hosts several major banks.

source: <https://al-ismaelia.com/building/33-sherif-building/>

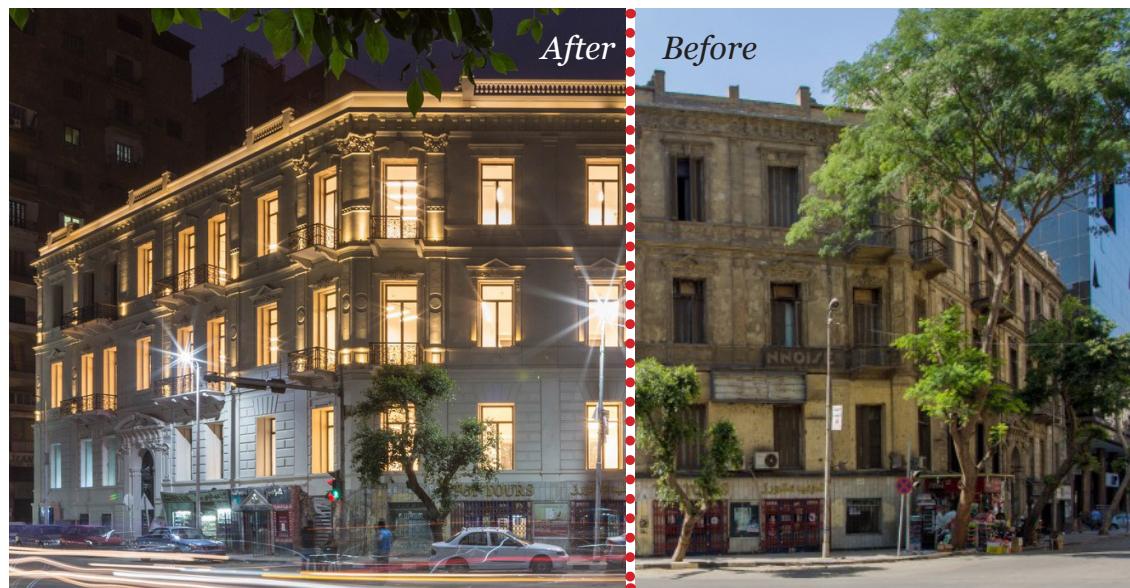


Figure 3.32 La Viennoise in downtown was built in early 1900, a historic Italian Renaissance-style building originally used as a private residence and later as a hotel, was renovated to preserve its architectural heritage while adapting it for contemporary use by Al Ismaelia for Real Estate Investment in 2009

source : <https://al-ismaelia.com/building/la-viennoise-building-a-unique-blend-of-heritage-and-luxury/>



Figure 3.33 Giuseppe Mazza, the Italian architect, is known for his distinguished work, including the *Sidnawi Suleiman Pasha Building* in downtown, built in 1925 on Qasr El Nil Street, overlooking both Talaat Harb Square and Mohamed Sabry Abu Alam Street. This building is rich in architectural detail and decoration, and features an Art Deco architectural style. It also boasts the largest number of balconies and facades, with up to 14 balconies per floor, allowing residents to view the square from every angle. The building with most of other buildings in this area are now belong to Misr Real Estate Assets and where renovated by The Arab Contractors.

source: BestOfMasr, Facebook, “Imārat Šēdnāwy (Saidnawy Building), a Heritage Landmark...,” 2025



Figure 3.34 Cairo Tower in Zamalek since 1961
source:<https://www.arabcont.com/english/project-399>



Figure 3.35 The Diplomatic Club in downtown since 1907
source: <https://www.arabcont.com/english/project-687>

3.3. Preservation Under Pressure: Cairo's 20th-Century Architectural Heritage in Focus

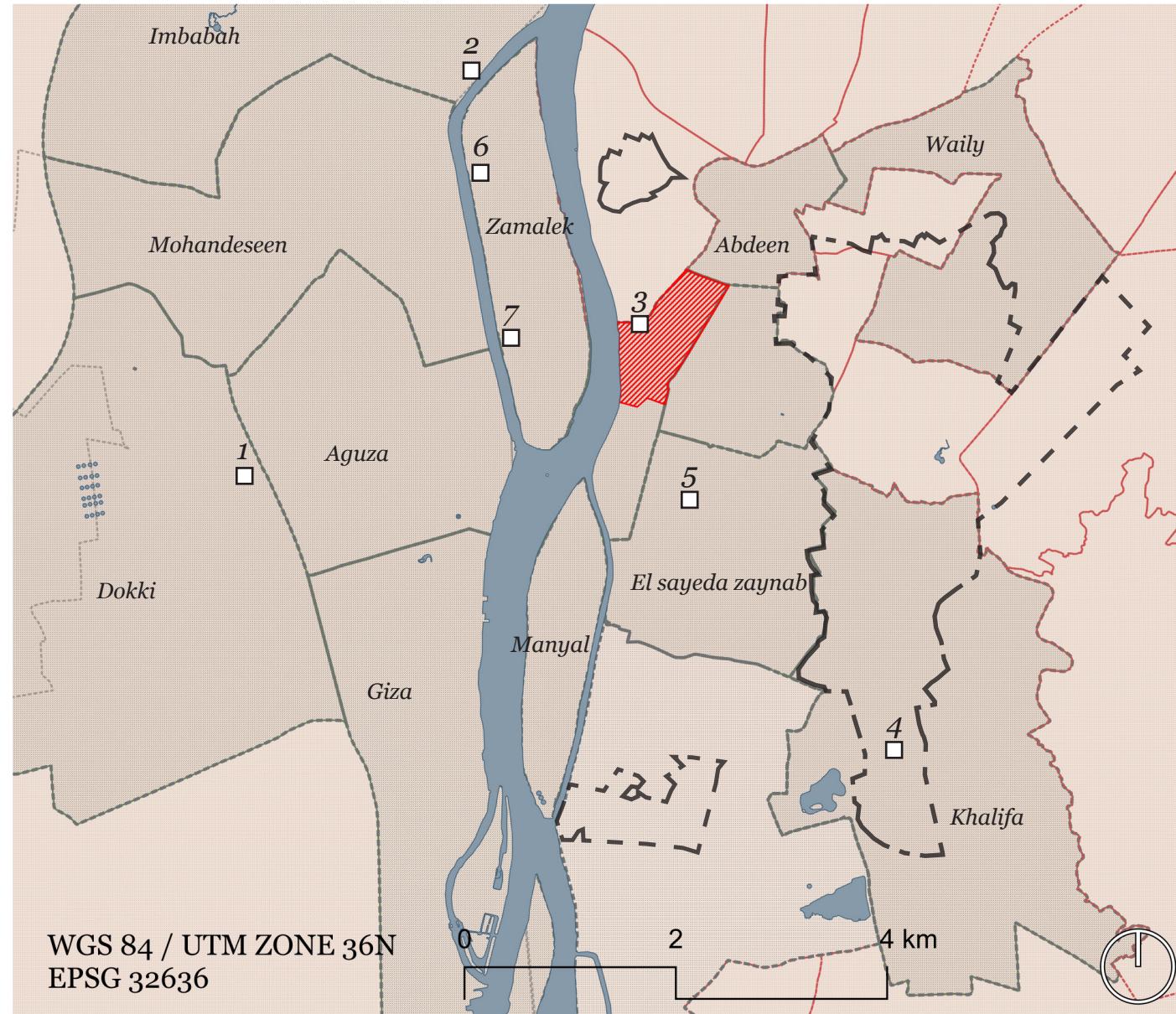
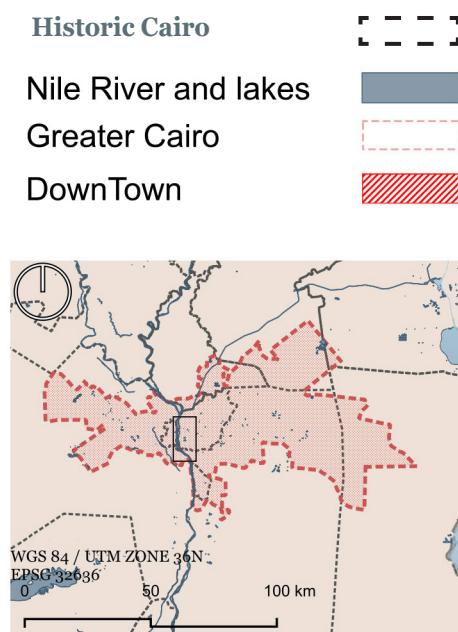
Preservation efforts for 20th-century architectural heritage in Egypt are largely focused on Greater Cairo, which is understandable given Cairo's role as the capital. The concentration of heritage sites in these cities makes them useful case studies for understanding nationwide preservation challenges. Focusing specifically on Cairo—particularly Downtown and its surroundings—offers valuable insight into the obstacles faced, even in areas that draw attention from the government, architects, and preservation bodies.

Cases Highlighting the Loss of 20th-Century Architectural Heritage in Greater Cairo

- 1 The reuse and transformation of Villa Badran
- 2 The removal of the Nile houseboats (Dahabya) in Kit Kat and Imbaba.
- 3 The reuse of the Tahrir Complex (El Mogamaa)
- 4 The demolition of architecturally (Significant structures in the Imam Cemeteries)
- 5 The abandonment of Cinema El Sharq
- 6 The demolition of Umm Kulthum's villa To make way for a hotel bearing her name
- 7 Khaled Fouad Tower often referred to as "The Tower of Shame"

Figure 3.36 A partial map of cairo where locates Cases Highlighting the Loss of 20th-Century Architectural Heritage

Note: The areas of Historic Cairo are not precisely mapped, as their locations were estimated based on photographic sources. The mapping is therefore approximate and intended to give a general representation.



Villa Badran Designed by Gamal Bakry in 1968, Villa Badran featured distinctive curvilinear forms that defied the era's pseudo-modernist style. A 1990s restaurant conversion damaged its structure, and the villa now sits abandoned and decaying, reflecting the neglect of Cairo's modernist heritage⁷³.

Instead of selling it for demolition, the owners leased Villa Badran to a restaurateur who made incongruent modifications and added a single-story structure in the garden, disrupting its design. Now abandoned, the villa stands as a fading symbol of Cairo's modernist heritage. Villa Badran was listed by NOUH⁷⁴ as a protected Category B heritage building, banning its demolition—but it remains privately owned with no restoration plan, leaving it vulnerable to neglect.



Figure 3.38 front view of the villa before the renovation in 1991,
source : Majallat Aalam Al-Binaa (Magazine), no. 51 1984, 17.

73. Mohamed Elshahed, *Cairo Since 1900*, 246–47.

74. Decree No. 144 of 2020

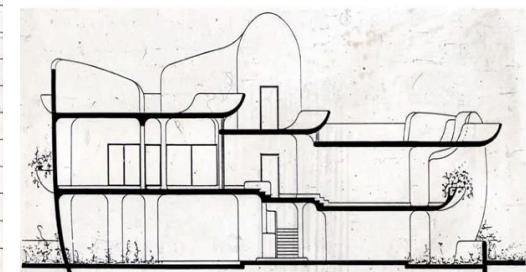
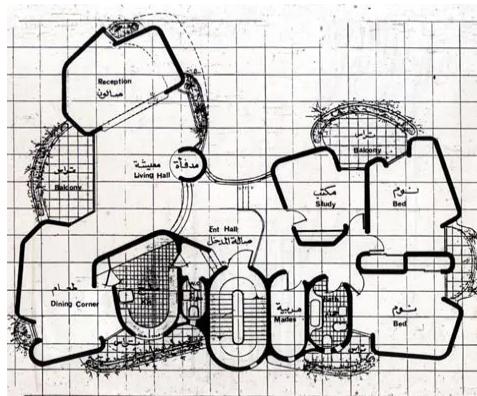


Figure 3.37 Plan and Elevation of the Villa, original design by Gamal Bakry
source : Majallat Aalam Al-Binaa (Magazine), no. 51 1984, 17.

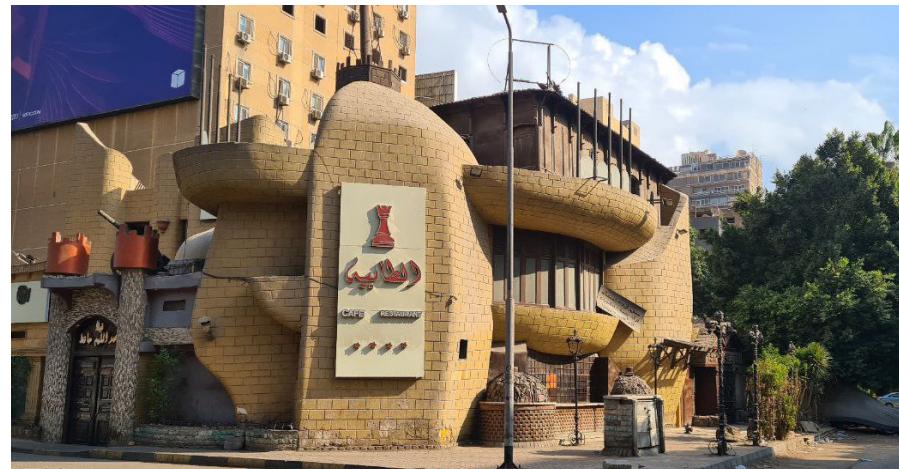


Figure 3.39 A photograph by the author, the elevation of the villa
after renovation to be a restaurant , November 2024

Historic Egyptian houseboats along Cairo's Nile (Dahabya), once spanning two kilometers and numbering in the hundreds, hosted key political and cultural gatherings. Initially entertainment venues for the bourgeoisie, they later became hubs for artists, writers, and political figures, embodying the city's rich heritage.

By 2022, only a few dozen houseboats remained, some repurposed as nightclubs while others housed intellectuals and residents. In June, authorities targeted those in the Nile arm between Imbaba and Zamalek, deeming them illegal due to missing permits. Denied licensing and facing heavy penalties, owners were given just 10 days to vacate before the boats were removed and destroyed without compensation, in line with a 2020 presidential ban on residential boats⁷⁵.



Figure 3.40 Cairo Nile boats
source: Addio alle case galleggianti del Cairo, »Rivista Africa, July 6, 2022, <https://www.africarivista.it/addio-alle-case-galleggianti-del-cairo/203906/>.



Figure 3.41 Screen captures from old Egyptian films showcase these iconic houseboats as cultural landmarks and intellectual hubs, hosting renowned directors, actors, artists, and writers while also playing a significant role in Egyptian cinema.

source: Marina Milad, Masrawy, accessed March 6, 2025,

75. Marina Milad, "Story and Photography," Masrawy, accessed March 6, 2025, <https://www.masrawy.com/crossmedia/houseboats/>.

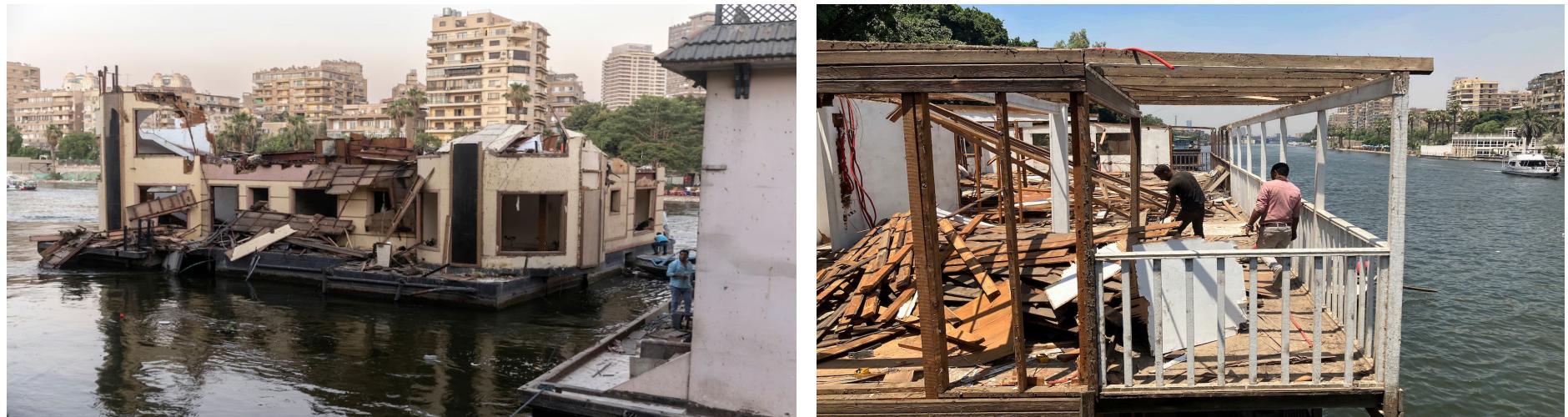


Figure 3.42 photos of Some house boats being dismantled or disintegrating.
source: Ahram Online. Accessed March , 2025.



Figure 3.43 photos of Houseboat65 managed to obtain a commercial license by transforming this historical boat into a rental Dahabya

Figure 3.44 The authorities provided only one option for houseboat owners to retain their boats: converting them from residential to commercial, administrative, or restaurant use. However, the high administrative fees for commercial licenses were prohibitive for residents simply wishing to live on the boats.

source: Houseboat 65, "Cairo's Enchanting Escapades." (blog)

The Tahrir Complex, or Al-Mugammaa, is a landmark government building in Cairo's Tahrir Square. Designed by Mohamed Bek Kamal, it opened in 1951 under King Farouk. The 14-story, 28,000-square-meter structure, built for 350,000 Egyptian pounds, contains over 1,300 rooms, symbolizing Egypt's bureaucratic system⁷⁶.

Built to centralize government offices, the Tahrir Complex replaced British military barracks in Tahrir Square. Housing 27 agencies, 13 ministries, and 18,000 employees, it drew tens of thousands daily, causing major traffic congestion. Its functional design, with spacious halls, wide corridors, and ample windows, made it a landmark of Egypt's modern administration⁷⁷.

The Tahrir Complex deteriorated due to poor maintenance and heavy daily foot traffic, worsening congestion. Attempts to repurpose it stalled due to its large workforce. Evacuation began in 2021 after the new administrative capital was established east of Cairo.

Tahrir Square, named after the concept of liberation, honors Egypt's fight for independence during the 1919 Revolution. A historic site for protests, from 1952 to the 2011 uprising, it remains a symbol

of freedom and national identity beyond its role as a traffic hub.

In 2020, President El-Sisi transferred the Tahrir Complex to the Egypt Sovereign Fund (ESF), established in 2018 to manage state assets⁷⁸. The ESF, ranked 53rd globally with \$12 billion in assets, partnered in 2021 with international firms to redevelop the complex. The project, led by Oxford Capital and RATIO|smdp, will transform it into Cairo House Hotel, part of the Marriott Autograph Collection, featuring 400 rooms, 100 serviced apartments, luxury dining, and event spaces with Nile views.

Despite the project's scale, none of the stakeholders, including the Egyptian Sovereign Fund, have conducted public consultations or disclosed any studies, implementation officially began in March 2024⁷⁹.



76. *The Sovereign Fund of Egypt (TSFE), Press Releases, 6 December 2021 (Annex E)*

77. Mohamed Elshahed, *Cairo Since 1900: An Architectural Guide* (Cairo: American University in Cairo Press, 2020), 92.

78. Law No. 177 of 2018 - Law No. 197 of 2020

79. *Ministry of Planning and Economic Development, "8 March 2024"* accessed March 8, 2025



Figure 3.45 The main facade of Al-Mugammaa 1960s
source: <https://www.elwatannnews.com/news/details/4970786>



Figure 3.46 El tahrir square during January 2011 revolution
source: Getty Images, via BBC Arabic, "From Government Building to Historic Landmark: Tahrir Complex," 2021.



Figure 3.47 A march or demonstration of the Muslim Brotherhood in Tahrir Square in 1952
source: Cairoobserver. «The Future of Tahrir: Between Appearances and Reality.»



Figure 3.48 A normal day in front of al mugammaa before it's Evacuation
source: Al Jazeera, 2021, Tahrir Complex article (aljazeera.net).



Figure 3.49 The main facade of Al-Mugammaa after restoration in 2012
source: <https://arabcont.com/project-675>



Figure 3.50 The exterior design proposal of "Cairo House,"
source: <https://www.oxford-capital.com/3420-2/>

Since 2019, parts of historic Cairo, including the Imam al-Shafi'i Tombs area, have faced demolitions for new road projects. Although experts proposed alternatives, the works have continued, threatening not only the UNESCO-listed Islamic cemetery but also 19th- and 20th-century tombs and buildings developed there by nobles. These structures, registered as “distinctive architectural style,” represent the layered architectural heritage of the district, yet were targeted because they were not considered “old enough” to preserve. Demolition began in 2019, paused in 2020 after heritage advocacy, resumed in 2023, and was halted again in November 2024 following promises to adjust the route. Google Maps imagery (2019–2024) clearly documents the scale of these losses⁸⁰.

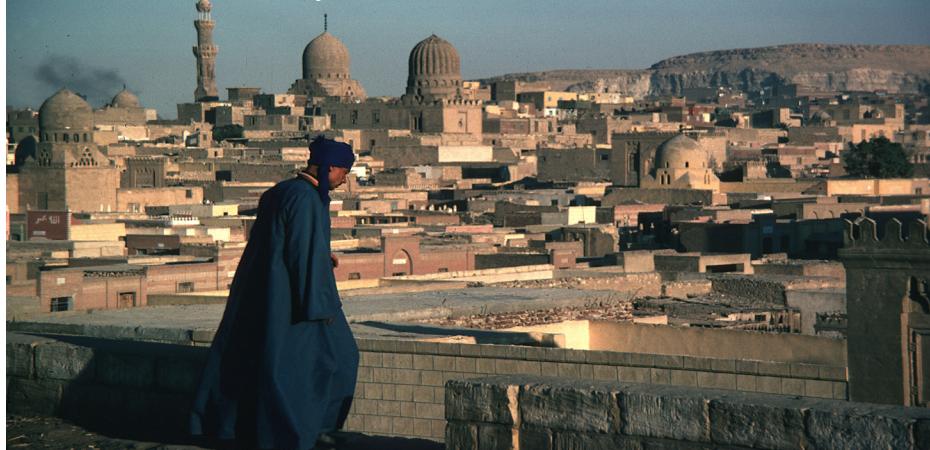


Figure 3.51 General View, mosques. Historic Cairo (Egypt)
source: © UNESCO Author: Spier-Donati, Marianne

Heritage advocates launched Demolition Sign, a photography campaign documenting historic cemeteries ‘Marked for demolition’, but authorities quickly restricted access. By November 2024, the Ministry of Housing issued Decision No. 1045, delisting 10 cemeteries and permitting their demolition⁸¹.

Despite widespread appeals and efforts from various societal groups, demolition continues to this day, with photography strictly prohibited from October 2024.

The *mausoleums* demolitions after May 2024 have significantly altered the area’s cultural and historical landscape, with some heritage-listed sites delisted for road expansion.

80. *Egypt’s Historic Tombs Demolished Amid Redevelopment Plans*,” BBC News, May 25, 2023, accessed March 6, 2025,

81. *Alāmat Izāla: Amāl Fanniyya li-Tawthīq Turāth al-Jabānāt al-Muhaddada*,” Bab Masr, accessed March 6, 2025



Figure 3.52 Satellite imagery from Google Airbus, with changes highlighted by the author and the proposed road, dated December 30, 2024, source of the proposed road : -Egypt, Ministry of Housing. Al-Fardous Axis (video), YouTube, May 17, 2019. -Lee Keath (a reporter in The Independent), Facebook post, August 27, 2023.

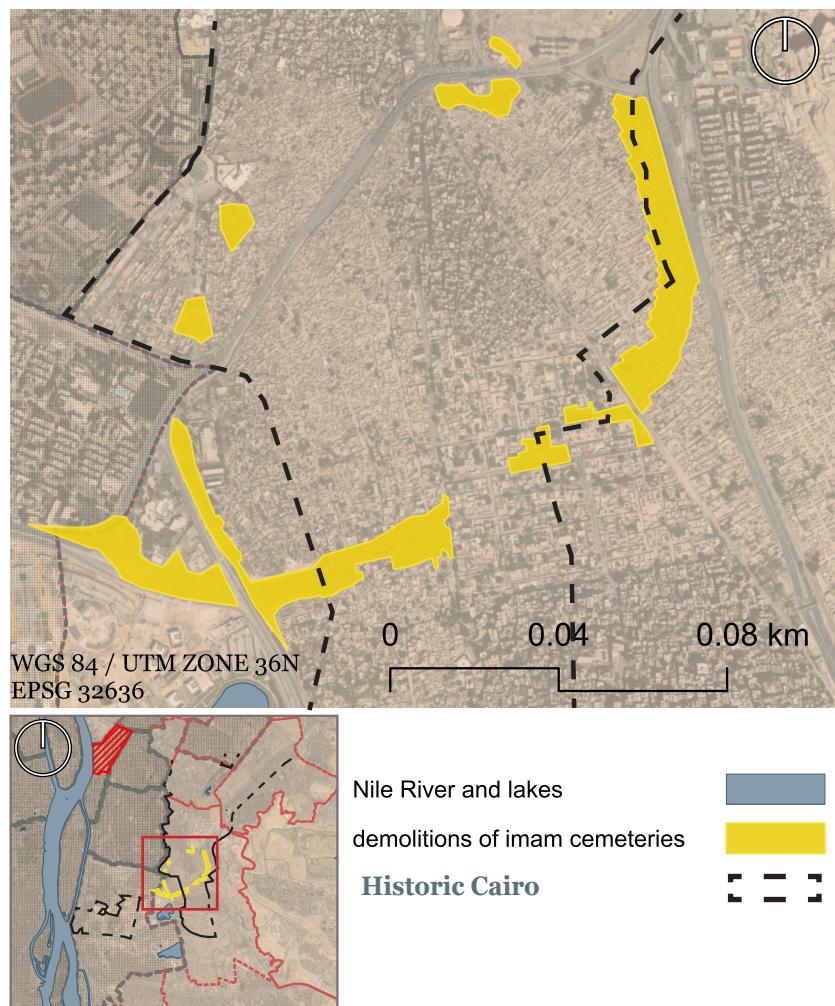


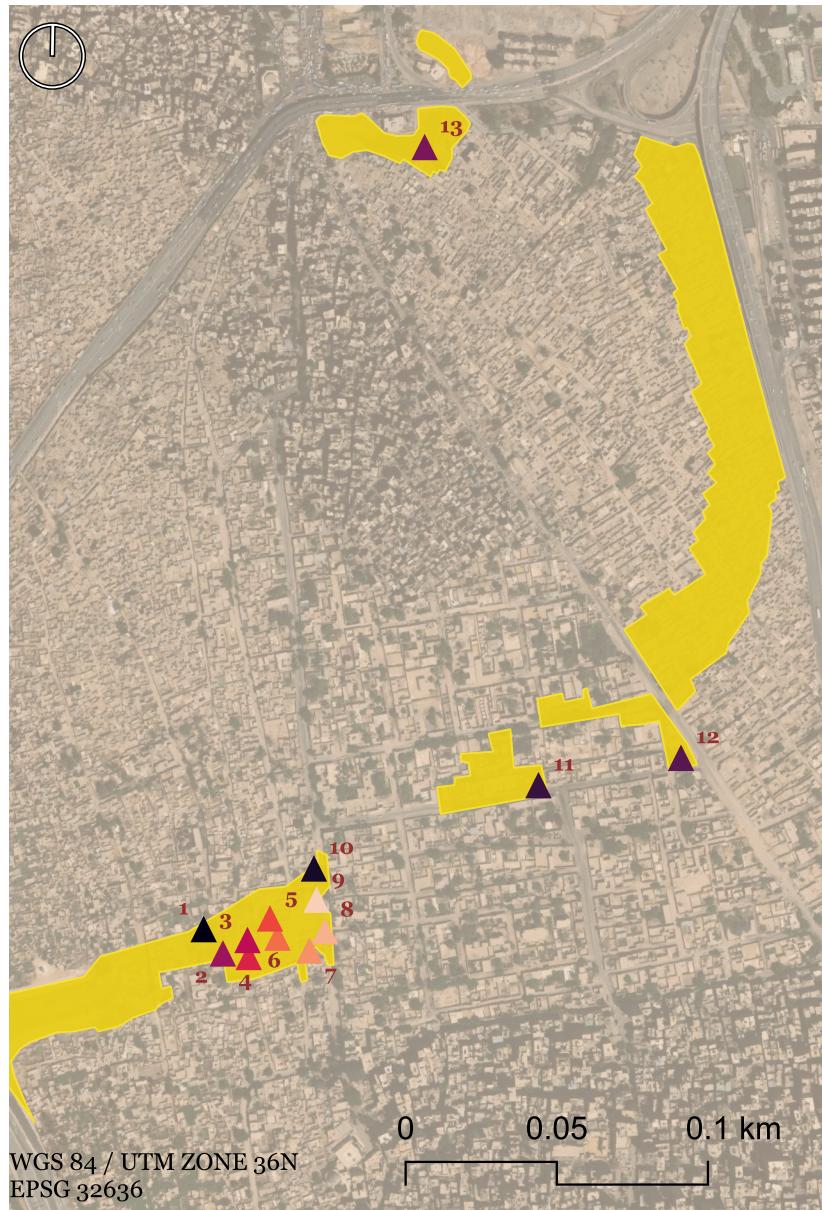
Figure 3.54 Satellite imagery from Google Airbus, dated June 15, 2025,



Figure 3.55 Google Maxar Technologies, with older imagery dating back to February 10, 2018.

Figure 3.53 A map showing The Imam Cemetery demolitions overlaps with Cairo's historic Islamic district, a UNESCO World Heritage Site since 1979. based on: Ahmed Elmenshawy, The Approved Boundaries of Historic Cairo, Faculty of Engineering, Department of Architecture, Zagazig University,





WHAT WE HAVE LOST SO FAR in this area!!

The 19th- and 20th-century historic Islamic-style cemeteries and mausoleum were traditionally reserved for nobles, ministers, actors, and prominent families. Each mausoleum is typically a private enclosure containing spacious family burial plots, often distinguished by an Islamic–Mamluk-style dome and an area designed for receiving visitors.

The tombs are handcrafted and feature symbolic motifs such as crowns, turbans, and stylized hair. Women's tombs sometimes include sculpted or even real hair, reflecting enduring cultural traditions and the historical significance of these burial practices.

demolitions locations

- demolitions of imam cemeteries
- ▲ 1-Family tomb of the actor Salah Zulfiqar 1910
- ▲ 2-The tomb of Muhammad Rateb Pasha Al-Sardar early 1900
- ▲ 3-Thabet family cemetery 1910
- ▲ 4-Imam Wakee
- ▲ 5-Syrian Al-Azm family cemetery 1938
- ▲ 6-Lieutenant General Ismail Pasha Selim
- ▲ 7-Rushwan Pasha Abdullah
- ▲ 8-Dr. Ibrahim Bek El-Nabrawy
- ▲ 9-Mahmoud Pasha Al Falaki
- ▲ 10-Rabaa Al-Adawiya School
- ▲ 11-poet Mahmoud Sami Al-Baroud¹⁹⁰⁴
- ▲ 12-Ali Pasha Fahmy
- ▲ 13-Sidi Galal & Imam Al-suyut



Figure 3.56 Photo of the demolition notice at the Thabet Family Cemetery — previously registered as a distinguished architectural site before being removed from the heritage registers — taken by Lee Keath, August 2023.



Figure 3.57 The tomb of Rashwan Pasha Abdullah, a registered heritage site with distinctive Neo-Mamluk architectural features, was delisted prior to its demolition. source: El Sadek, Mostafa.Facebook, October 12, 2024

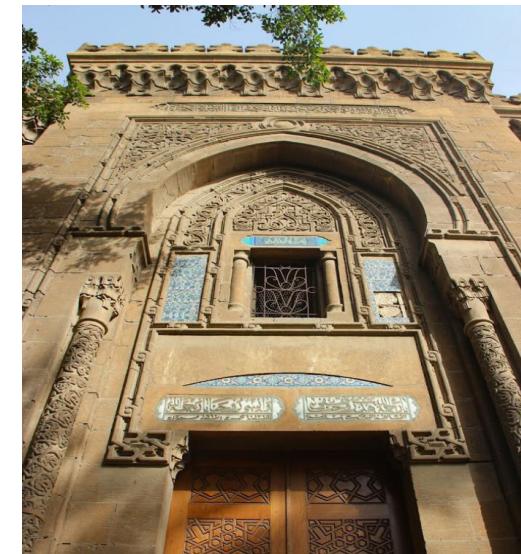


Figure 3.58 Ali Pasha Fahmy's tomb- 1936- registered source: google maps by Dalia Rashed, Jun 2023

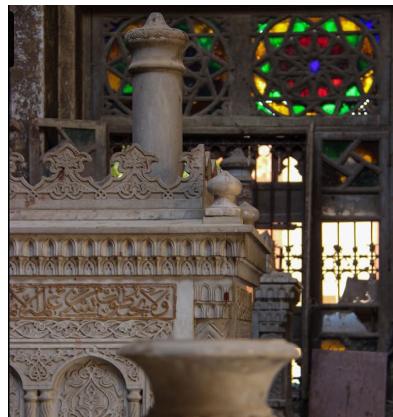
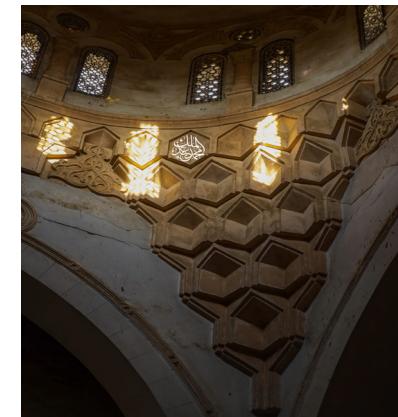


Figure 3.59 A collection of photos showcasing the treasures of the Imam Cemeteries, many of which have likely disappeared.
Source: Dr. Mostafa El Sadek, facebook



Cinema Al Sharq built in 1947 in the working-class district of Sayeda Zeynep, architect unknown. The Art Deco cinema, strategically located opposite the mosque of Sayeda Zeinab, includes a single hall with a cylindrical tower at the corner and apartments facing the street⁸².

The remaining portion comprises residential and administrative apartments, typically governed by the ‘old rent law,’⁸³ which grants tenants lifelong rights to the rental unit and allows for lease inheritance without any adjustments to the original rental price.

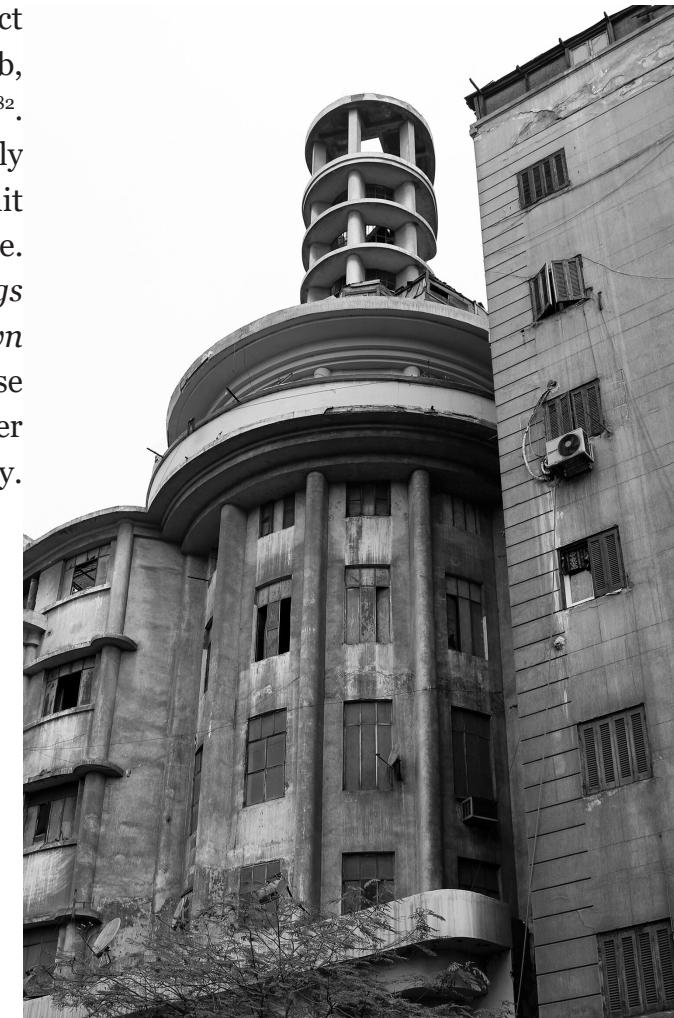
The cinema is a abandoned now and this is a common scenario among modern buildings across Egypt. Many buildings remain abandoned, often with their ownership unknown – perhaps due to migration, the death of previous owners, or lack of identification. These buildings are left in a state of severe neglect, with no oversight of their condition, whether they are in need of restoration, are at risk of collapse, or pose a security risk to passersby.



Figure 3.60 A picture of the Sharq Cinema during construction. From an advertisement for the implementing company, the General Buildings Company, in one of the Egyptian newspapers in 1947.

source: oasmasaid027. Photograph of cinema el sharq, Instagram

Figure 3.61
cenima el sharq 2018
source: Hisham
Mohamed Hassan,
Abandoned Cinema
El Sharq, Platform,
accessed March 5,
2025,



82. Platform Space, “Demolitions and the Urgency of Architectural History in Egypt,” accessed July 16, 2024, <https://www.platformspace.net/home/demolitions-and-the-urgency-of-architectural-history-in-egypt>.

83. old rental detailed in chapter (5.Preservation Challenges of Egypt’s 20th century’s Architectural Heritageand Role of Stakeholders.)



Umm Kulthum, the most renowned Arab singer, lived in a villa on Abu El Feda Street, Zamalek, overlooking the Nile. Built in 1934, it was a landmark of modern Egyptian architecture. After her death, her heirs sold and demolished it in 1982, leaving only its memory.

The villa, designed by engineer Ali Labib Gabr, exemplified the distinctive Art Deco style of the time. Due to the triangular shape of the plot, a portion was dedicated to a garden, lending the villa a more harmonious and regular layout⁸⁴.



Figure 3.62 The facade of villa Umm Kulthum in 1930s, source: Majallat al-'Imāra, no. 3–4 (1939): 127–128.



Figure 3.63 A photograph taken by the author, depicting the Umm Kulthum Hotel, which now occupies the entire triangular plot following the removal of the garden of the villa to optimize investment. Despite bearing Umm Kulthum's name, the original villa no longer exists, as it was demolished by an investor after her family sold the property. the photo by the author in December 2024

84. Karim Abdullatif, "Inside Umm Kulthum's Home in Zamalek," *SceneHome*, November 10, 2023

In the late 1970s, amid President Sadat's capitalist policies, Engineer *Khaled Fouda* proposed a Manhattan-inspired luxury hotel in Zamalek. Supported by Sadat, the \$200 million project reached 90% completion in six years but was halted after his 1981 assassination. The owner was then blindsided by revoked permits and a withdrawn hotel license. Legal efforts to resume construction failed, and a businessman linked to President Mubarak attempted to buy the tower. Officially, the revocation cited inadequate parking, but all alternative solutions were rejected⁸⁵.

Despite renewed efforts post-2011, the tower remained unfinished. In 2024 a parking proposal involving Al-Jazira Club was rejected. Though modern solutions exist, the official stance remains unconvincing, leaving the prime-location tower abandoned since the 1980s⁸⁶.



Figure 3.64 The tower from inside
source: Screenshots «Gehad Abdel Nasser on Elborg», YouTube, 2.42,4.58, March 2017



Figure 3.65 Highly visible across downtown Cairo and Giza, the tower's top section is now solely used for advertising.
source: Screenshots «Gehad Abdel Nasser on Elborg», YouTube, March 2017



Figure 3.67 The view to the Nile River and EL Gezira luxury club from the roof of Fouda tower



Figure 3.66 The Foudah Tower from a frontal perspective
source: by the author, November 10, 2024

85. Gehad Abdel Nasser, *El Borg*, YouTube, march 2017.

86. Al-Shorouk. "Article title." *Al-Shorouk News*, October 4, 2024.

4. An Analytical Study of 20th-Century Architectural Heritage in El Minya: Mapping, Evaluation, and Preservation Challenges.

4.1 Introduction to the study of El Minya city



Minya, an ancient city in Upper Egypt, serves as the capital of Minya Governorate.

Minya Governorate is considered one of the most significant governorates in Upper Egypt, owing to its central geographic location and its rich collection of unique archaeological sites⁸⁷.

Historically, Minya played a prominent role in Egypt's agricultural economy. *It was once a major center for the cultivation of the famous Egyptian cotton*, which flourished under British rule when Egypt was regarded as a first-class agricultural country. Production and exports increased substantially, particularly in Upper Egypt, including Minya. Sugarcane cultivation also expanded, leading to the establishment of the Abu Qurqas Sugar Factory in 1869.

Between the 1880s and the 1952 coup, Minya's agricultural lands were dominated by a small elite of *pasha*⁸⁸ closely tied

to the monarchy. These landowners controlled vast estates and employed much of the local population as tenant farmers, cultivating staple crops such as wheat, corn, sugarcane, and cotton. During this period, *the wealthy elite constructed numerous palaces in diverse architectural styles, many of which reflected European influences*. Following nationalization under President Gamal Abdel Nasser after 1956, these estates and palaces were either appropriated for public use or sold. In the second half of the twentieth century, additional distinctive buildings were constructed in Minya, though they lacked the architectural prominence and grandeur of their predecessors.

Minya, like many cities in Upper Egypt, experiences marginalization, which has reduced attention to its modern architectural heritage. This chapter classifies the most significant 20th-century buildings of distinctive architectural style, with emphasis on those most at risk of demolition, inappropriate alterations, and other preservation challenges, while also noting the few examples that have been relatively well maintained

The study aims to document and categorize El Minya's 20th-century architectural heritage by evaluating buildings according to type, decade of construction, number of levels, ownership, condition, and architectural style.

87. Minya Governorate, Tourism, minia.gov.eg.

88. *Pasha*: an Ottoman-Turkish honorary title, historically bestowed upon high-ranking officials, governors, military commanders, and later prominent figures in Egypt. The title was not hereditary but granted as a mark of status and authority.

It also assesses registered heritage buildings for compliance with national heritage criteria and examines unlisted structures for potential inclusion. In addition to documentation, the research explores preservation challenges through field studies, expert interviews, and community insights.

El Minya was selected as a case study owing to the limited availability of scientific research documenting its heritage buildings. This scarcity grants the study originality in both documentation and analysis, while also enabling a comparative perspective on preservation challenges in relation to Greater Cairo and offering insight into how the marginalization of cities distant from the capital influences the safeguarding of modern architectural heritage. *The choice of Minya* was further reinforced by its accessibility, the presence of established personal networks that facilitated data collection, and the researcher's previous residence in the city, which provided in-depth familiarity with its architectural fabric and social context.

Nonetheless, the research faced notable *challenges* in securing accurate and comprehensive information. Despite a formal meeting with the municipal employee responsible for the '*Distinctive architectural styles*' file—who confirmed the existence

of individual records for each registered building, including detailed data and historical photographs—access to these files was denied on the grounds of confidentiality. No justification for this restriction was provided, and only a single file was shown to illustrate the documentation and registration process.

The total number of officially registered heritage buildings in Minya is 56, based on an inventory carried out in 2007. This figure was obtained informally through a former municipal employee⁸⁹, as the information is not publicly available. Consequently, the research relied primarily on direct field observations and documentation conducted by the researcher.

The limited coverage of 'Google Street View' in Egypt, and its complete absence in Minya, further complicated the process. Although not an official tool, such imagery could have supported fieldwork by helping to relocate photographed buildings when contextual details were unclear. Another major challenge concerned the availability of historical data of buildings. Information such as the year of construction or the name of the original architect was frequently missing. Although the registration process was initiated in 1998⁹⁰, successive periods of political and economic instability disrupted its

89. This register is integral to his official responsibilities, as he is required to review any demolition or modification applications and ensure that the building in question is not listed as protected. The researcher is personally familiar with these duties, having previously held the same position at another city hall between 2011 and 2015.

90. This information is not drawn from an official source but was mentioned during an interview with Eng. Iman Roshdy.

continuity and diminished institutional commitment. Even the expert committee faced difficulties in retrieving such data.

Photographic documentation also presented considerable challenges. Capturing images of buildings in public spaces frequently aroused suspicion and unease among local residents, rendering the process sensitive. Consequently, photographs had to be taken discreetly and with caution to minimize the risk of misinterpretation or conflict. This limitation also contributed to the suboptimal quality of some of the collected images.

The study employs a multi-step approach to analyze El Minya's 20th century's architectural heritage. The methodology includes historical research, geospatial mapping, heritage assessment, and community engagement through interviews: *Heritage Evaluation*: Buildings were assessed based on Egyptian heritage laws and urban coordination guidelines. *Field Surveys & Interviews*: Local insights on building conditions, ownership changes, and preservation challenges informed the comparison with Cairo's conservation efforts. *Geospatial Mapping* : QGIS software was used to identify and categorize heritage buildings by type, age, levels, ownership, condition, and style.

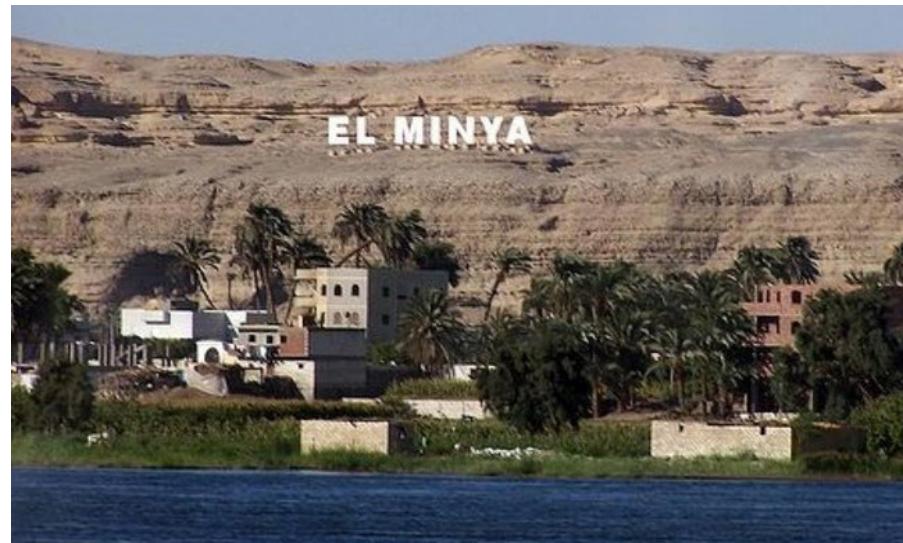
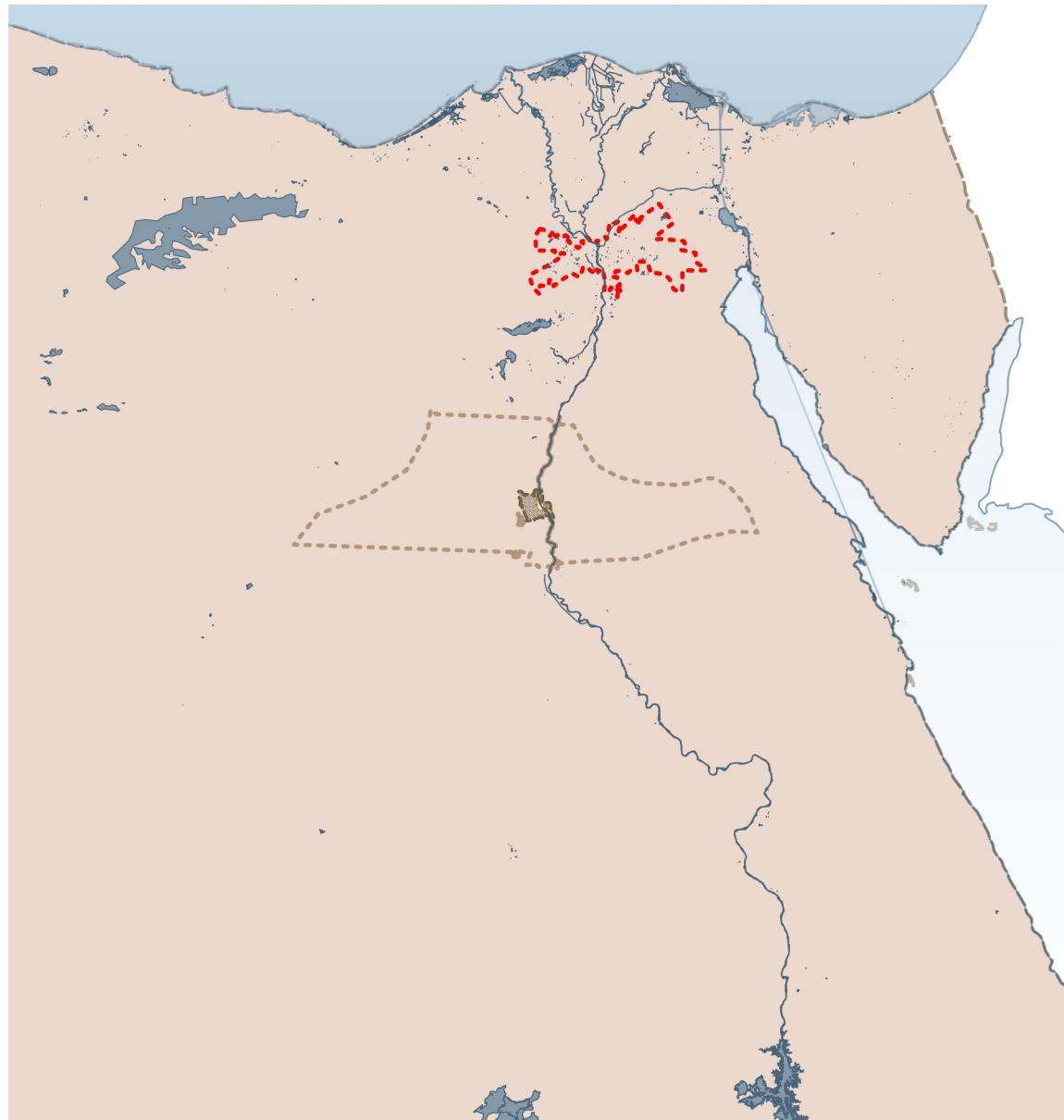
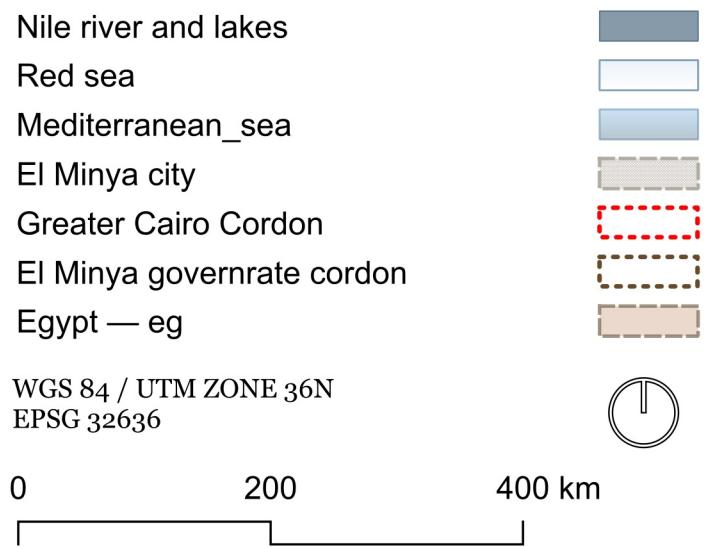


Figure 4.68 The Location:

El Minya, the capital city of Minya Governorate in northern Upper Egypt, lies approximately 241 kilometers south of Cairo. As of 2024, the city had an estimated population of 301,804 residents. Known for its strategic location along the Nile River, El Minya serves as an important administrative, cultural, and economic hub within the region.



4.2 Mapping and zones

El Minya city is composed of three main areas: the urban core, the rural surroundings, and the newly developed city of El Minya El Gedidah. All heritage buildings are located within the urban area, as the rural zones are predominantly agricultural, and El Minya El Gedidah, established after 2000, is too recent to contain heritage structures. The urban area itself is divided into three primary districts. This study focuses on the First and Second Districts, which were mainly developed during the 20th century and contain the highest concentration of Minya's architectural heritage from that period. To facilitate mapping and improve clarity, the focal area has been divided into eight zones. Each zone highlights both the registered and non-registered heritage buildings, along with the main landmarks within its boundaries. *The registered buildings* represent 20th-century heritage structures recognized by the permanent heritage registration committee. *The non-registered buildings*, on the other hand, are those identified by the researcher during the field survey as meeting the national and international criteria for heritage registration, but which have not been officially documented by the committee, *The field survey took place from December 2024 to September 2025*.

Figure 4.69 Administrative Divisions of El Minya City

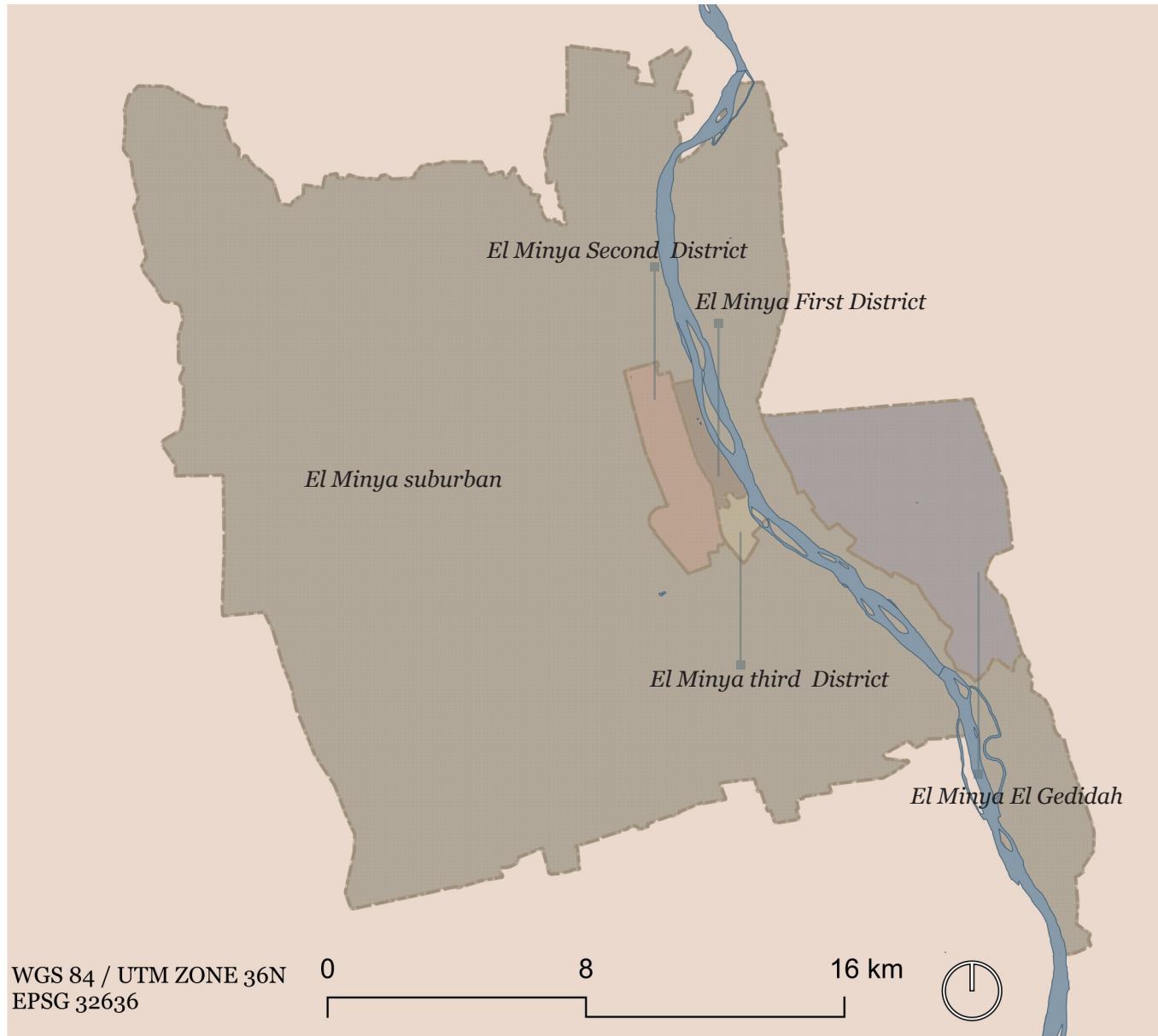
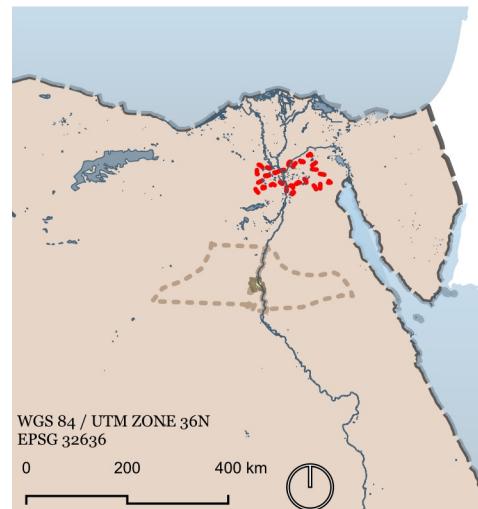


Figure 4.70 Focal Areas of the study

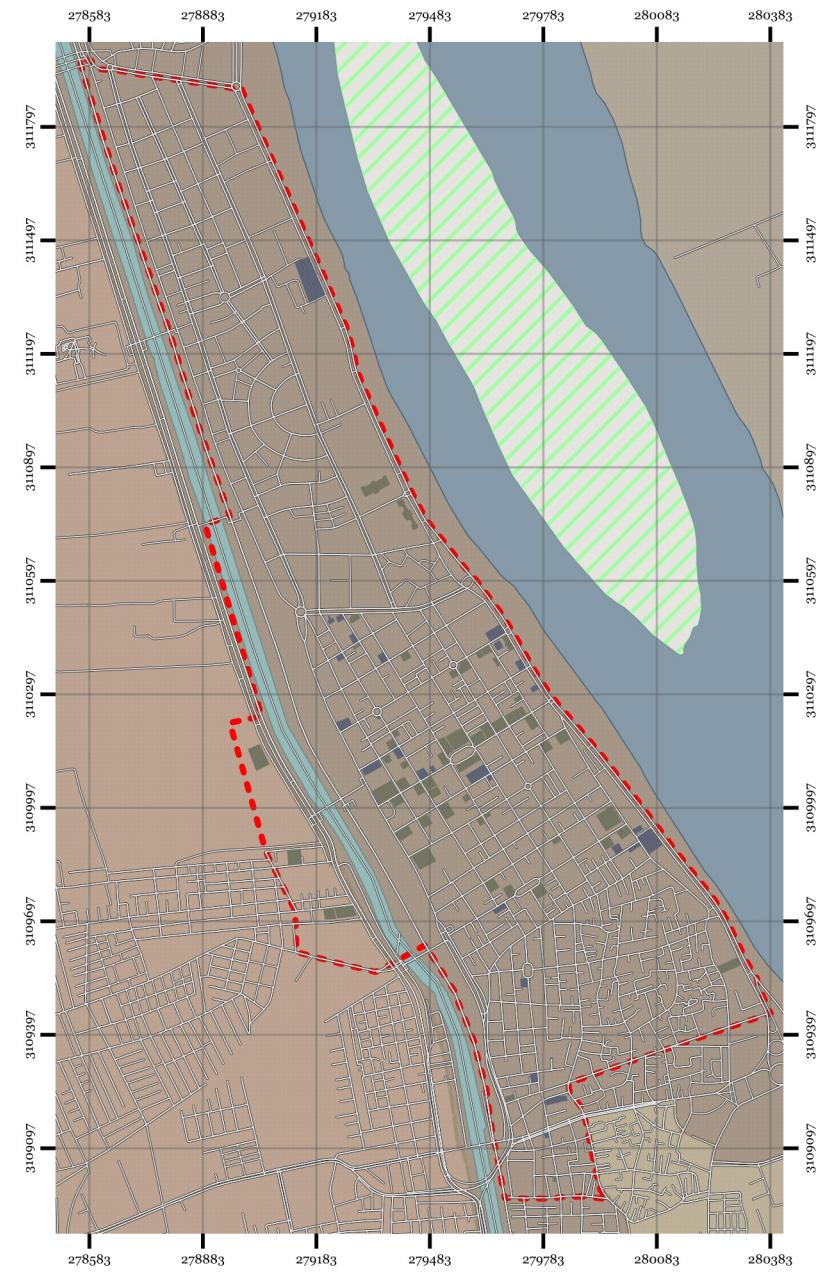
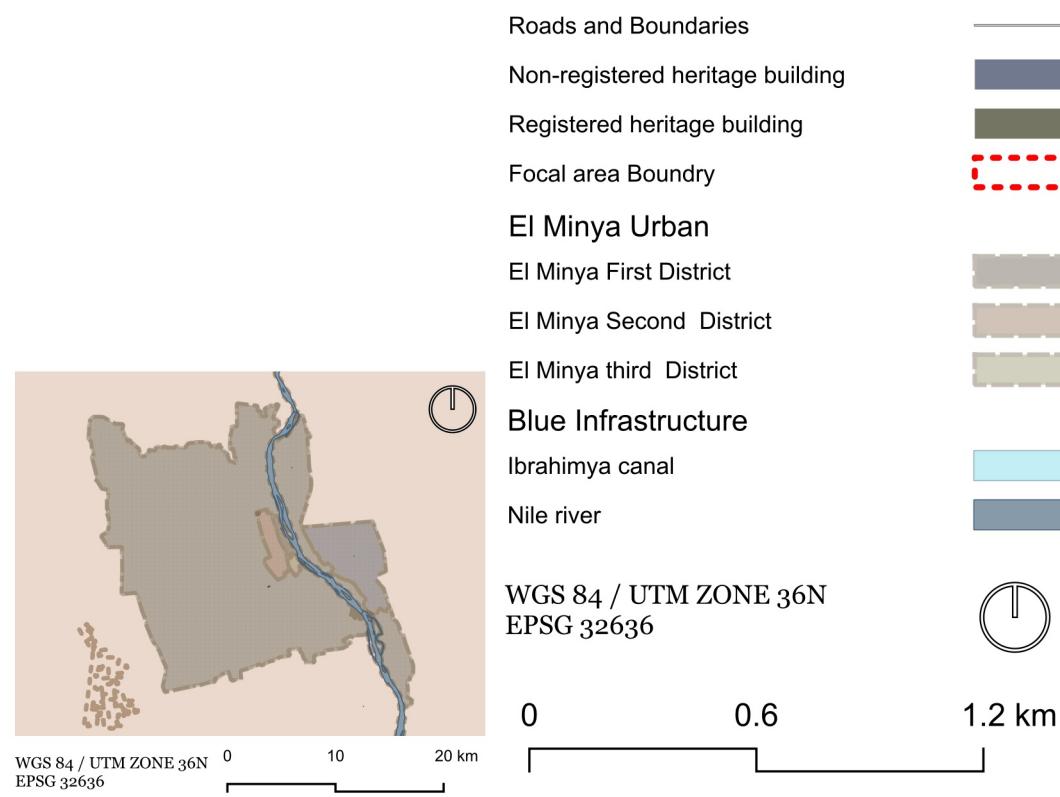


Figure 4.71 Zones Containing registered and non-registered 20th century's Heritage Buildings in Urban El Minya

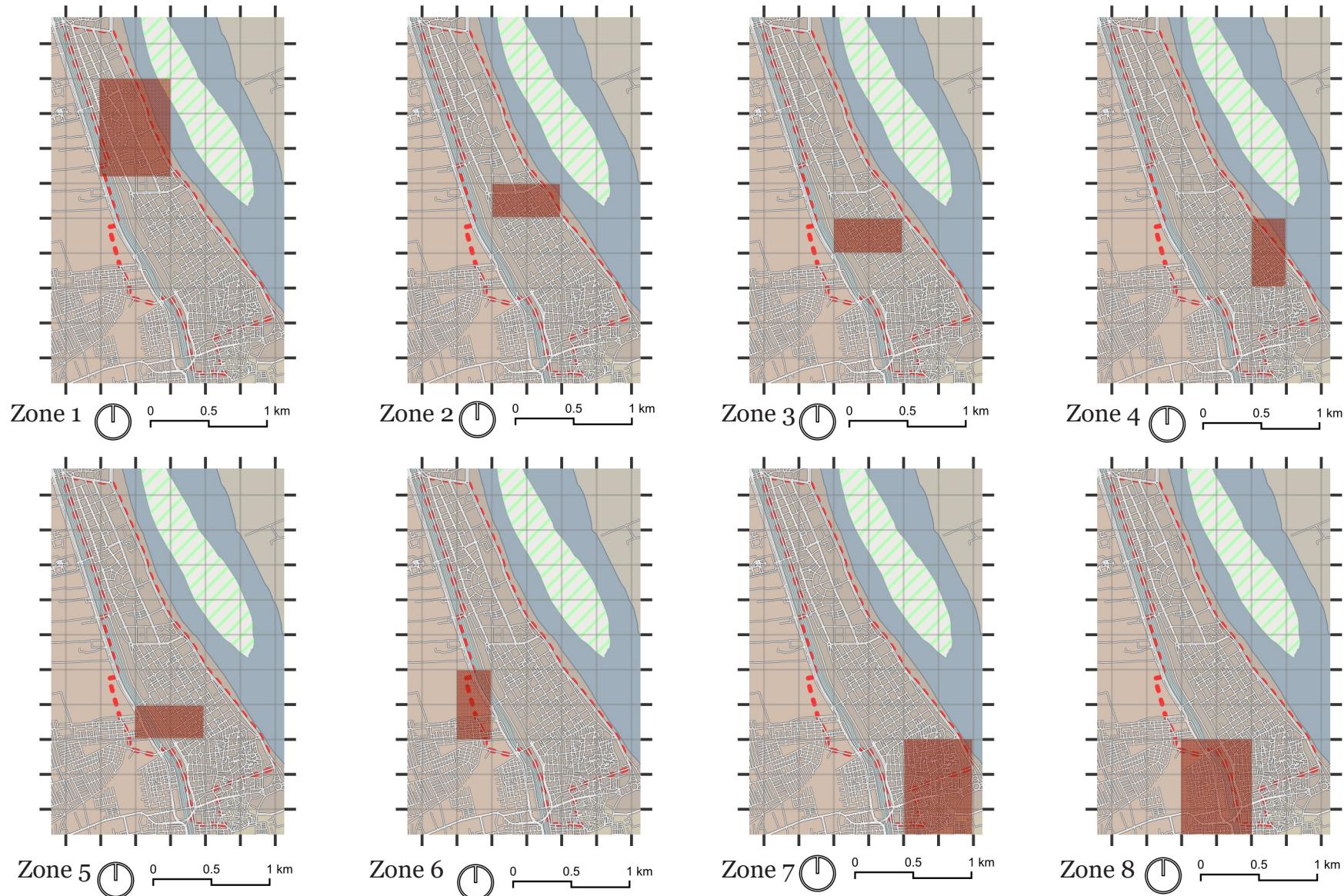


Figure 4.72

Zone 1

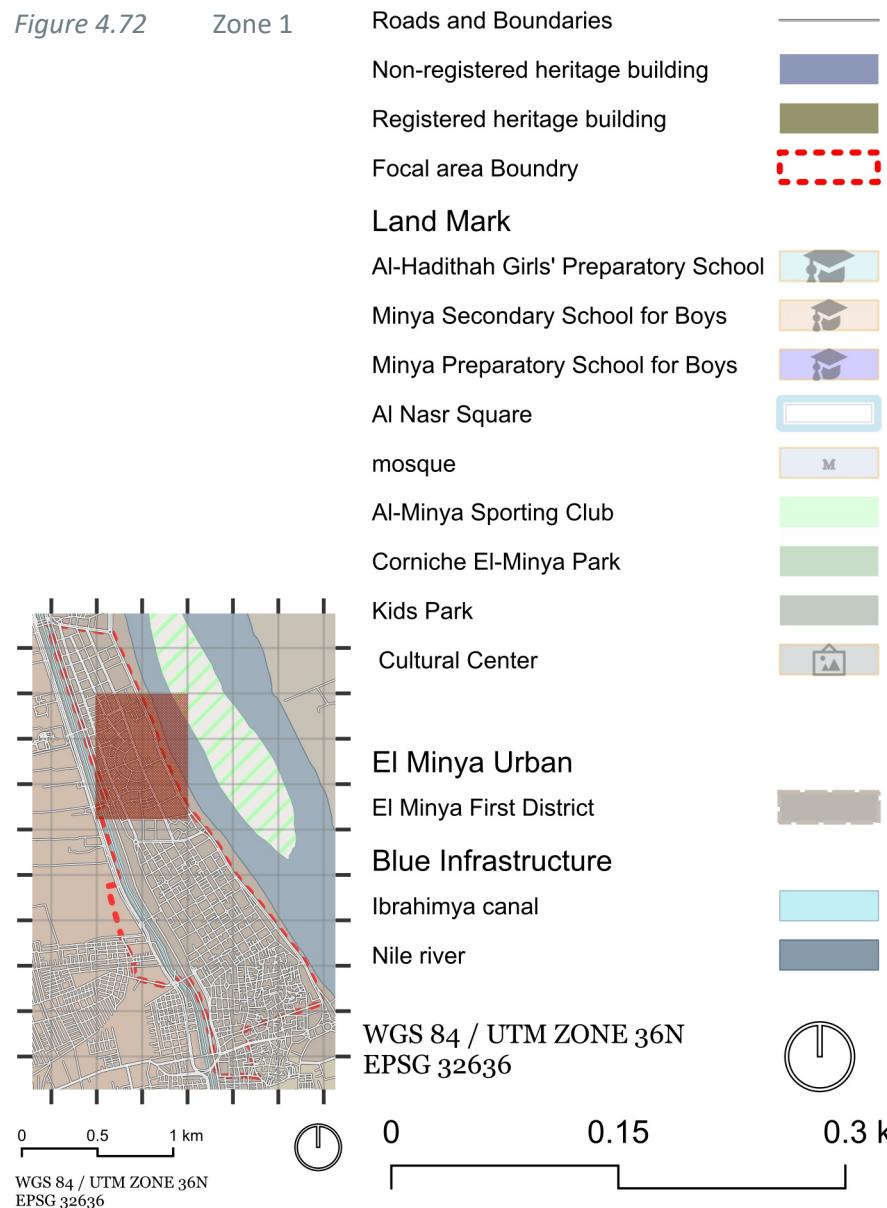
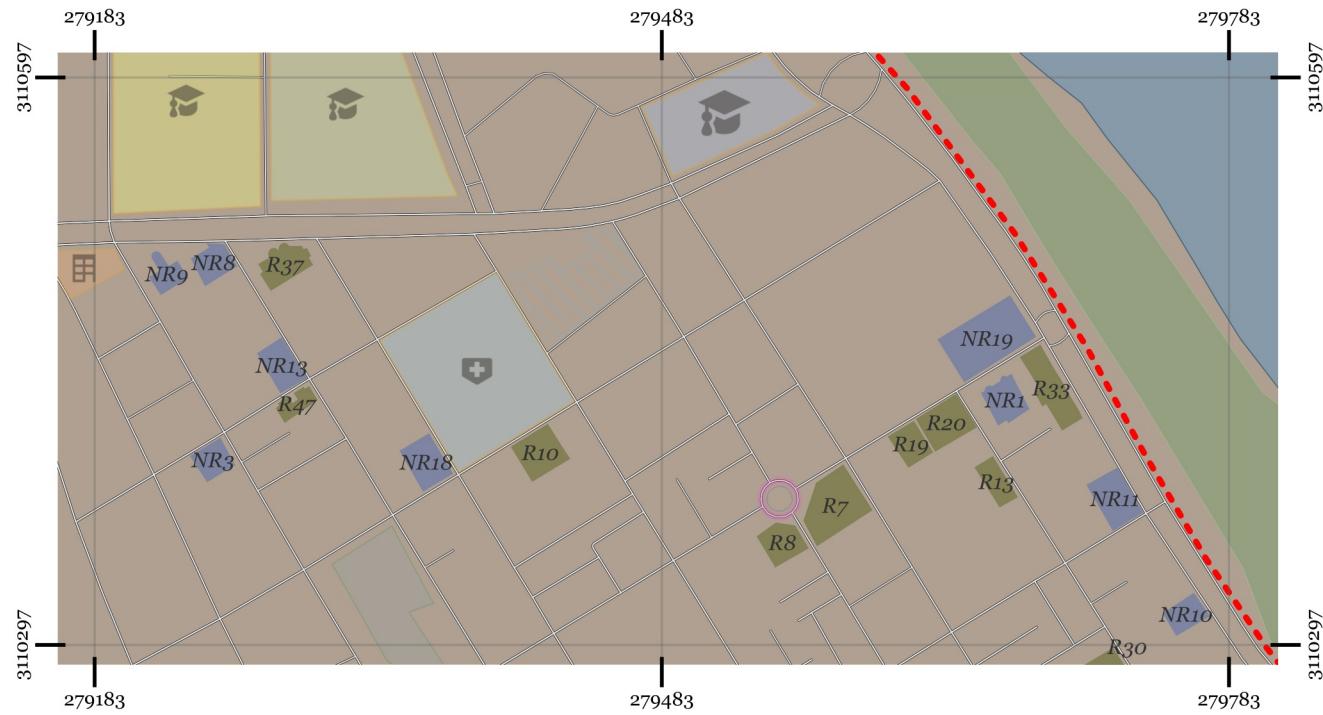


Figure 4.73 Zone 2



WGS 84 / UTM ZONE 36N
EPSG 32636

- Roads and Boundaries
- Non-registered heritage building
- Registered heritage building
- Focal area Boundary
- Land Mark**
- Al Zahraa Elementary School
- New Minya Secondary School for Girls
- Al-Azhar Institutes Complex
- Abdel Moneim Square eastern



- Al-Minya General Hospital
- Corniche El-Minya Park
- Lotus Hotel
- Courts Complex
- Young Men's Muslim Association
- El Minya Urban**
- El Minya First District
- Blue Infrastructure**
- Nile river**

WGS 84 / UTM ZONE 36N
EPSG 32636

0 0.15 0.3 km

Figure 4.74

Zone 3

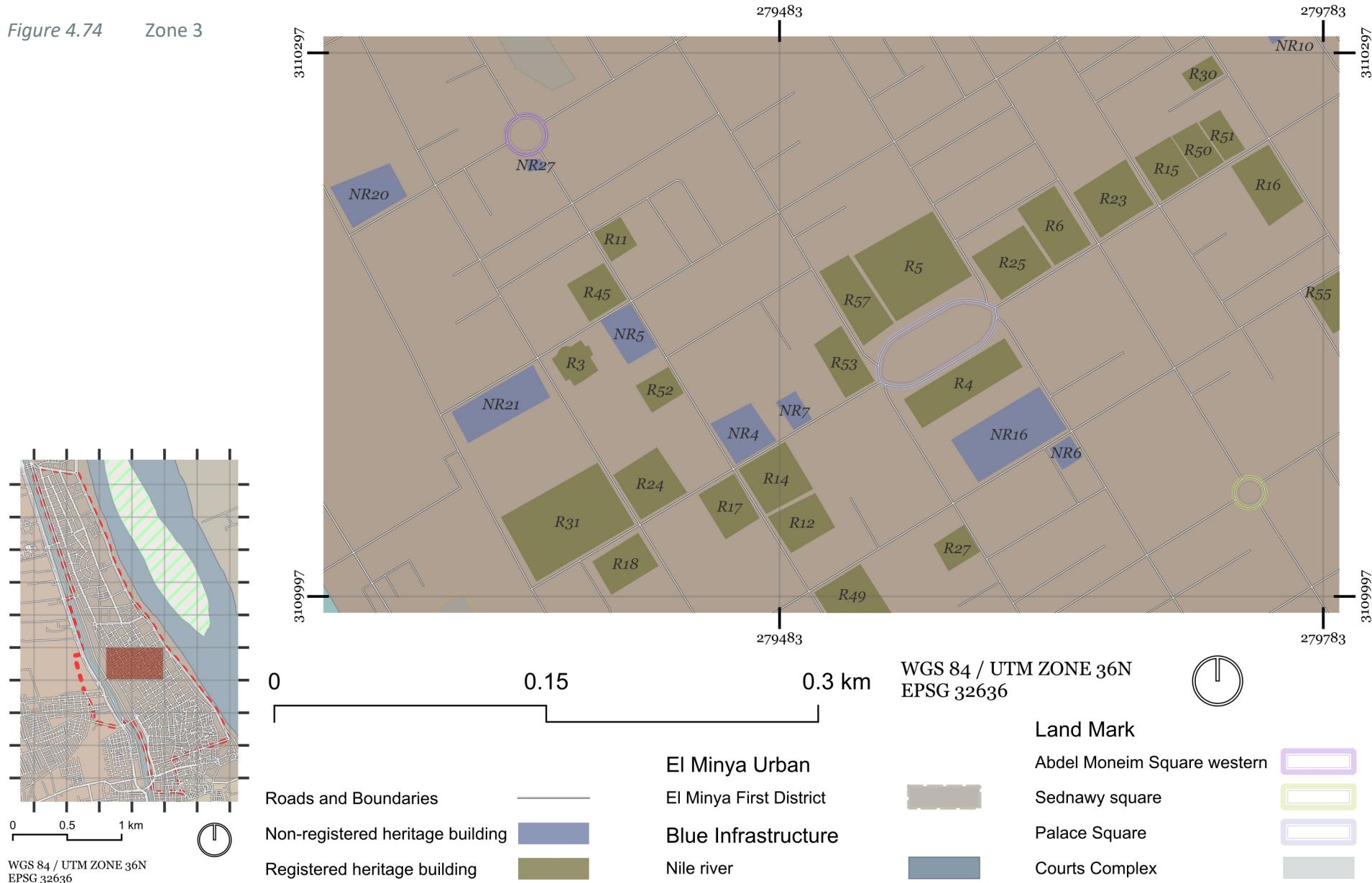


Figure 4.75 Zone 4

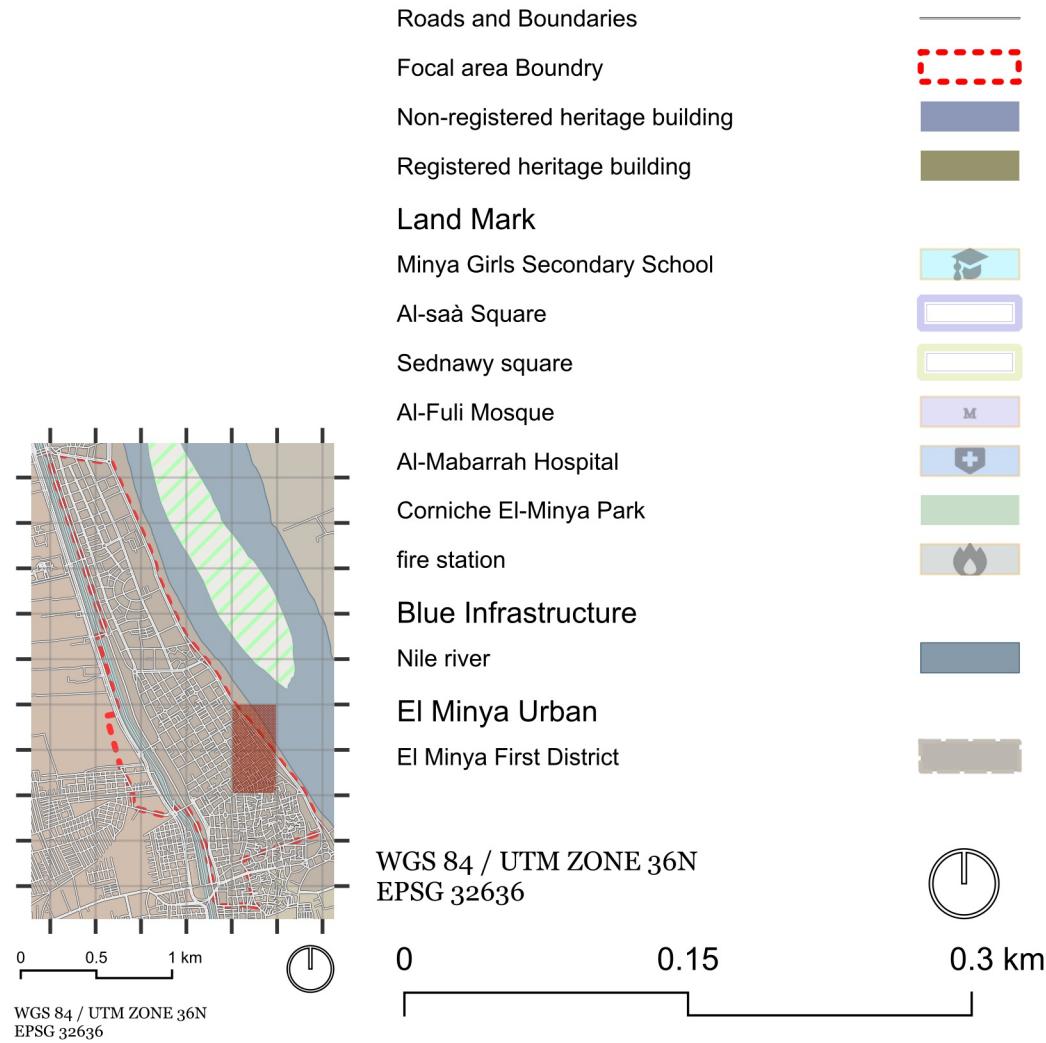


Figure 4.76

Zone 5

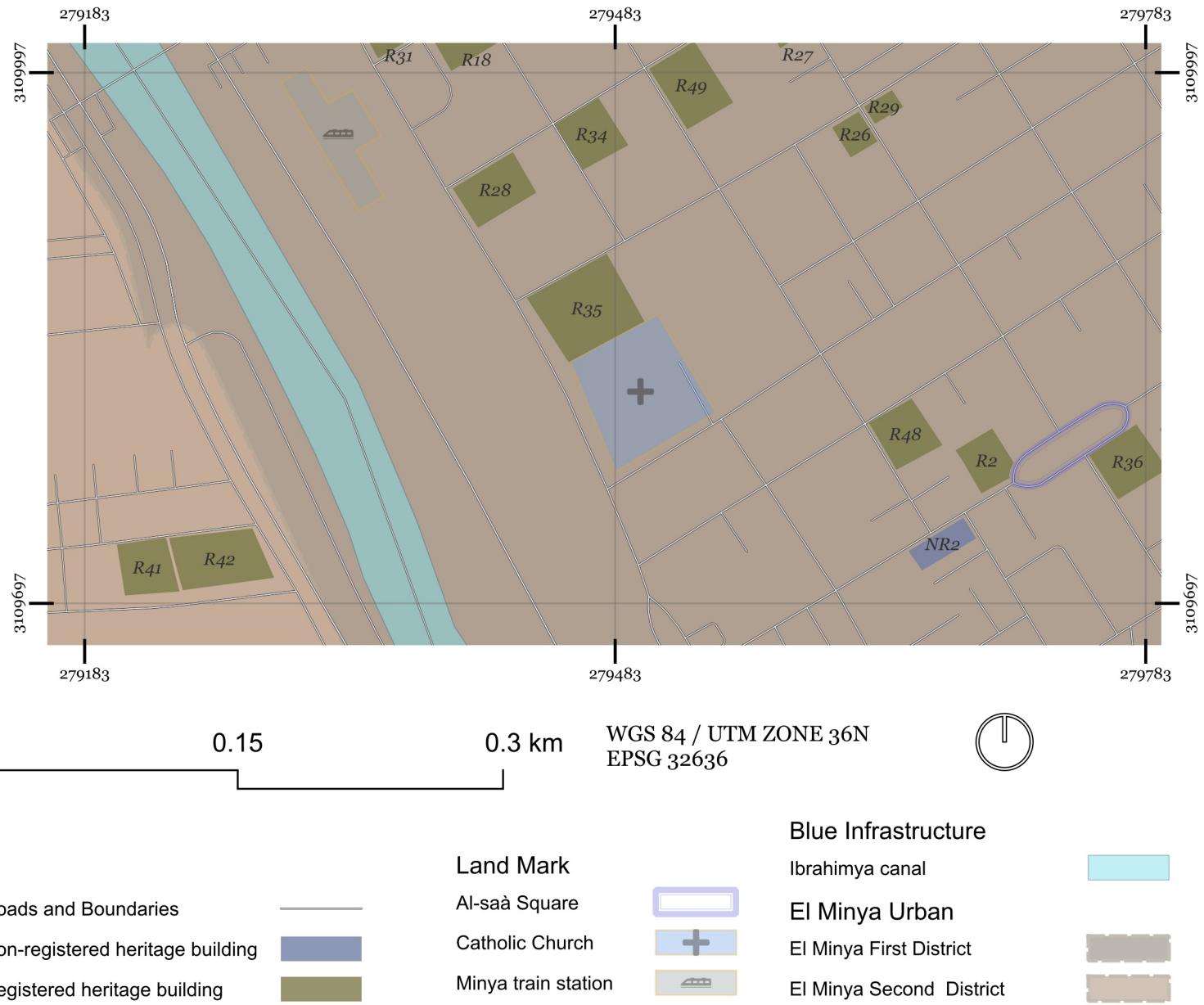
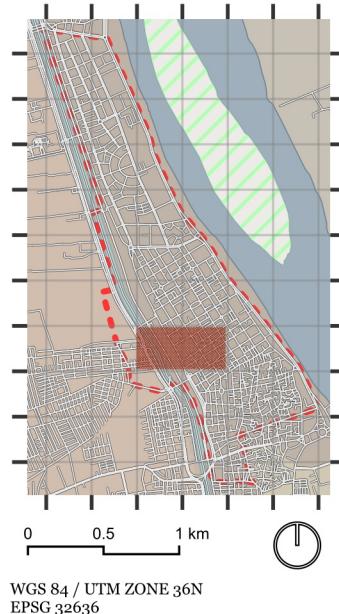


Figure 4.77 Zone 6

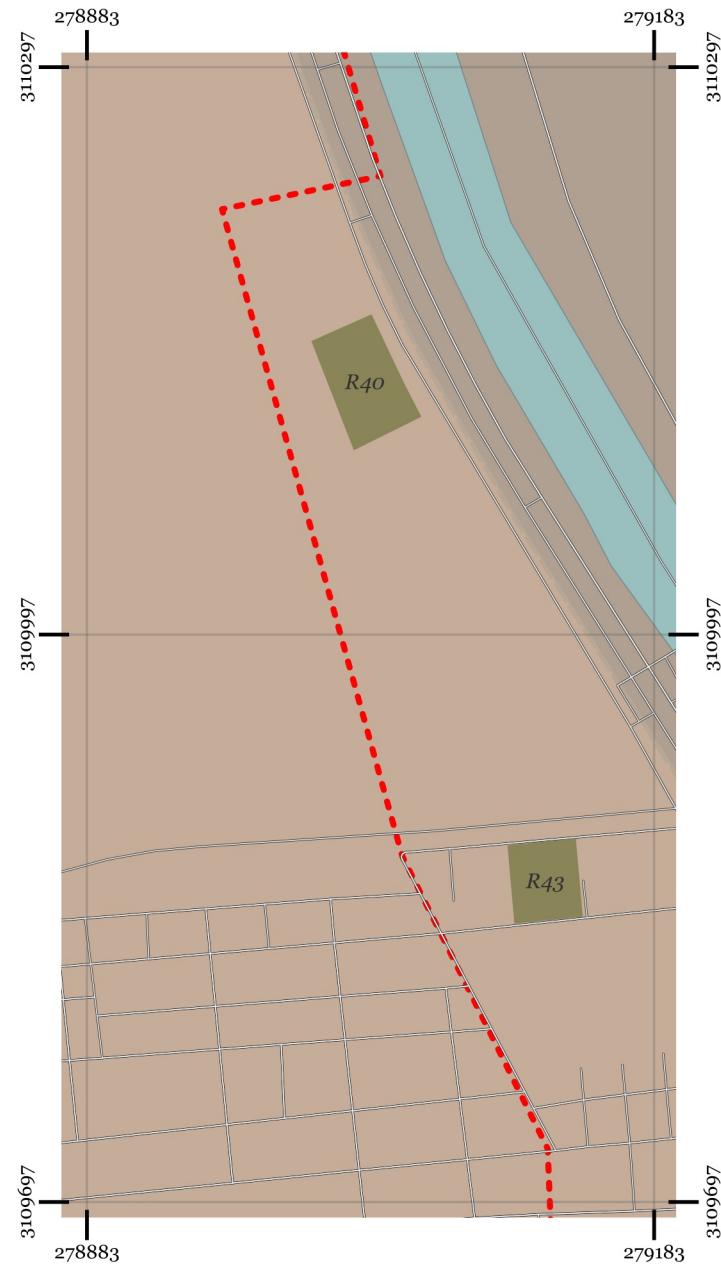
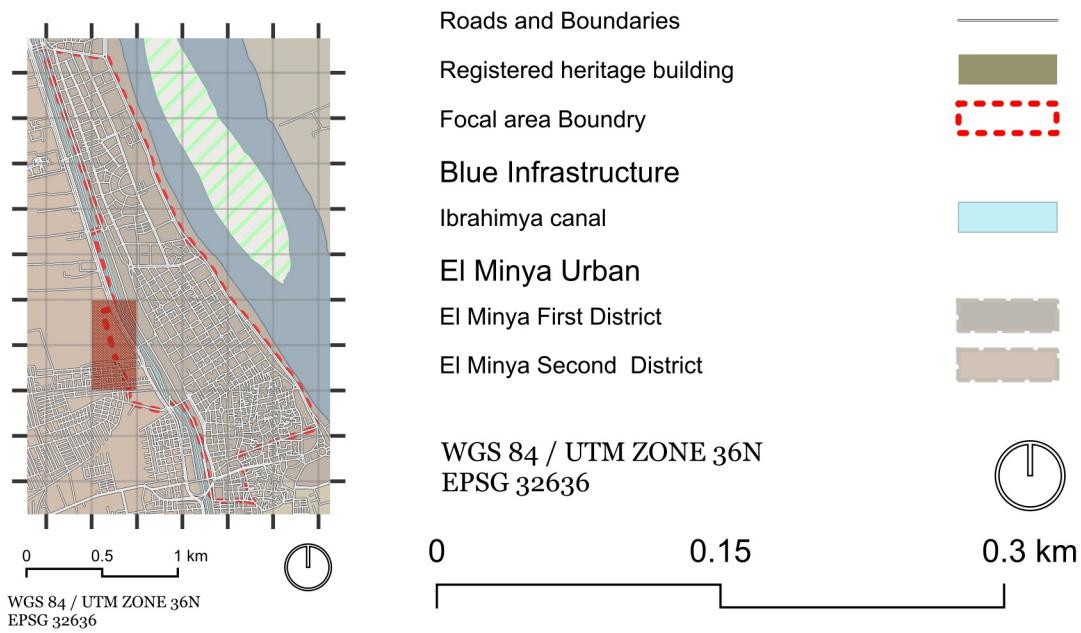


Figure 4.78 Zone 7

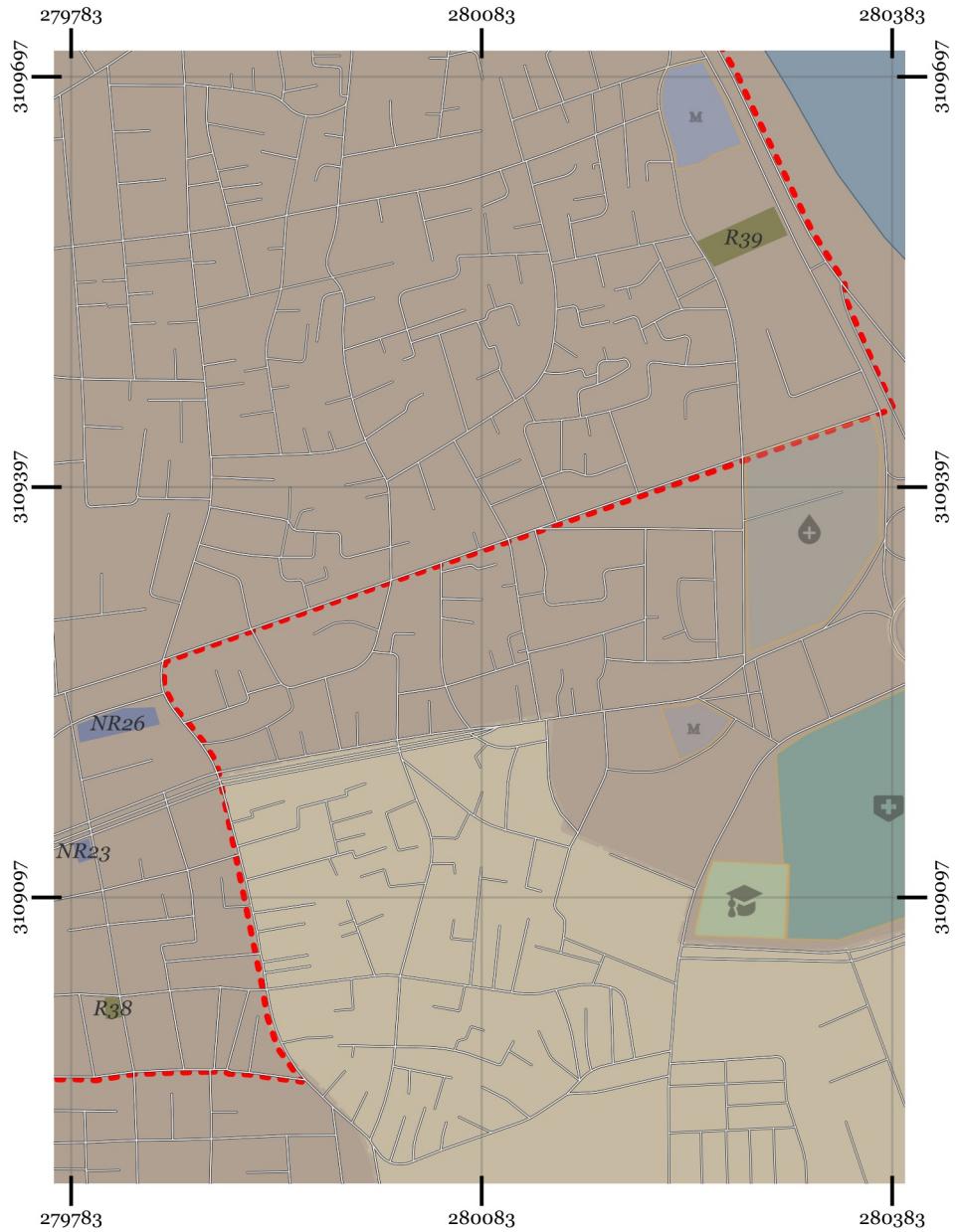
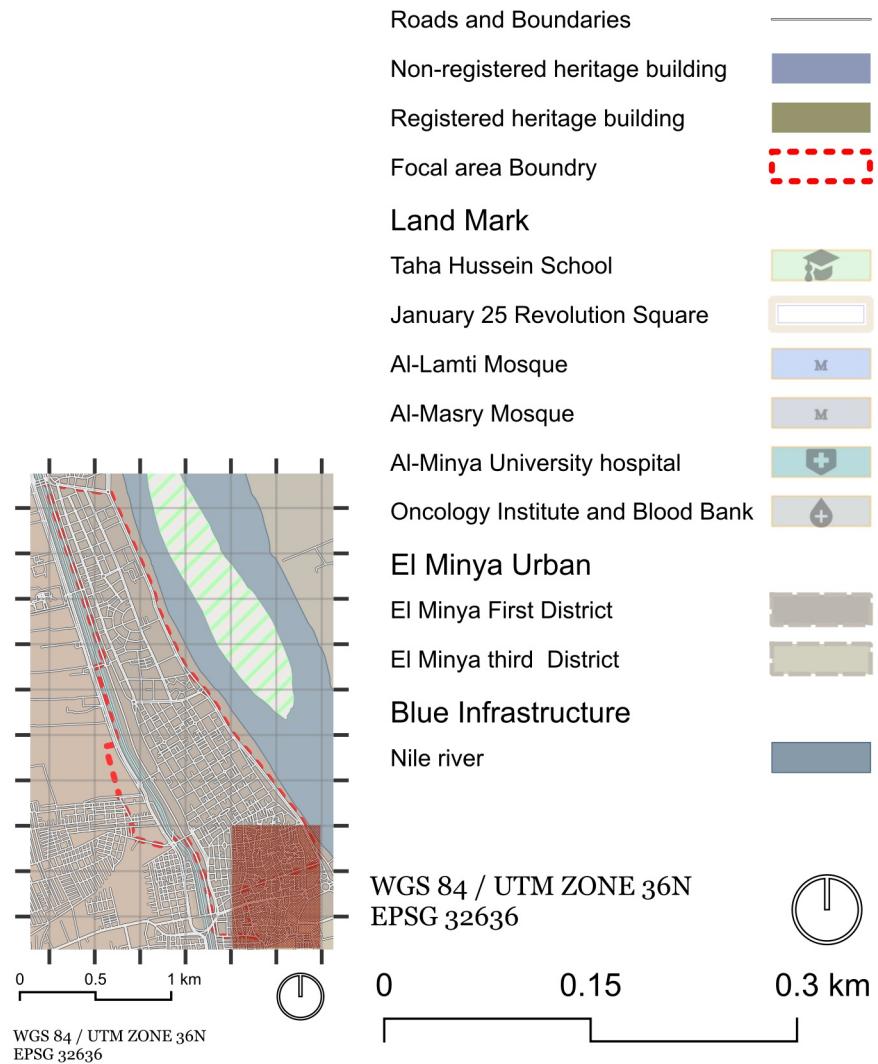
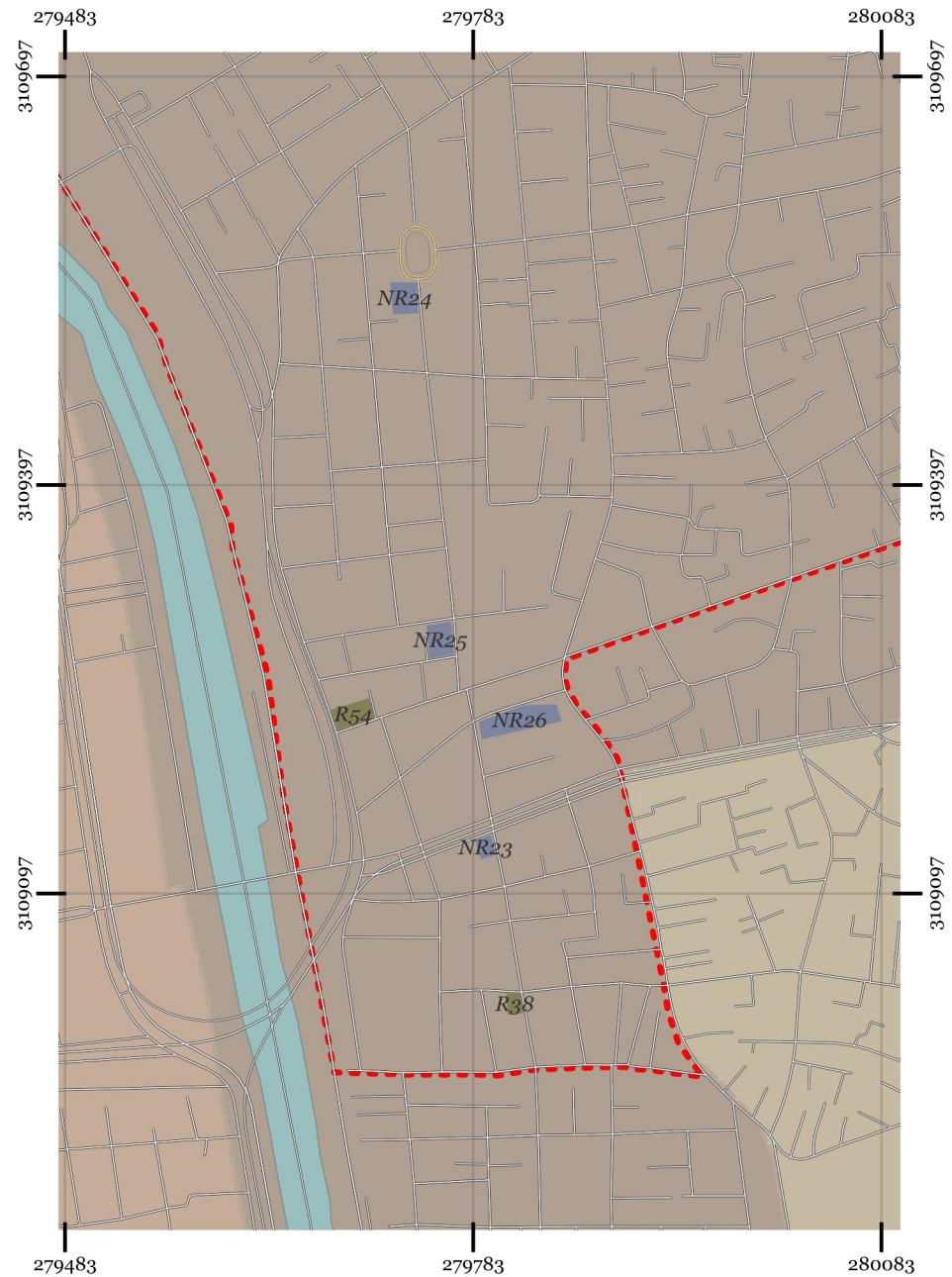
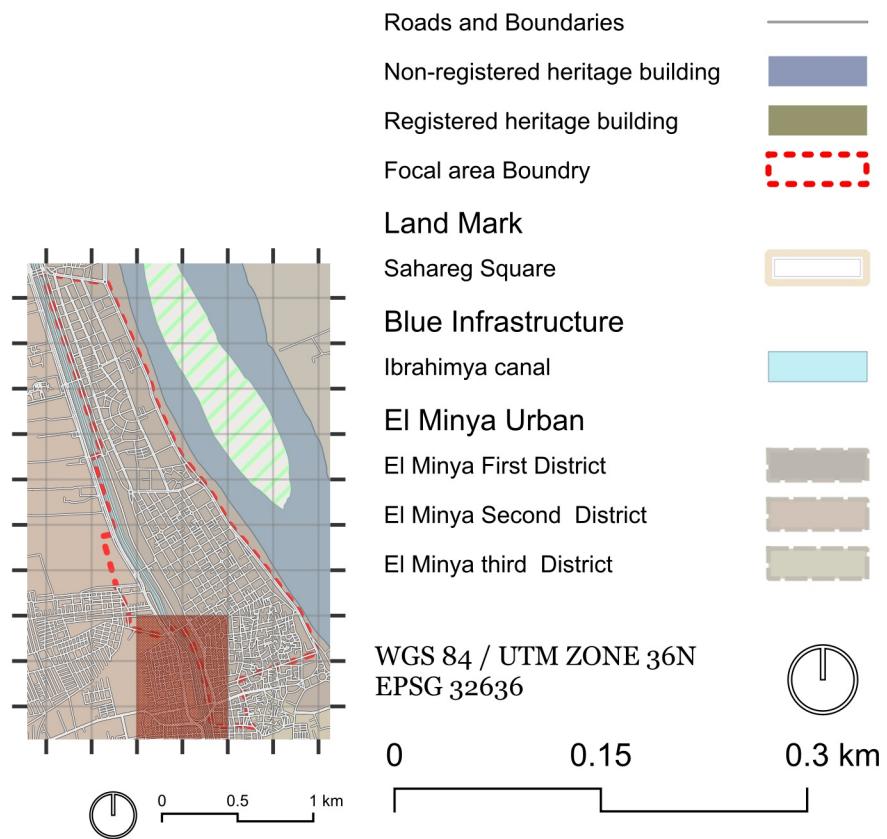


Figure 4.79 Zone 8



4.3 Field Survey of Heritage Buildings in El Minya:

The criteria applied in assessing the registration of heritage buildings draw on the concept of Outstanding Universal Value (OUV) and are aligned with UNESCO's official heritage evaluation standards.⁹¹

CRITERION	DESCRIPTION
Criterion (i)	represent a masterpiece of human creative genius;
Criterion (ii):	exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;
Criterion (iii):	bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared;
Criterion (iv):	be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;
Criterion (v):	be an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change;
Criterion (vi):	be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. (The Committee considers that this criterion should preferably be used in conjunction with other criteria.)

⁹¹UNESCO, *Operational Guidelines for the Implementation of the World Heritage Convention, Criteria for the Assessment of Outstanding Universal Value (2025)*, pp. 29-30.

Following UNESCO's methodology for evaluating buildings of distinctive architectural styles, *the author developed a national assessment framework termed Outstanding National Value (ONV)*. This framework is used to evaluate buildings in accordance with Egypt's official registration system for distinctive architectural styles, as defined by national legislation and the published guidelines of the National Organization for Urban Harmony⁹².

CRITERION	DESCRIPTION
Criterion (i)	Historical Value: A building is considered to have historical value if it is directly associated with significant national events, important historical figures who lived in or used it, or if its age makes it an important witness to a particular historical period.
Criterion (ii):	Architectural Value: The building's unique architectural style, often representing a distinctive design philosophy or architectural school. It may also reflect various historical periods such as Pharaonic, Islamic, or European Classical styles (e.g., Greek, Roman, Gothic, Renaissance, Baroque, and Art Deco).
Criterion (iii):	Symbolic Value: Linked to individuals or figures of historical importance, such as notable architects or societal influencers who shaped the building's legacy.
Criterion (iv):	Architectural Value in Urban Context: Some buildings gain importance from their integration within a heritage area, where their connection with the surrounding urban environment enhances their significance, even if the building itself is not architecturally unique.
Criterion (v):	Social Functional Value: A heritage building's social role is evaluated based on its function within the community. Buildings that are actively used and serve a significant function to society are of greater value, while unused buildings see a decrease in this value.

92. For further details, see Chapter 4.3, "2.2. Preserving 20th-Century Architectural Heritage in Egypt: Contexts, Definitions, and Legal Tools

This table provides a comprehensive inventory of both registered and non-registered buildings representing distinctive architectural styles located in the First and Second Districts of urban El Minya (the focal area of the study). For each entry, information is recorded on the building's name, street address, decade of construction, number of floors, ownership type (public or private), current physical condition, and architectural style⁹³. In addition, the table specifies the corresponding (ONV) assessment that substantiate the building's value and support its eligibility for preservation. *note: The assessment of buildings 'Distinctive Architectural Styles' buildings is conducted by the author based on the research findings, factual evidence, and the visual field survey.*

Registered Heritage Buildings in El Minya

ID	bldg_type	decade_built	num_levels	ownership	condition	bldg_name	street	arch_style	ONV	reg_note	Map zone
R1	School	1930s	2	public	renovated	El Minya secondary school for girls	Al Horya	Neo-Mamluk	(iii) , (ii)	registered in 2009	4
R2	Bank	1920s	2	public	renovated	Bank Misr	Al Saah Square	Neo-Mamluk	(ii)	registered in 2009	5
R3	Administrative	1940s	4	NULL	abandoned	Ministry of Justice Experts Office	Sarofim	Belle Époque	(ii)	registered in 2009	3
R4	Hotel + other activities	1930s	3	private	good	Palace hotel	Palace square	Neo-Classical	(i) , (iii)	registered in 2009	3
R5	Administrative	1910s	2	public	renovated	State Council Court	Palace square	Beaux-Arts	(i) , (ii) , (iii)	registered in 2009	3
R6	Residential + other activities	1910s	3	private	good	Al Bahgat palace	Al Gomhorya	Neo-Renaissance	(i) , (ii)	registered in 2008	3
R7	NULL	NULL	NULL	public	demolished	culture center	Abd El Monem	NULL	NULL	registered in 2019, removed in 2021	2

93. Architectural style classification follows the glossary developed by Mohamed Elshahed in Cairo Since 1900: An Architectural Guide (Cairo: AUC Press, 2020), adapted here to the architectural context of El Minya due to the similarity of historical periods and context.

R8	Residential	1930s	3	private	Fair	Abd Al Moneim square palace	Abd El Monem	Mix	(ii)	registered in 2019	2
R9	Administrative	1930s	2	public	renovated	El Minya Governrate	El Minya Corniche	Neo-Classical	(i) , (ii) , (iii) , (v)	registered in 2019	1
R10	Residential	1920s	3	private	Fair	Said Pasha Palace	Al Mahkama	Belle Époque	(i) , (ii)	registered in 2019	2
R11	Residential	1930s	3	private	Fair	building 45	Adly Yakan	Belle Époque	(i) , (ii)	registered in 2009	3
R12	NULL	NULL	NULL	private	demolished	Housing Directorate building	Adly Yakan	NULL	NULL	registered in 2009, removed in 2018	3
R13	Residential	1940s	4	private	good	Gazi building	Al Damarany	Beaux-Arts	(i) , (ii)	registered in 2008	2
R14	Residential	1930s	4	private	Fair	building 7	Al Gomhorya	Beaux-Arts	(i) , (ii)	registered in 2009	3
R15	Residential	1910s	3	private	Fair	Eskaner Ghatas	Al Gomhorya	Beaux-Arts	(i) , (ii)	registered in 2009	3
R16	Bank	1930s	2	private	abandoned	ex. Banque du Caire	Al Gomhorya	Belle Époque	(i) , (ii)	registered in 2009	3
R17	NULL	NULL	NULL	private	demolished	Majestic Hotel Building	Al Gomhorya	NULL	NULL	registered in 2007, removed in 2008	3
R18	Hotel	1920s	4	private	renovated	Savoy Hotel	Saad zaghlo	Beaux-Arts	(i) , (ii) , (iii), (v)	registered in 2008	3
R19	Residential	1940s	4	private	good	building 31	Abd El Monem	Art Deco	(i) , (ii)	registered in 2008	2
R20	Residential + other activities	1940s	4	private	good	building 33	Abd El Monem	Beaux-Arts	(i) , (ii)	registered in 2008	2
R21	Residential	1930s	3	private	good	building 9	El Moalemat	Art Deco	(ii)	registered in 2019	4
R22	Residential	1930s	2	private	good	51 Abd Elal Elgarhy street	Abd el al el garhy	Neo-Renaissance	(ii)	registered in 2009	4
R23	Residential + other activities	1920s	2	private	fair	Al Hakim	Al Gomhorya	Neo-Renaissance	(i) , (ii)	registered in 2009	3
R24	Residential + other activities	1920s	5	private	good	Commission building	Al Gomhorya	Beaux-Arts	(i) , (ii)	registered in 2009	3
R25	Residential + other activities	1930s	3	private	Fair	building 22	Al Gomhorya	Beaux-Arts	(i) , (ii)	registered in 2009	3

R26	NULL	NULL	NULL	NULL	demolished	Commercial Registry Building	Ibn Khaseb	NULL	NULL	NULL	5
R27	Residential + other activities	1930s	3	private	fair	Lawyer Ibrahim Mohammed Abdullah's office	Ibn Khaseb	Mix	(ii)	removed in 2009	3
R28	NULL	NULL	NULL	public	demolished	Minya Police Station	Saad zaghlo	NULL	NULL	registered in 2009	5
R29	Administrative	1910s	2	private	Fair	Adventist Complex Palace	Ibn Khaseb	Baroque	(i) , (ii)	registered in 2009	5
R30	Residential	1930s	3	private	fair	Villa 6	Al Damarany	Neo-Renaissance	(i) , (ii)	registered in 2009	3
R31	Administrative	1910s	4	NULL	Fair	Administrative Prosecution Palace	Saad zaghlo	Neo-Renaissance	(i) , (ii)	registered in 2009	3
R32	School	1920s	4	public	good	El Minya secondary school for boys	El Minya Corniche	Neo-Classical	(i) , (ii) , (iii)	registered in 2009	1
R33	Residential + other activities	1960s	6	private	good	Bank of Alexandria building	El Minya Corniche	Modern	(ii)	registered in 2019	2
R34	Hotel	1940s	3	private	renovated	Ibn Khasib Hotel Villa	Ibn Khaseb	NULL	(i)	removed in 2009	5
R35	Residential	1920s	2	private	abandoned	Mustafa El-Tawil Palace	Saad zaghlo	NULL	NULL	registered in 2009, removed in 2021	5
R36	Residential	1920s	3	private	abandoned	Zaki Morcos Palace	Al Saah Square	Baroque	(i) , (ii)	registered in 2009	5
R37	Residential	1930s	4	private	good	Al Buray	Port Saed	Art Deco	(i) , (ii)	registered in 2019	2
R38	Residential	1930s	1	NULL	demolished	Building 60	Mahmoud abdel razik	NULL	NULL	NULL	8
R39	Residential	1910s	2	private	abandoned	Hoda Shaarawy Palace	Al Horya	Neo-Mamluk	(i) , (ii) , (iii)	registered in 2009	7
R40	Administrative	1950s	2	public	good	Villa of Al Wadi Cotton Ginning Company	Egypt Aswan Road	Modern	NULL	removed	6
R41	School	1920s	2	public	fair	Ahmed Orabi School Villa	Ibn Al Walid	Mix	(i)	removed	5
R42	School	1920s	2	public	fair	Saad Zaghloul School Villa	Ibn Al Walid	Mix	(i)	removed	5

R43	NULL	NULL	NULL	NULL	demolished	Hoda Shaarawy Elementary School Villa	Magri El-Sioufi	NULL	NULL	removed	6
R44	Residential	1910s	2	private	abandoned	building 47	Al Horya	Beaux-Arts	(i) , (ii)	registered in 2019	4
R45	Residential	1910s	1	private	abandoned	villa 40	Adly Yakan	Neo-Renaissance	(i) , (ii)	registered in 2007	3
R46	Residential + other activities	1920s	4	private	Fair	building 41	Moustafa Fahmy	Belle Époque	(i) , (ii)	registered in 2019	4
R47	Residential	1940s	5	private	Fair	9 El Ramad hospital street	El Ramad hospital	Beaux-Arts	(i) , (ii)	registered in 2019	2
R48	Residential	1920s	4	private	Fair	building 7	Adly Yakan	Beaux-Arts	(i) , (ii)	registered in 2019	5
R49	Residential	1932	4	private	good	Directorate of Supply	Adly Yakan	Art Deco	(i) , (ii)	registered in 2009	3
R50	Residential	1920s	4	private	abandoned	Hanu building	Al Gomhorya	Mix	(i) , (ii)	registered in 2009	3
R51	NULL	NULL	NULL	NULL	demolished	Building 36	Al Gomhorya	NULL	NULL	registered in 2009, removed in 2021	3
R52	Residential + other activities	1930s	3	private	good	building 36	Adly Yakan	Mix	(i) , (ii)	registered in 2009	3
R53	Residential + other activities	1920s	4	private	good	building 18	Al Gomhorya	Beaux-Arts	(i) , (ii)	registered in 2009	3
R54	NULL	NULL	2	NULL	demolished	Al-Qurtubi Pharmacy Building	Saad zaghlol	NULL	NULL	registered in 2019, removed in 2021	8
R55	Residential	1920s	1	private	abandoned	Building 43	Mahmoud Hussein	NULL	(i) , (ii)	NULL	4
R56	Administrative	1930s	2	public	good	Ministry of Interior Employees Club	Al Horya	Neo-Renaissance	(i) , (ii)	registered in 2019	4
R57	NULL	1910s	2	public	abandoned	building 20	Al Gomhorya	Neo-Renaissance	(i) , (ii)	registered in 2009	3

Non-Registered Heritage Buildings in El Minya (2024-2025 survey by the author)

ID	bldg_type	decade_built	num_levels	ownership	condition	bldg_name	street	arch_style	ONV	Map zone
NR1	residential + other activities	1930s	4	private	good	building 35	Abd El Monem	Art Deco	(ii)	2
NR2	residential	1940s	3	private	fair	building 21	Abd el al el garhy	vernacular architecture	(ii)	5
NR3	residential	1940s	3	private	fair	building 68	Adly Yakan	Mix	(ii)	2
NR4	residential + other activities	1940	3	private	good	building 10	Al Gomhorya	Mix	(ii) , (iv)	3
NR5	residential + other activities	1940s	2	private	fair	building 38	Adly Yakan	Mix	(ii) , (iv)	3
NR6	residential + other activities	1940s	4	private	fair	building 25	Al husany	Neo-Renaissance	(ii)	3
NR7	residential + other activities	1950s	4	private	fair	building 14	Al Gomhorya	Mix	(ii) , (iv)	3
NR8	residential	1930s	2	private	renovated	building 5	Port Saed	Mix	(ii)	2
NR9	residential	1930s	2	private	renovated	building 3	Port Saed	Mix	(ii)	2
NR10	residential	1910s	2	private	abandoned	beside El Ahly bank	El Minya Corniche	vernacular architecture	(ii)	2
NR11	residential	1930s	4	private	good	26 Kornish	El Minya Corniche	Neo-Renaissance	(ii)	2
NR12	residential	1930s	2	private	fair	Beside Al kwmya school	Al Horya	Mix	(ii)	4
NR13	residential	1960s	3	public	good	Egypt Cotton Export	Ibn Khaseb	Modern	(ii)	2
NR14	residential + other activities	1950s	4	private	renovated	Jesuit Association	Sharawy	Neo-Renaissance	(ii)	4
NR15	administrative	1940s	2	public	renovated	Drinking Water Authority	El Minya Corniche	Neo-Renaissance	(ii)	1

NR16	cinema	1940s	1	public	abandoned	cinema Palace	Al husany	Null	(iii)	3
NR17	school	1940s	4	public	renovated	Al Kwmys school	Al Horya	Neo-Classical	(i) , (v)	4
NR18	residential + other activities	1950s	2	private	good	building 84	Ibn Khaseb	Mix	(ii)	2
NR19	administrative	1970s	2	public	good	City Council	El Minya Corniche	Brutalist	(ii) , (v)	2
NR20	residential	1960s	5	private	good	building 93	Saad zaghlo	Art Deco	(ii)	3
NR21	administrative	1940s	3	public	abandoned	building 83	Saad zaghlo	Neo-Renaissance	(ii) , (v)	3
NR22	school	1920s	2	public	abandoned	El Fuly School	Sharawy	Neo-Renaissance	(ii)	4
NR23	residential + other activities	1940s	2	private	good	building 74	Mahmoud abdel razik	Mix	(ii)	8
NR24	residential + other activities	1940s	3	private	good	building 114	El saharig square	Neo-Renaissance	(ii)	8
NR25	residential + other activities	1940s	3	private	good	building 80	Mahmoud abdel razik	Mix	(ii)	8
NR26	commercial	1950s	3	public	good	omar ifindi	Mahmoud abdel razik	Art Deco	(ii) , (v)	8
NR27	residential + other activities	1950s	2	private	renovated	thabet zaki	Abd El Monem	Neo-Renaissance	(ii)	3

Notes on the Addition and Removal of Buildings from the Heritage Records in El Minya.

According to Egyptian law, a Permanent Committee for the Registration of Distinctive Architectural Styles is established in each governorate by a decree of the respective governor. The committee holds periodic meetings, organized in coordination with the governor. In El Minya, the registration of heritage buildings began in 1998, preceding the promulgation of the official heritage law in 2006, by a decree issued by the Minister of Housing⁹⁴.

In 2008, the heritage register for El Minya included eight buildings, formally documented as R45, R13, R19, R20, R18, R17, and R6⁹⁵. The same year, building R17 was officially removed from the register⁹⁶

In 2009, an additional thirty buildings in El Minya city were added to the register, including: R39, R3, R5, R12, R11, R49, R4, R29, R15, R23, R30, N15, R1, R14, R16, R24, R25, R31, R35, R28, R57, R22, R32, R36, R2, R50, R51, R53, and R52⁹⁷. The same

decree also stipulated the removal of buildings R34 and R27.

In 2018, building R12, which had already been demolished, was officially removed from the register⁹⁸. In 2019, further modifications were made: buildings R30 and N15 were removed, while thirteen new buildings were added, namely: R7, R8, R33, R37, R9, R56, R21, R48, R10, R54, R47, R44, and R46⁹⁹.

In 2021, additional removals were enacted, including R51 (demolished), R35 (abandoned), R54 (demolished), and R7 (demolished).¹⁰⁰ All previous additions and removals were published in the Official Gazette and remain accessible through government registration records.

It is worth noting that, prior to 2011, the inclusion or removal of buildings from the heritage register was enacted through decrees issued by the Prime Minister, with full details and building lists publicly available. Since 2011, however, these decisions have been issued by the Minister of Housing, and the accompanying

94. The interview with the former member of the permanent committee Eng. Eman Roshdy (Appendix C)

95. Prime Ministerial Decree No. 2562 of 2008

96. Prime Ministerial Decree No. 348 of 2008.

97. Prime Ministerial Decree No. 1709 of 2009.

98. Ministerial Decree No. 159 of 2018.

99. Ministerial Decree No. 537 of 2019.

100. Ministerial Decree No. 447 of 2021

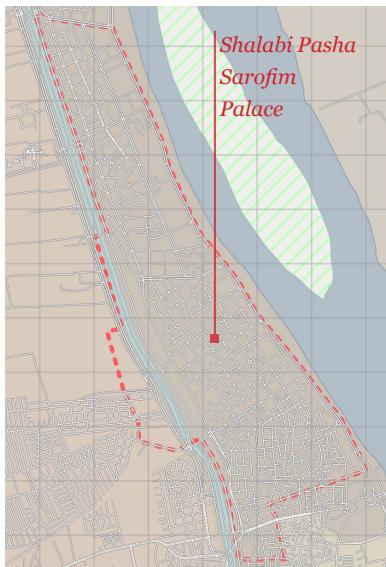
detailed lists are no longer made publicly accessible online.

Some buildings listed in the heritage register are not found in the official decrees issued by the Prime Minister or the Minister of Housing. It is possible that these buildings were either included through a governor's decision, are currently awaiting formal publication via ministerial decree, or were removed prior to the official record published in 2007. These buildings include: R26, R27, R34, R38, R40, R41, R42, R43, and R55.

Buildings R41, R42, and R43—originally functioning as schools—were reportedly removed from the heritage register due to their failure to meet the criteria necessary for classification as architectural heritage worthy of preservation¹⁰¹. Additionally, R43 has already been demolished, and it was also reported that R40 was removed from the register for similar reasons.

¹⁰¹. *The interview with the former member of the permanent committee Eng. Eman Roshdy (Appendix C)*

4.4 . Focus on Key cases in El Minya city



Shalabi Pasha Saroufim was among the wealthiest landowners in Minya at the beginning of the twentieth century. In 1906, he commissioned the construction of a lavish three-story palace in downtown Minya¹⁰², recognized as the first building in the governorate to feature an elevator. The structure is richly ornamented with decorative paintings and remains a prominent example of early twentieth-century elite residences in the city.

Beyond his private residence, Saroufim Pasha played a significant role in the urban development of Minya. He donated 100 acres of land in Qasr Square, where he established a hotel and a cinema. These projects transformed the district into one of prestige, attracting members of the social and economic elite and leaving a lasting influence on Minya's architectural character and urban life. Following the 1952 Revolution, the palace was confiscated by

the state and subsequently repurposed as the headquarters of the Military Governor of Minya, the Socialist Union Party, and later the National Democratic Party. After the 2011 Revolution, a court ruling ordered the confiscation of all party assets, transferring ownership of the palace back to the state. At present, the building serves as the headquarters of the State Council Court in Minya. However, many residents have formally petitioned for its reallocation, proposing that the palace be converted into an archaeological museum. This initiative emphasizes both the building's architectural and historical value and its unsuitability as a judicial facility, particularly given that an alternative 1,000-square-meter site in the Abu Falio area was allocated in 2003 for the construction of an administrative court¹⁰³.

The palace underwent a comprehensive renovation after its allocation to the State Council Courts Complex, overseen by the General Authority for Urban Harmony and carried out by a contracted engineering office. Subsequently, the court attempted to exploit the palace garden for commercial purposes through sale or rental. This initiative was immediately halted by the Permanent Committee for Heritage Buildings, with the support of the Governor of Minya¹⁰⁴, on the grounds that the palace had been officially registered as a building of distinctive architectural style since 2009¹⁰⁵.

102. Registered building #R3

103. Islam Fahmy, *El Watan* news, "Article," December 2018,

104. *The interview with the former member of the permanent committee Eng. Eman Roshdy (Appendix C)*

105. *Prime Ministerial Decree No. 1709 of 2009.*



Figure 4.80 A Side view from Al hosieny street before the renovation , 2010
source: Islam Fahmy, El Watan news, "Article," December 2018,



Figure 4.81 A Side view from Al hosieny street after renovation ,by the author in June 2025



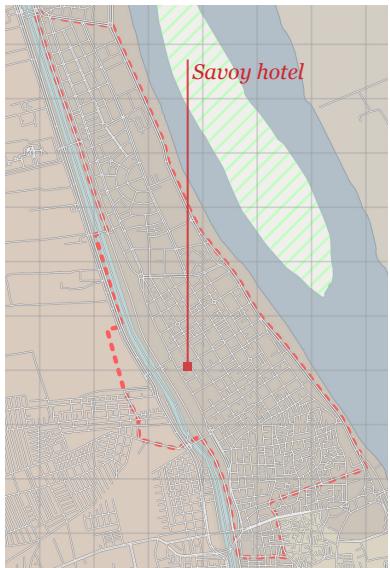
Figure 4.83 Internal view in the palace
source: Islam Fahmy, El Watan news, "Article," December 2018,



Figure 4.82 Side view from Palace SQ,
by the author January 2025



Figure 4.84 Front view of the paalce fron Palac SQ
by the author september 2025



*Savoy hotel*¹⁰⁶, more than a century old, is located directly opposite the Minya train station and resumed operations in 2019 after several years of closure. The hotel was officially registered in 2008¹⁰⁷. Originally constructed as a rest house for the Khedive, it was later transformed into a luxury hotel that became a landmark of Minya Governorate, hosting prominent visitors, politicians, and statesmen. During the 1930s and 1940s, it also functioned as a central meeting place for cotton traders and served as the headquarters of the so-called 'Cotton Exchange,' where new cotton prices were announced annually.

In recent years, after its acquisition by a private investor, the hotel was subjected to vandalism. The Heritage Buildings Committee, supported by local authorities, intervened immediately to stop the damage. While there were early indications that the investor intended to close and demolish the building

to construct a high-rise, heritage regulations required its restoration. In line with legal provisions, the renovation was carried out under the supervision of an engineering firm contracted by the National Organization for Urban Harmony. Although much of the hotel's interior had already been lost, officials decided that rehabilitation was the most practical solution, ensuring the building's preservation rather than leaving it abandoned¹⁰⁸.

The restoration was completed successfully, and the hotel reopened with positive public reception. Guest reviews were highly favorable, and with room rates ranging from €50 to €70¹⁰⁹, the project is now regarded as a successful example of heritage conservation in practice.

106. Registered building #R18

107. Prime Ministerial Decree No. 2862 of 2008

108. The interview with the former member of the permanent committee Eng. Eman Roshdy (Appendix C)

109. Savoy Hotel El Minya. Facebook page. Accessed December 4, 2025.



Figure 4.85 A view of Savoy hotel From El Minya Railway staion in 1940s- source: Ayyām Zamān al-Khālida, facebook page



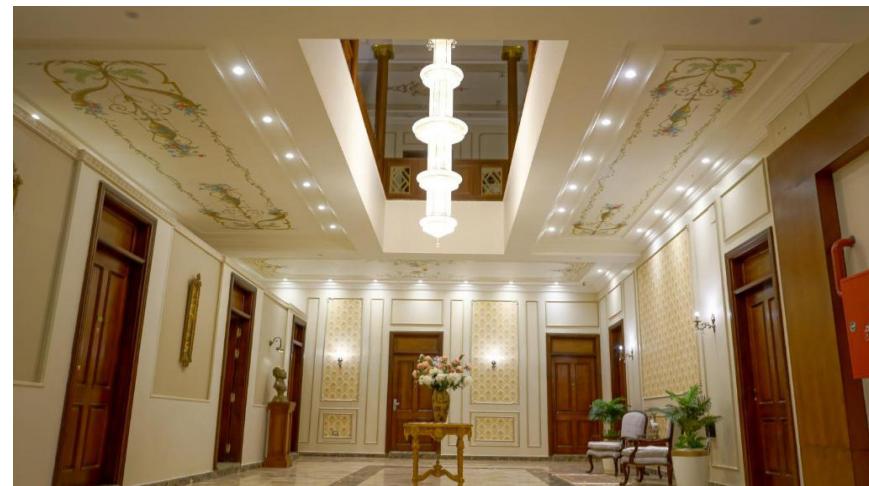
Figure 4.86 A view of Savoy hotel From El Minya Railway staion in 2020 source : Savoy Hotel ELMinya, Booking.com

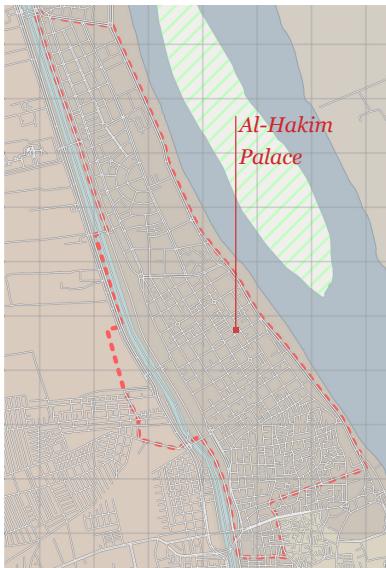


Figure 4.87 A view of Savoy hotel From El Minya Railway staion in 1980s source: Ahl Masr Zamān, facebook page



Figure 4.88 The interior of Savoy hotel after renovation source: Savoy Hotel ELMinya, Booking.com





*Al-Hakim Palace*¹¹⁰ was originally built by a wealthy foreign owner and designed by a foreign architect. After 1952, the property was sold at a low price to the Al-Hakim family shortly before nationalization policies caused the loss of much of their wealth. The palace once extended, with its garden, to Ahmed Maher Street, but over time most of the garden was sold off, leaving only a small section.

The palace was officially registered as a distinctive architectural style in 2009¹¹¹. At present, the first floor is occupied by a tenant under an old rental law¹¹² inherited from his father, who had rented it in 1950s use as a residence and clinic. The ground floor is partly used by family members and partly rented to administrative and commercial tenants. The interior is notable for its high ceilings (4–5 meters), a large central hall, and numerous interconnected rooms. Originally, kitchens were not located on the main floors but on the rooftop, reserved for servants. Later residents, however, modified

the layout to add kitchens and adapt the space for greater privacy. Since its registration, the tenant has been unable to carry out essential repairs or plumbing modifications, leaving the first floor in poor condition. Its prolonged use as a medical clinic has further deteriorated the interior. The Al-Hakim family has attempted, together with an investor, to demolish the palace and replace it with a high-rise tower, but this has been prevented by its protected status. Currently, the palace remains in poor condition, with no state intervention to support its preservation and no mechanism allowing tenants to carry out necessary maintenance. This situation reflects the wider challenges facing many registered residential heritage buildings in Minya¹¹³.



Figure 4.89 View from the balcony overlooking one of the ground-floor entrances.
A Photo by the author, December 2024.

110. Registered building #R23

111. Prime Ministerial Decree No. 1709 of 2009.

112. old rental detailed in chapter (5. *Preservation Challenges of Egypt's 20th century's Architectural Heritage and Role of Stakeholders.*)

113. *The interview with Dr Botros, a Long-Term Resident in Al Hakim Palace (Appendix C)*



Figure 4.90 Angular view of the palace. Photo by the author, December 2024.

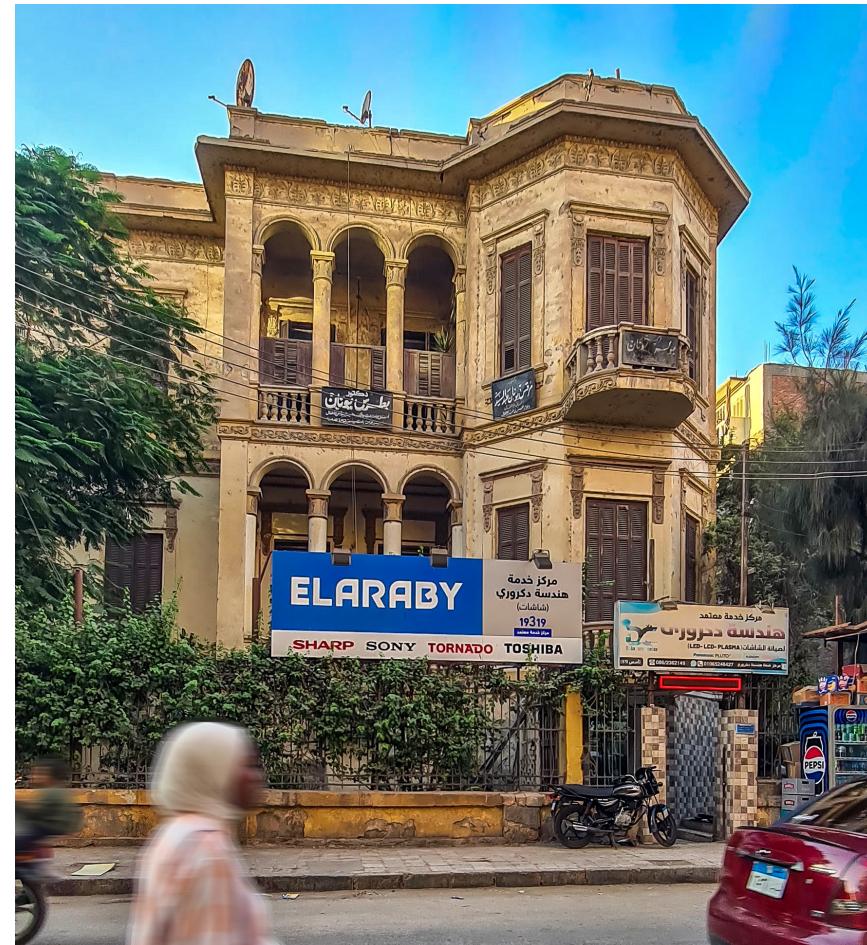


Figure 4.91 Front view of the palace. Photo by the author, September 2025.



Figure 4.92 A View of the balcony. Photo by the author, December 2024.



Figure 4.93 Coal radiator with chimney on the roof, a rare feature in Egypt. Photo by the author, December 2024.



Figure 4.94 An Interior view of a residential unit on the first floor. Photo by the author, December 2024.



Figure 4.95 Facade view, showing the removed rainwater drainage pipe. Photo by the author, December 2024.



Figure 4.96 Interior of the medical clinic on the first floor, showing water leakage and poor condition. Photo by the author, December 2024.

4.5. Analytical Overview of El Minya 20th century's Heritage Buildings

A visual analysis of the collected data on El Minya's 20th-century heritage buildings is presented. Using comparative charts, the analysis examines key variables, including ownership (public versus private), physical condition, architectural style, and building usage. These visualizations aim to highlight prevailing patterns, reveal areas of vulnerability, and support the evaluation of preservation needs within the surveyed urban districts.

The following analysis reflects insights drawn from the maps and attribute table data.

Percentage Breakdown of Physical Condition of Buildings

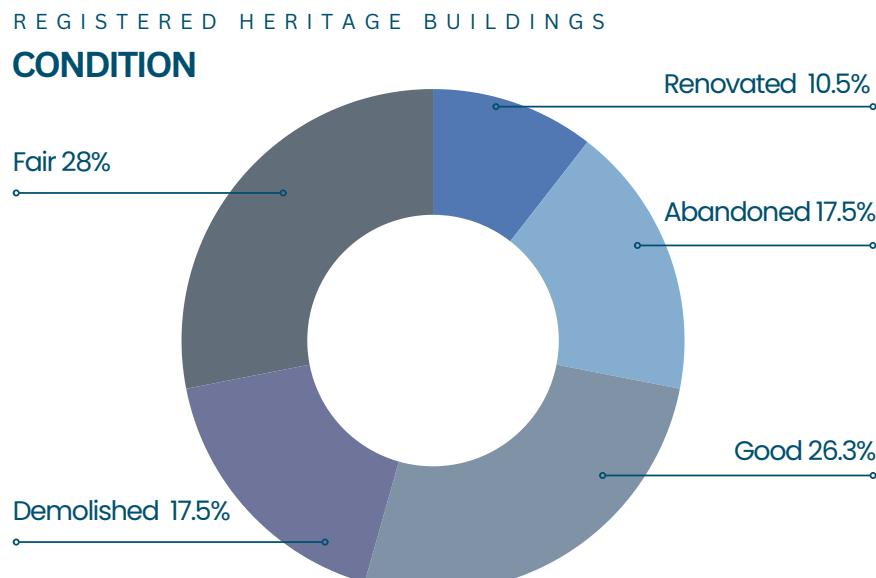


Figure 4.97 Percentage Breakdown of Physical Condition of Buildings for registered buildings

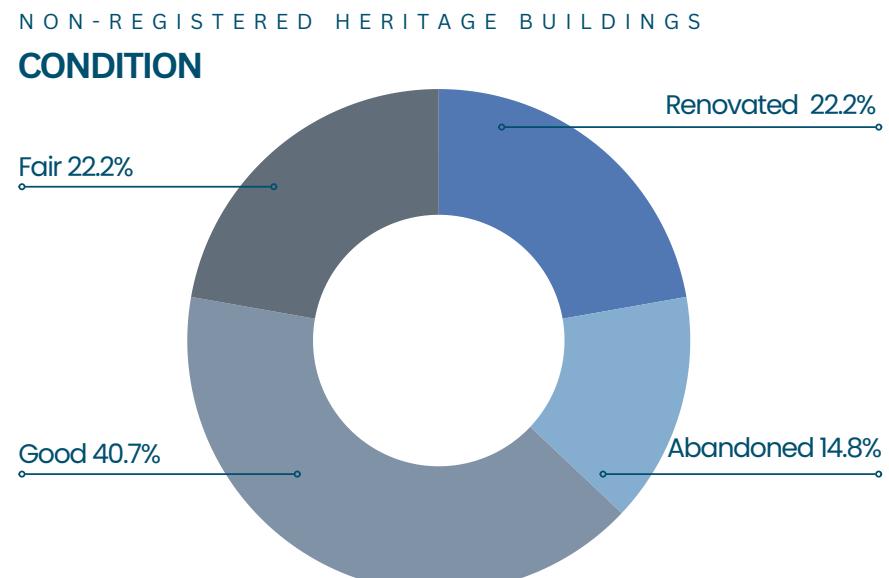


Figure 4.98 Percentage Breakdown of Physical Condition of Buildings for non-registered buildings

Percentage Breakdown of the ownership of Buildings

REGISTERED HERITAGE BUILDINGS

Ownership

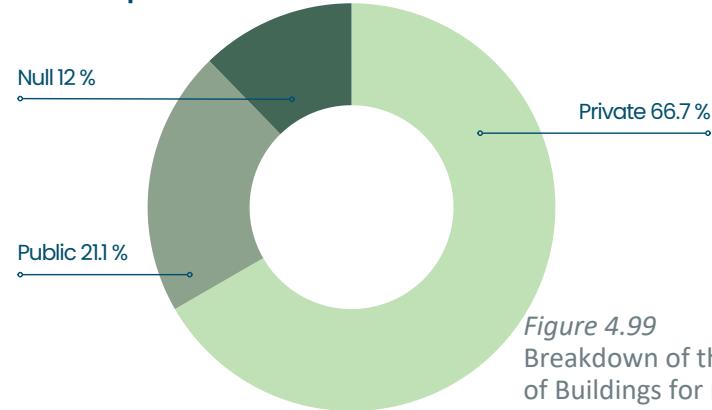


Figure 4.99 Percentage Breakdown of the ownership of Buildings for registered buildings

NON-REGISTERED HERITAGE BUILDINGS

Ownership

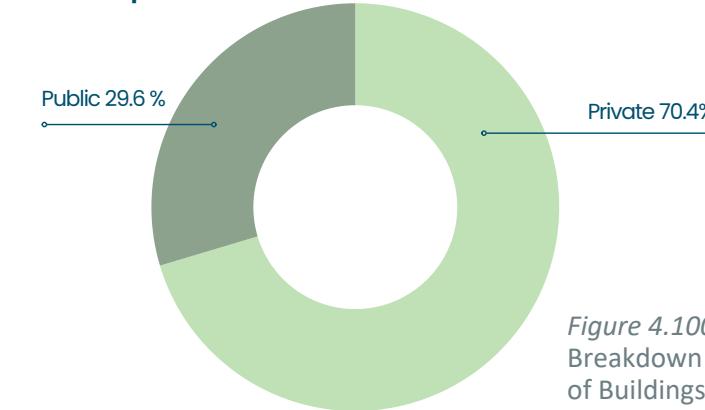


Figure 4.100 Percentage Breakdown of the ownership of Buildings for non-registered buildings

The pie charts on building conditions reveal that 17% of registered heritage buildings have been demolished and another 17% are abandoned. In other words, *within just 27 years since the registration process began in 1998, more than one-third (34%) of the registered heritage stock has already reached a state of demolition or abandonment.*

By comparison, 14% of non-registered heritage buildings are abandoned. This suggests that urgent measures are needed to prevent further loss. The situation becomes even more critical when we consider that 28% of registered buildings and 22% of non-registered ones are only in fair condition and therefore require immediate intervention. At present, only 26% of registered buildings remain in good condition, and just 10% have been renovated. This raises an important question: if these buildings are officially recognized as heritage, why do the percentages of well-maintained and renovated buildings remain so low? In contrast, 40% of non-registered heritage buildings are in good condition, and 22% have already undergone renovation. This highlights another issue: if many of these unregistered buildings meet the condition-related criteria, why have they not been included in the register, especially when they may also meet additional heritage criteria?

Ownership patterns add another layer to the problem. Private ownership accounts for 66% of registered buildings and 70% of non-registered ones, meaning the majority of heritage buildings are under private control. This reality must be considered in policy-making. Effective preservation requires strategies that actively engage owners, address their needs, and integrate them into the conservation process, since their cooperation is essential to long-term success.

Exploring the Relationship Between Building Ownership and Condition

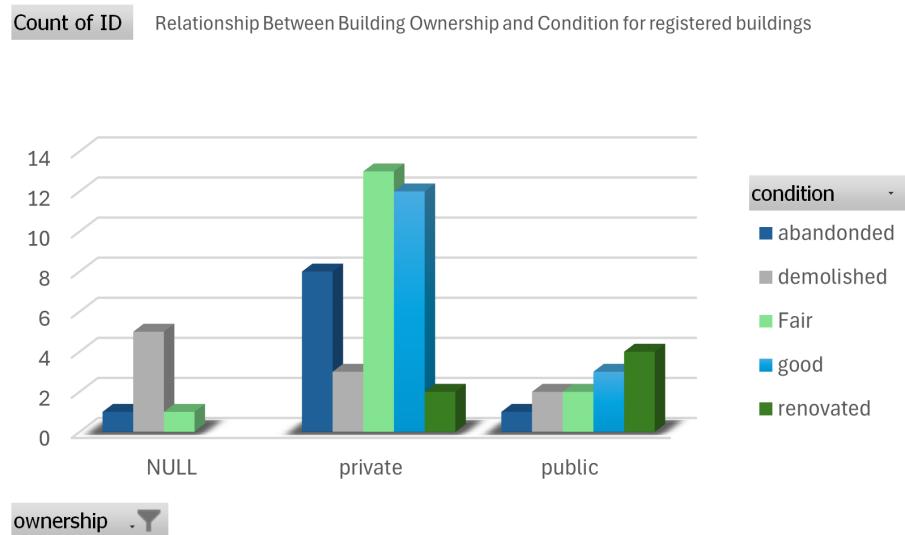


Figure 4.101 Exploring the Relationship Between Building Ownership and Condition for registered buildings

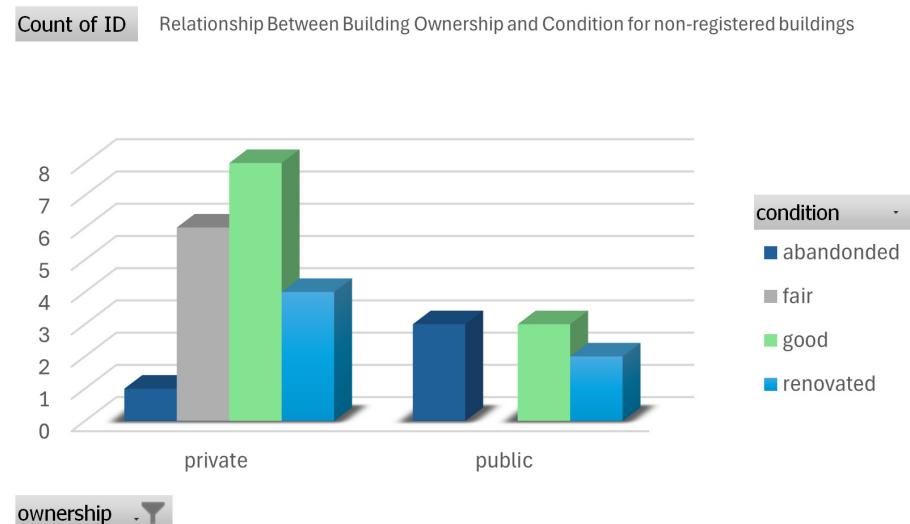


Figure 4.102 Exploring the Relationship Between Building Ownership and Condition for non-registered buildings

Building type-Based Ownership Distribution:

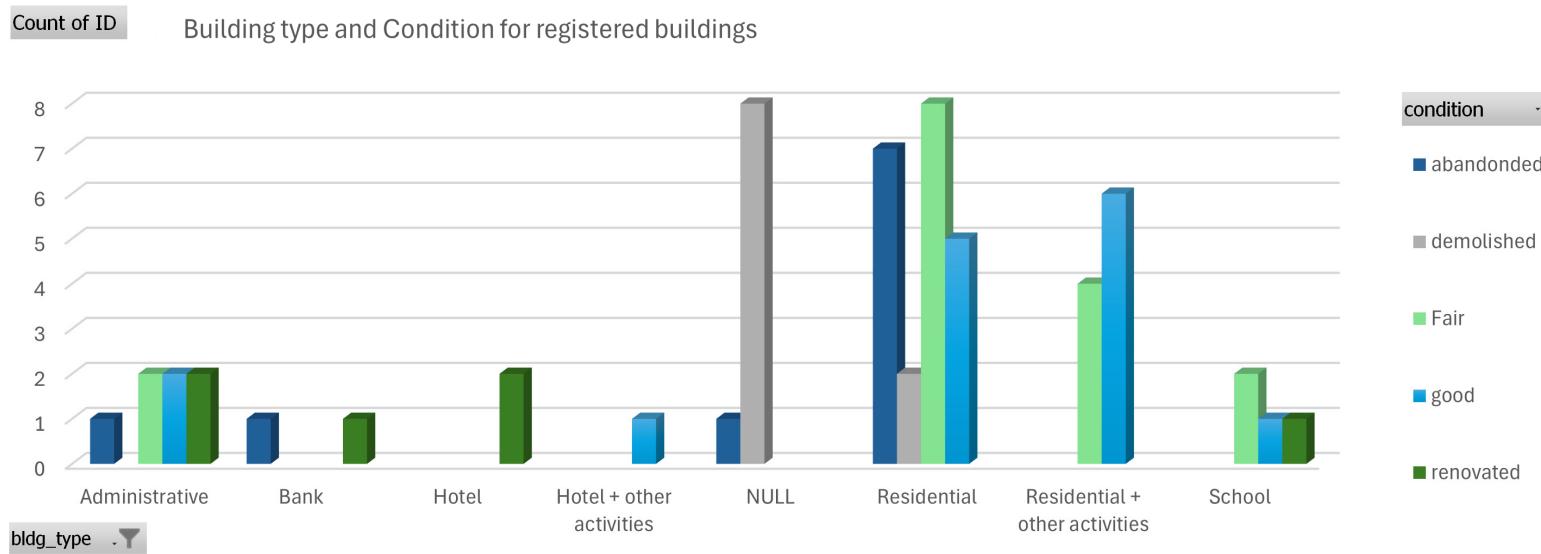


Figure 4.103 Building type-Based Ownership Distribution for registered buildings



Figure 4.104 Building type-Based Ownership Distribution for non-registered buildings

From the Relationship Between Building Ownership and Condition charts, it is clear that most abandoned registered buildings are privately owned. This suggests a common practice where private owners leave registered buildings neglected until they collapse, enabling them to reclaim the land for new investments. In contrast, public buildings remain under government control, which likely explains why the percentage of renovated public buildings is higher than that of private ones.

Moreover, buildings in good or fair condition are mostly privately owned, which supports the same idea: if the building is abandoned, it is left to deteriorate; and if it is in decent condition, it remains untouched because the owner is restricted from taking any action due to its registered status. On the other hand, for non-registered buildings, the majority of abandoned structures are publicly owned, while a greater number of privately owned ones have been renovated. This indicates that when private owners have more freedom and control, they are more likely to invest in maintaining or improving their properties.

This reinforces the importance of registering buildings to ensure proper preservation, but it also highlights the need to grant private owners some flexibility. Allowing limited freedom could help prevent inappropriate renovations while encouraging timely interventions that protect the heritage value of these properties.

The Building Type-Based Ownership Distribution charts supports this interpretation. Among registered buildings, those that are demolished tend to be residential or of unknown use, while the majority of abandoned structures are residential. This implies that these buildings are being left to decay—likely because they are either occupied by tenants under old rent laws or because owners themselves are constrained from intervening. *Notably, none of the registered residential buildings have been renovated.*

The only registered buildings that have undergone renovations are schools, banks, administrative facilities, and hotels. In contrast, within non-registered buildings, those in fair, good, or renovated condition are mostly residential or serve other varied uses. This suggests that even when buildings are occupied under old rental agreements or owned by individuals, the absence of registration grants enough autonomy to maintain them in better condition. Meanwhile, abandoned non-registered buildings tend to be schools, administrative buildings, and cinemas—likely due to the high costs associated with maintaining such facilities.

registered vs removed



Figure 4.105 A pie chart showing registered buildings vs removed from registers

The pie chart illustrates the number of buildings officially removed from the heritage register, based on ministerial decrees published in the Official Gazette. These decrees indicate that the formal process of registration and delisting began in 2009. Additional information was also obtained from members of the inventory committee regarding the removal of certain buildings. Since 2009, a total of 12 buildings have been removed from the register, six of which have already been demolished. As of now, 45 buildings remain officially registered, including four that have either been demolished or have collapsed.

REGISTERED AND NON-REGISTERED HERITAGE BUILDINGS

Zones

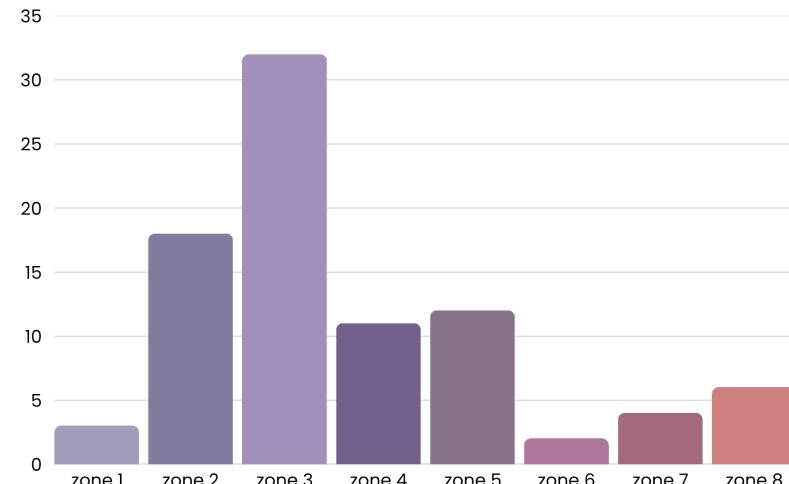


Figure 4.106 A chart showing the distribution of heritage buildings in zones presented by the author

The bar chart illustrates the distribution of 20th-century heritage buildings (both registered and non-registered) across the zones into which the focal area was divided to facilitate analysis. Zone 2 contains the highest concentration of heritage buildings, followed by Zones 3, 2, and 5. This information could be valuable for governmental planning, particularly in prioritizing development or conservation efforts in zones with greater heritage significance.

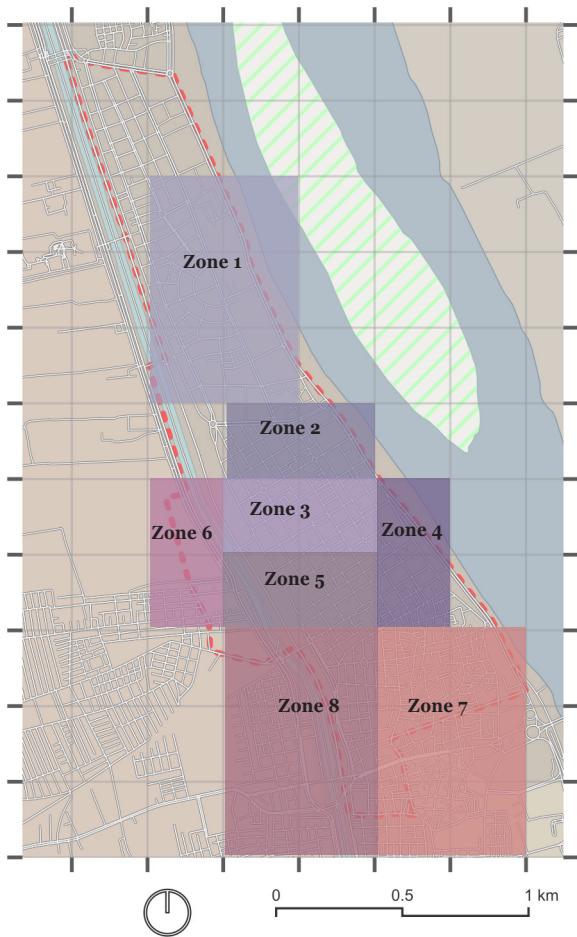


Figure 4.107 A map chart illustrating the zones based on the proposed division.

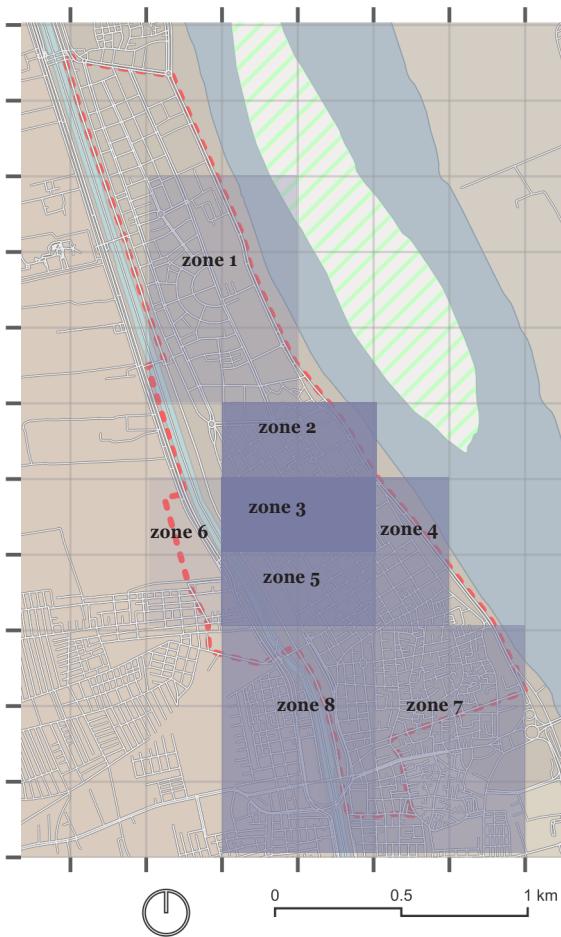


Figure 4.108 A map chart illustrating the distribution of zones within the study area.

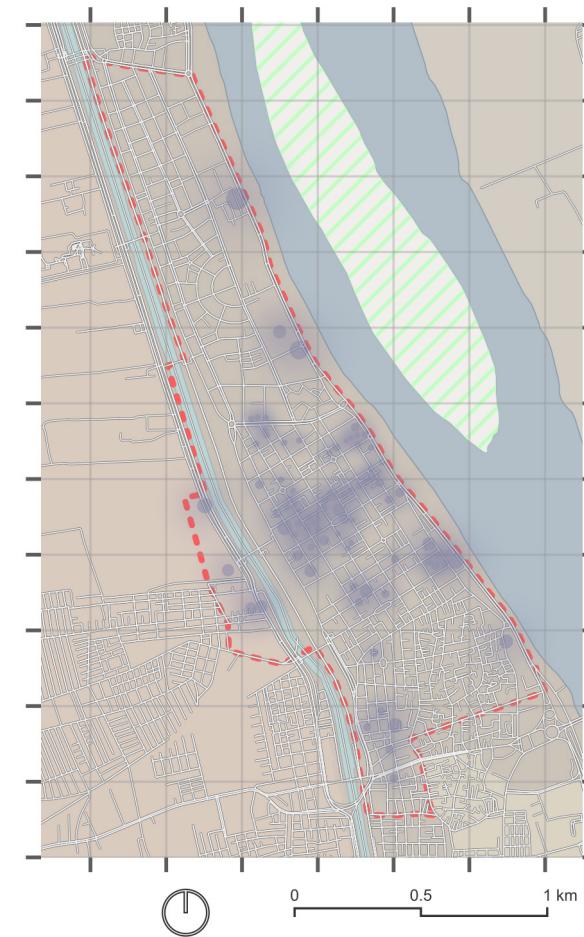


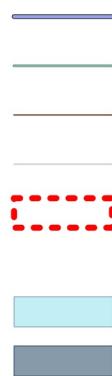
Figure 4.109 A Dot Density Map Showing the Distribution of Heritage Buildings

Figure 4.110 Access and Connectivity Map

This map illustrates the main highways surrounding the city and the key entrances leading into the focal study area. It highlights the primary access routes that connect the focal zones to the broader regional road network, providing context for movement, accessibility, and potential development corridors.

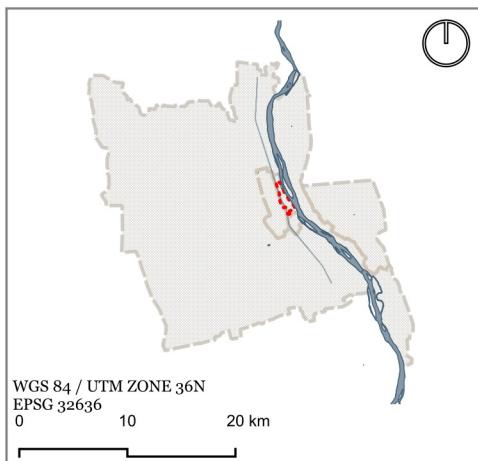
Roads and Boundaries

- Highway
- Primary Road
- Square
- Other routes
- Focal area Boundary



Blue Infrastructure

- Ibrahimya canal
- Nile river



WGS 84 / UTM ZONE 36N
EPSG 32636

0 1 2 km

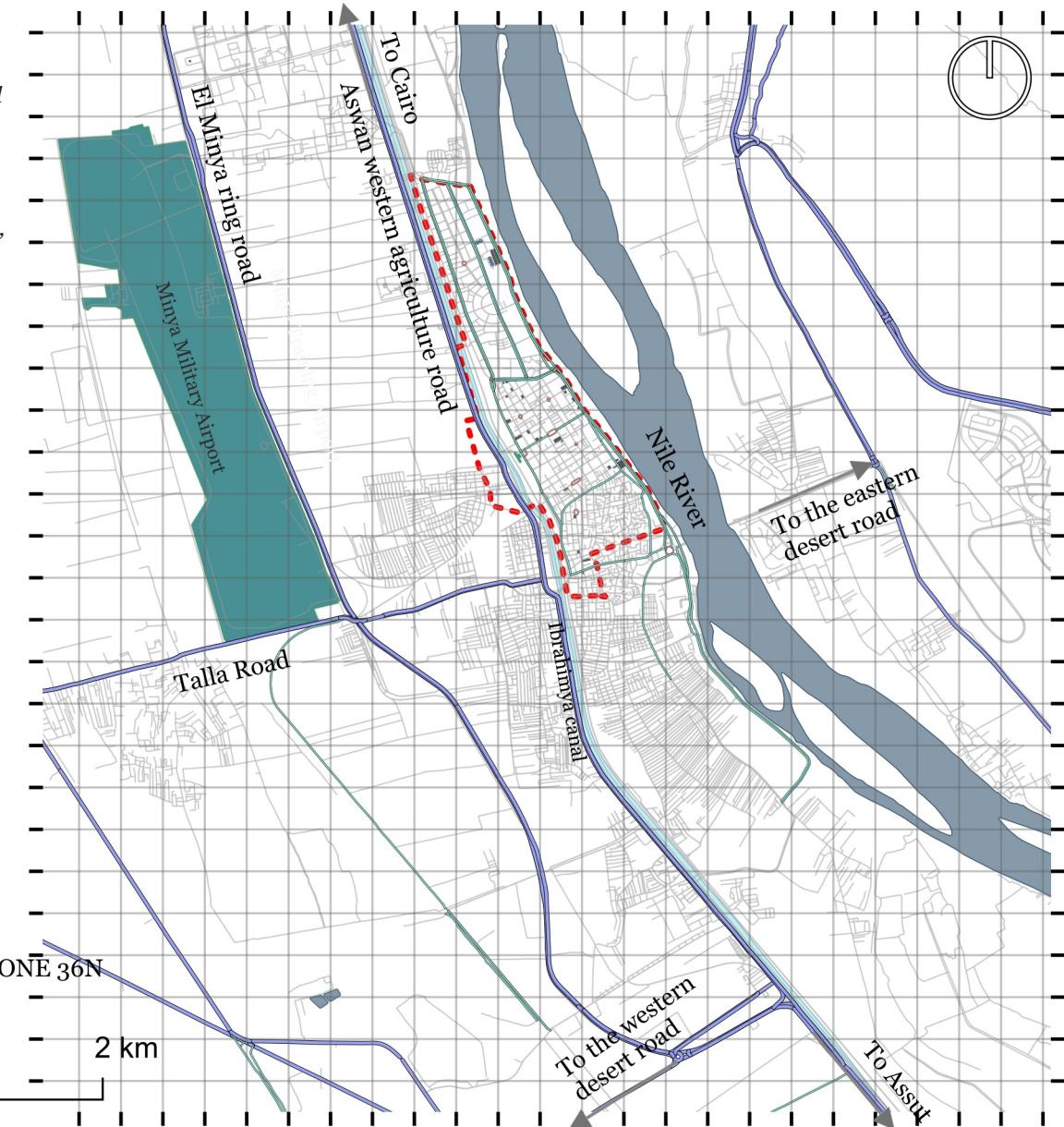


Figure 4.111 Main Roads and Public Squares Map

This map presents the primary road network and main public squares within the focal area. It outlines the key circulation routes and public open spaces that structure the urban fabric and contribute to the area's accessibility and social interaction points.

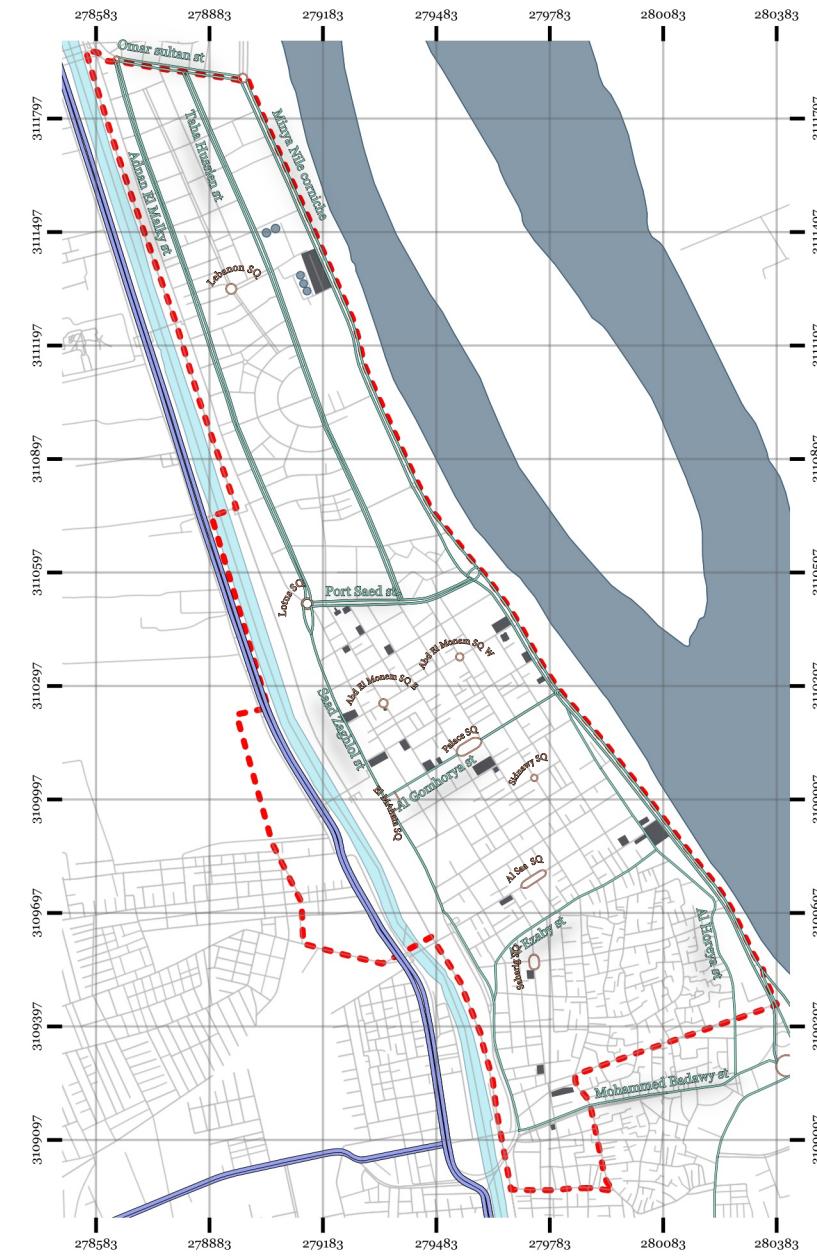
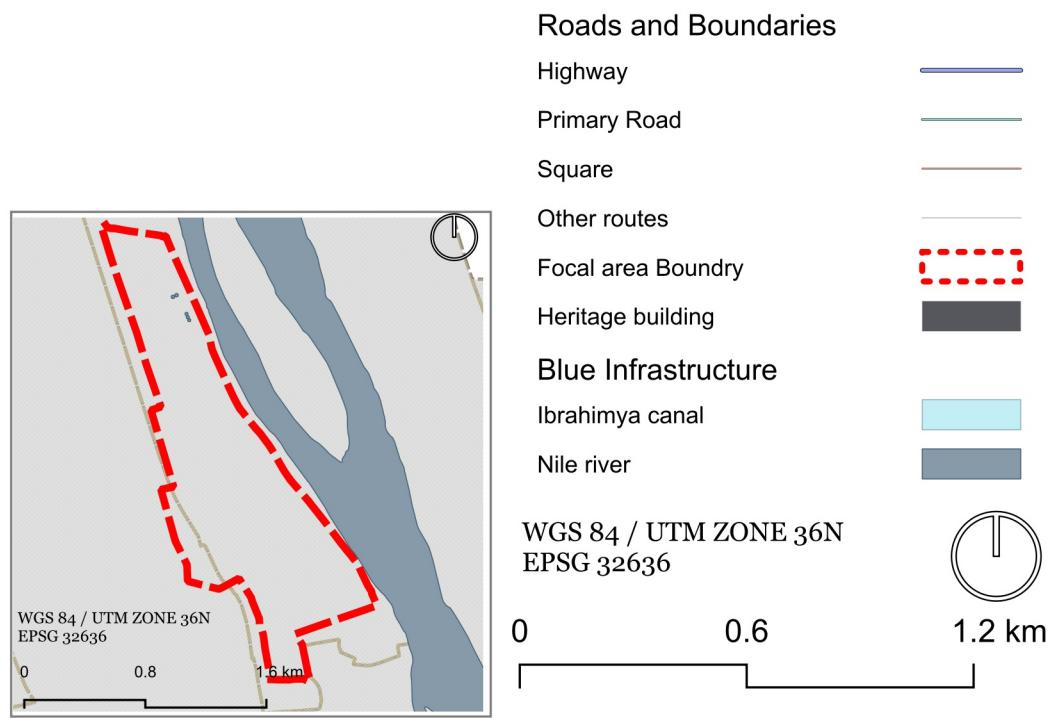


Figure 4.112 Road and Pathway Classification Map

This map illustrates the classification of circulation routes within the study area, including primary and secondary roads, pedestrian pathways, and bridges. The categorization reflects the hierarchy of mobility and connectivity, helping to understand the area's urban structure and accessibility.

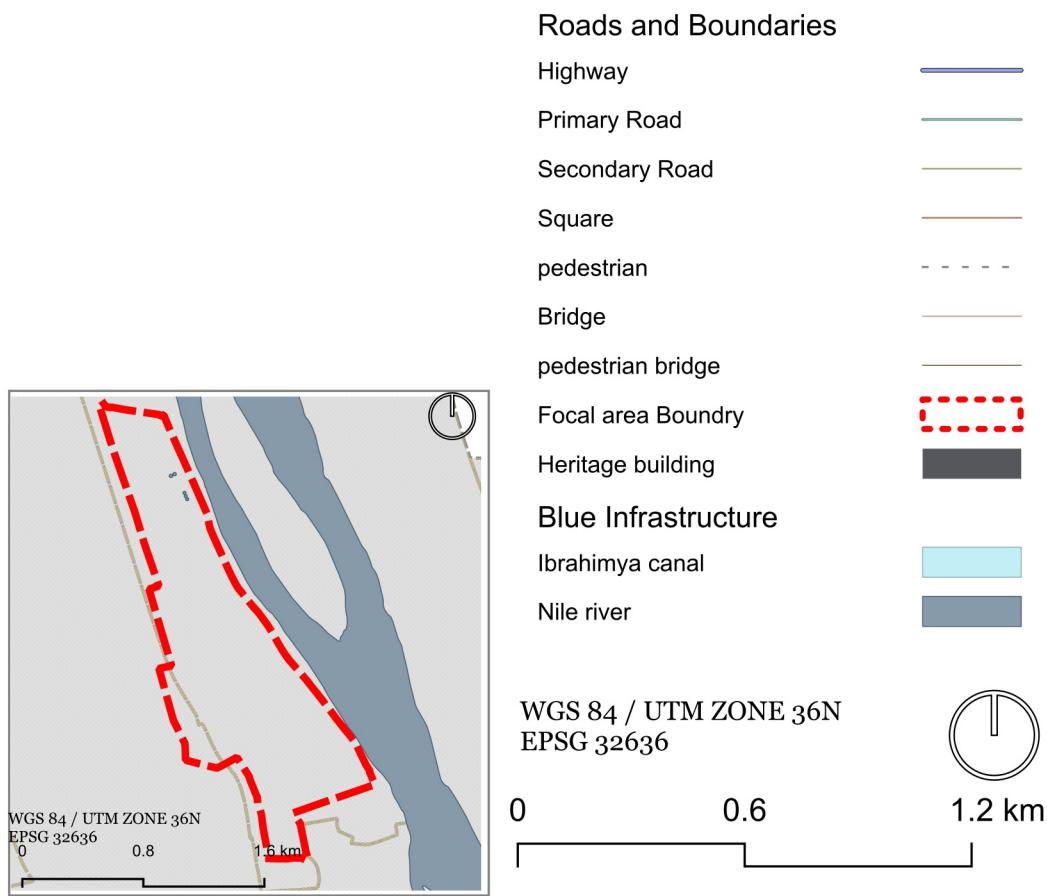
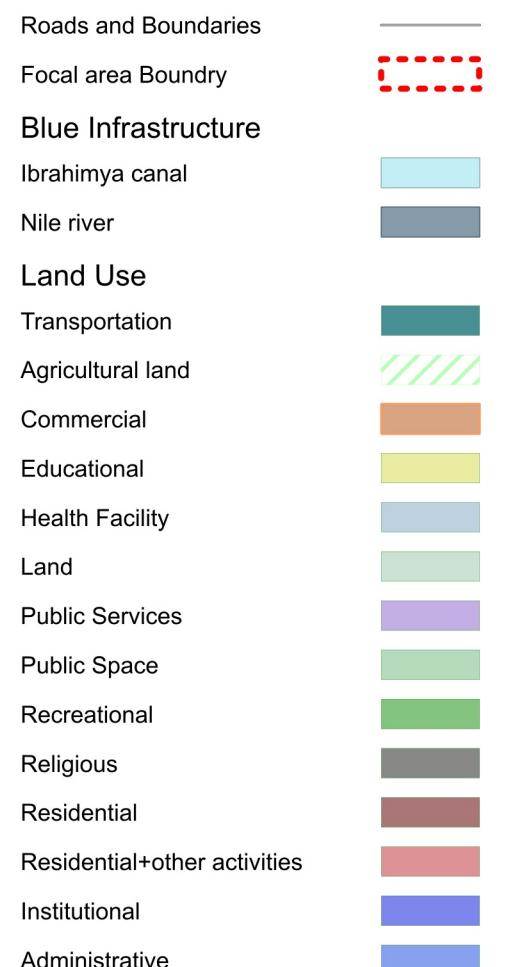


Figure 4.113 Land Use Classification map

This map displays the distribution of different land use categories within the study area, such as residential, commercial, institutional, recreational, transportation, and mixed-use zones. The classification helps identify the spatial organization and functional patterns of urban development in El Minya.



WGS 84 / UTM ZONE 36N
EPSG 32636

0 0.6 1.2 km



Figure 4.114 Urban Morphology of El Minya City

This map illustrates the spatial organization and urban development patterns in three distinct zones of El Minya City, each representing a different historical phase and social context of urban expansion:

Modern Planned Core

This area began developing in the early 20th century, around El Gomhorya Street, driven by wealthy landowners and elites, including the Pashas. It features planned street grids, roundabouts, and relatively wide avenues, reflecting organized urban planning principles and modernity. Expansion followed westward and southward over time. The street layout is straight and structured, giving the area a recognizable formal appearance.

Old Minya

This is the original core of the city, formed before 1900 by working-class and poorer communities. The urban fabric here is unplanned and organic, characterized by narrow, winding streets with irregular building patterns.

Buildings were originally constructed with primitive materials, many of which have since collapsed or been replaced with concrete structures in an ad hoc manner. This area remains densely populated, with limited infrastructure and open space.

Urban-Agricultural Transition Zone

Located on the western edge of the urban boundary, this area was historically agricultural land. Since the 1950s, unregulated urban sprawl has gradually encroached upon it. Development here faces the Agricultural Highway and tends to be less organized, reflecting informal suburban expansion onto fertile rural land.



SWOT Analysis:

During the documentation, surveys, mapping, interviews, and other analyses, it became evident that a deeper understanding of the underlying challenges and potential responses is necessary. This SWOT analysis provides an initial framework to explore these dimensions and identify possible strategies.

S STRENGTHS

- *Strategic Location Near the Nile:* The city's proximity to the Nile River enhances its historical and touristic value, which supports heritage tourism potential.
- *Concentration of Heritage buildings in a Planned Urban Core:* The majority of the heritage buildings are located in the modern planned core of El Minya city. This area features an organized urban fabric with grid-patterned streets, roundabouts, and relatively wide avenues—reflecting early 20th-century planning principles and enhancing accessibility and visibility, Existing infrastructure (roads, accessibility, proximity to services)
- *Academic Expertise and Local Knowledge:* El Minya hosts one of Egypt's oldest engineering faculties, including a well-established architecture department. Several professors have deep expertise in architectural heritage and urban planning and have participated in the Permanent Heritage Committee. Their strong connection to the city enhances local capacity for preservation efforts.
- *Good Structural Condition of Many Heritage Buildings:* Nearly half of the registered heritage buildings are currently in good or fair condition, making preservation and adaptive reuse more feasible than in cities with more severe deterioration.
- *Historical Significance of the City:* El Minya is historically important and already part of Egypt's cultural and tourism map (due to its proximity to sites like Tell El Amarna and Beni Hassan), providing a strong foundation for integrated heritage-tourism strategies.
- *Available Land in Adjacent Expansion Areas:* The new city (El Minya El Gedida) can absorb urban expansion, reducing pressure on historic areas.

W WEAKNESSES

- *Urban Disorder and Unregulated Development:* Despite being part of the planned urban core, many areas containing heritage buildings in El Minya suffer from visible urban disorder. This includes the spread of unregulated commercial activities—such as informal cafés and shops—that occupy sidewalks and streets, negatively affecting pedestrian mobility and the area's visual integrity. Additionally, the older parts of the city, particularly the historic core, are marked by unplanned urban growth, with narrow, irregular streets and informal structures. Together, these conditions hinder infrastructure development and pose significant challenges to coordinated heritage preservation efforts.
- *Deterioration of Cleanliness and Sanitation Services:* Waste management in the city is severely lacking. Streets are often filled with garbage, stray animals, and insects, creating an unsanitary environment that significantly undermines any potential for tourism. Without a functioning system for street cleaning and public hygiene, the preservation and promotion of heritage buildings will remain ineffective.
- *High Illiteracy Rates:* El Minya Governorate has one of the highest illiteracy rates in Egypt. This presents a major challenge to raising awareness about the importance of 20th-century architectural heritage. Efforts to involve the local community in heritage preservation are hindered by limited educational outreach and public understanding.
- *Limited Accessibility and Mobility Infrastructure:* Many heritage buildings are located in congested areas with poor pedestrian infrastructure and limited vehicle access. Inadequate cycling lanes, public transport routes, and walkable spaces make it harder to integrate these areas into broader urban revitalization or tourism plans.
- *Lack of Coordinated Planning Across Sectors:* There is no unified development strategy connecting heritage preservation to tourism, infrastructure, and economic development. The absence of cross-sector collaboration weakens the impact of individual interventions and prevents sustainable development.
- *Funding Constraints:* Although El Minya has strong academic expertise and urban potential, consistent and sufficient funding for restoration projects remains a significant obstacle. Weak financial support discourages long-term investment in both building preservation and surrounding infrastructure.

O OPPORTUNITIES

- *Potential for Phased Urban Development:* Since a significant number of heritage buildings are located in the well-planned modern core of El Minya, this area presents an ideal starting point for urban improvement. By introducing cycle lanes, pedestrian walkways, and reducing car traffic, the area can be revitalized in a pilot phase, setting a successful model that could later be extended to less organized areas.
- *Engaging Academic Institutions in a National Preservation Project:* A national project could be launched in collaboration with local experts, university professors, and students—particularly from El Minya University's architecture department. This would not only provide professional input but also foster innovative, youth-led ideas. The project should address both urban planning and architectural conservation, beginning with light interventions such as façade painting and lighting, before exploring adaptive reuse possibilities.
- *Opportunities for Adaptive Reuse and Government Acquisition:* Heritage buildings can be reused by encouraging private owners to engage in economically viable projects under cultural supervision. Alternatively, the government can purchase key properties through fair compensation or land exchange programs, offering plots in New Minya City in return for buildings in the overcrowded urban center.
- *Integrating Modern Heritage into the Tourism Map:* El Minya already holds a place on Egypt's archaeological tourism map due to sites like Beni Hassan and Tell el-Amarna. Introducing curated tours of 20th-century heritage buildings would diversify tourism offerings and attract a wider audience.
- *Utilizing Multi-Modal Transportation Access:* El Minya is strategically positioned with access to major transportation networks, including a well-connected train station, highways, and the Nile River. Nile cruises between Cairo and Upper Egypt could include El Minya as a cultural stop. Additionally, the nearby military airport could be used to organize limited chartered flights, facilitating heritage tourism.
- *Public Awareness and Economic Growth:* Revitalizing heritage buildings for tourism, cultural events, or small businesses can provide local employment opportunities and increase public appreciation of the city's architectural legacy.

T THREATS

- *Deterioration of Abandoned Heritage Buildings:* Approximately 17% of the registered buildings and 14% of the unregistered buildings identified in the study are abandoned and in a critical state of disrepair. These buildings require urgent intervention to prevent further structural collapse and irreversible loss of heritage.
- *Suspension of the Permanent Heritage Committee:* The very low financial compensation for committee members led to the suspension of the Permanent Heritage Committee in 2022. Without sufficient financial and moral support—including legal protection for its members—the committee cannot be revived. This absence has created a gap in the monitoring and registration of heritage buildings.
- *Intentional Damage by Demolition Gangs:* Several cases have been reported in which building owners hired individuals to deliberately damage heritage properties to the point of collapse, making restoration impossible. These practices are widely referred to by experts as the work of “demolition gangs.” Stronger enforcement and police intervention are urgently needed to address and prevent these criminal acts.
- *Weaknesses in Legal Enforcement:* Bureaucratic hurdles and legal loopholes allow property owners to appeal their building’s inclusion on the heritage register, often leading to court-ordered removals. This reflects a lack of robust legal protection for heritage properties and undermines the preservation process.
- *Lack of Coordination Between Authorities:* The fragmentation of responsibility across different governmental bodies—such as the Ministry of Culture, the Governorate, and urban planning authorities—leads to slow or ineffective responses, especially when urgent decisions or funding are needed

4.6. Final Reflections and Barriers to Preservation of 20th-Century Architecture in El Minya city.

El Minya city faces challenges, reflecting broader systemic issues across Egypt, such as economic hardship, low wages, high unemployment rates, and rising living costs.

These problems are often more severe in cities distant from the capital, where public services are limited and conditions more difficult also the low budgets and financial aids to the governrate. Such circumstances directly affect the state of heritage buildings, diminishing interest in their preservation and increasing the probability that they will be sold to investors who demolish them in favor of high-rise towers with greater commercial value.

The Permanent Committee for Heritage Preservation in El Minya achieved notable progress in recent years, with successes such as the protection of the Savoy Hotel¹¹⁴. However, its work was suspended due to low wages and the absence of institutional support when members faced legal challenges.

This situation generated frustration among committee members and ultimately led to the committee's dissolution in 2022. Addressing this issue is urgent, as prolonged inactivity

risks further demolitions and halts the registration of unlisted buildings. Ensuring adequate compensation for committee members is essential both to maintain their motivation and to safeguard them from potential susceptibility to bribery¹¹⁵.

After the suspension of the permanent committee responsible for registering heritage buildings in Minya, the files were transferred to a district employee without assigning him any formal responsibilities. As a result, these files are handled with excessive caution and secrecy, reflecting a lack of awareness of their significance. This situation does not constitute a solution; rather, it creates additional obstacles for academic researchers and other stakeholders interested in heritage preservation.

The question arises: *what within these files necessitates such secrecy?* In reality, they contain essential identification records and detailed information on each registered building. The accumulated work of the Heritage Preservation Committee, representing years of effort, should be accessible to the public. Restricting access not only undermines transparency but also opens opportunities for corruption, manipulation, or unauthorized interference.

¹¹⁴. Further details about the Savoy Hotel can be found in Section (4.4, Focus on Key Cases in El Minya), of this thesis.

¹¹⁵. The interview with Professor Ashraf Abuloyoun a former chief of heritage committee (Appendix C)

In Cairo, some historic palaces have been successfully converted into museums, such as the Baron Palace¹¹⁶, generating both cultural and financial benefits. In contrast, such initiatives are almost entirely absent in Minya. One of the key barriers is the high rate of illiteracy, which not only reflects limited cultural awareness but also a widespread inability to read and write. Many children leave school early to support their families, further perpetuating this challenge. Official statistics show that Upper Egypt—including Minya—has the highest illiteracy and school dropout rates in the country, with 23% of the population over the age of ten in Minya Governorate affected¹¹⁷. Although rates are lower in Minya city, as the governorate's relatively urbanized center, they remain significantly higher in surrounding villages.

This reality hinders public engagement with cultural initiatives such as museums. A practical starting point could be the adaptive reuse of one or two major palaces in Minya as museums, which would both preserve architectural heritage and engage the city's educated population. However, such efforts appear to be low on the state's list of priorities. While the government has invested heavily in large museum projects in Greater

Cairo, also In El Minya Akhenaten Museum the construction began in 2000—remains incomplete due to funding shortages. Several proposals have suggested designating existing heritage buildings, such as the abandoned Hoda Shaarawi Palace¹¹⁸ in 2000 or the Saroufim Palace¹¹⁹ in 2014, as museums. Renovating these buildings would cost significantly less than constructing a new museum while also enabling visitors to appreciate their architectural value alongside the exhibits. Despite these advantages, such proposals have not received serious consideration¹²⁰.



Figure 4.115 El Minya National Museum(Akhenaten_museum)
source: Amr Hisham, wikipedia.org, 2017

116. Further details about the Baron Palace can be found in Section (3.2.Efforts to Safeguard 20th-Century Architectural Heritage in Greater Cairo), of this thesis.

117. Central Agency for Public Mobilization and Statistics (CAPMAS), "News,"

118. Hoda Shaarawi Palace #R39

119. Saroufim Palace #R3

120. The interview with Professor Ashraf Abuloyoun a former chief of heritage committee (Appendix C)

Realistically, any discussion of developing walking tours for tourists or converting streets into pedestrian-only zones is currently unfeasible in Minya. Such projects require significant financial resources, and even if funding were available, it is unlikely that it would be directed toward initiatives often regarded as a form of luxury in a city like Minya. This reflects the mentality and priorities of decision-makers, who focus on more pressing needs. Moreover, implementing such plans would require not only street and building maintenance but also major investments in infrastructure, traffic management, and the removal or relocation of street vendors. These challenges are widely acknowledged by stakeholders. For now, such projects remain aspirational; however, it is important to prepare and keep them in mind should state priorities shift in the future.



Figure 4.116 A photograph by the author, January 2025, showing building #R45 surrounded by permanent street vendors for years.

121. *Ibid.*



Figure 4.117 A Photograph by the author, January 2025, illustrating infrastructure problems, with building #R49 visible in the background.



Figure 4.118 A Photograph by the author, January 2025, illustrating traffic congestion in the area surrounding building #R46.

However, some more practical initiatives could be implemented. For instance, Minya suffers from a shortage of hotels, a problem that becomes particularly acute during major events when the existing capacity cannot meet demand. This gap creates opportunities for adaptive reuse projects, especially in relation to well-preserved palaces. Many of these buildings contain multiple rooms already that could be transformed into hotel accommodations or smaller guesthouses, such as bed-and-breakfasts. Incorporating restaurants and cafés on the ground floors, together with accessible garden spaces, would not only generate economic value but also strengthen the cultural and touristic appeal of the city.¹²¹

Another practical approach to safeguarding heritage buildings is to revise and reorganize the heritage building list, taking into account the actual condition of each structure. Some buildings are in such a deteriorated state that preservation is extremely difficult and economically unfeasible. Continuing to include all buildings under the same preservation mandate places excessive pressure on the state, often resulting in inaction and the neglect of all heritage assets. Instead, prioritization is essential: buildings in good or very good condition should be preserved and adapted for reuse, while those beyond rescue may be excluded. Others could be deferred to later phases of preservation efforts, depending on their historical importance and cultural significance¹²².



Figure 4.119 Photograph by the author, September 2025, showing Building #R57 in an advanced state of abandonment and on the verge of collapse.



Figure 4.120 Photograph by the author, June 2025, showing Hoda Shaarawy Palace #R39, overlooking the Nile, in a deteriorated state following attempts by the owners to damage it.

122. *Insight based on an informal conversation with an investor in the heritage-building sector (El Minya), Mr.Raof Ebied, conversation with the author, September 2025.*

5. Preservation Challenges of Egypt's 20th century's Architectural Heritage and Role of Stakeholders.

Limited Jurisdiction over Unregistered Private Properties

Under Egyptian Law No. 117 of 1983, adding a building to the antiquities registry required that the structure be at least 100 years old. However, in practice, authorities typically did not consider buildings for registration until they approached this threshold. Even after the enactment of Law No. 166 of 2006—which removed the age requirement but tasked inventory committees with identifying and registering buildings of architectural or historical value—informal norms and economic pressures continued to shape outcomes¹²³.

Many property owners, driven by financial motives, attempt to demolish important but unregistered buildings before they are officially recognized. These buildings, often characterized by their spaciousness and high ceilings, are located in prime urban areas. Replacing them with high-rise buildings with smaller units and lower ceilings significantly increases the land's profitability. Consequently, demolitions often occur before a building reaches 100 years of age or before it is assessed for registration. A prominent example is the case of the Umm Kulthum villa¹²⁴, which was targeted

before any formal preservation measures were implemented.

In other cases, building owners simply neglect, allowing the building to deteriorate until collapse becomes inevitable, creating an opportunity for redevelopment. This issue is not confined to any one region but is prevalent across Egypt, particularly in major cities like Minya where rising land values place increasing pressure on heritage sites. However, the problem is even more acute in Cairo—especially in downtown areas—due to its central location and high investment potential. Investors have shown growing interest in acquiring buildings in these locations, often offering substantial sums of money¹²⁵. This intensifies the pressure on current owners to vacate or sell their properties, further endangering heritage structures.

The challenge of preserving such buildings is further complicated by intergenerational inheritance and urban migration. Many of these properties were originally owned by individuals who passed them down to children, grandchildren, or even great-grandchildren. Over time, family ties may have weakened, some heirs may have emigrated, and others may have lost contact with one another. In many cases, it becomes impossible to coordinate the necessary consent or joint investment required for restoration. Consequently, the buildings are left abandoned, continuing to

123. chapter (2.2. *Preserving 20th-Century Architectural Heritage in Egypt: Contexts, Definitions, and Legal Tools*) of this theis

124. *Umm Kolthm villa case chapter (3.3.Preservation Under Pressure: Cairo's 20th-Century Architectural Heritage in Focus)*

125. multible news papers and tv interviews

decay until collapse. This pattern reflects the condition of the majority of neglected heritage buildings in the city of Minya.

The ‘Old rental Law’

The “Old Rent Law” in Egypt used to grant tenants lifetime occupancy rights and allowed lease inheritance by descendants—often extending to children and grandchildren—while fixing rental rates without any mechanism for adjustment. These contracts, many of which date back to the 1950s through the early 1990s, were effectively abolished with the introduction of Law No. 4 in 1996. This law liberalized rental agreements by allowing free negotiation between landlords and tenants. However, its provisions did not apply retroactively, and pre-1996 rental contracts remained in force.

As a result, thousands of residential and administrative units are still subject to outdated lease terms. For instance, as of recent estimates, nearly 3,000 apartments across Egypt continue to be rented for under 4 EGP (approximately USD 0.08) per month under these old contracts, while identical units in the same buildings—leased after 1996—can command up to 15,000 EGP (around USD 738) per month¹²⁶. While this legal framework has posed significant economic

challenges for property owners, *it has inadvertently contributed to the preservation of many twentieth-century buildings. These structures have often been shielded from redevelopment or demolition because tenants remain in occupancy under these long-standing agreements*¹²⁷.

In August 2025, a new law was published in the Official Gazette stating that contracts under the old rent system will expire within five years for administrative and commercial units, and within seven years for residential ones. This new legislation grants property owners increased control over their assets, which is expected to trigger widespread redevelopment¹²⁸.

Unless targeted legal protections are introduced, *this legislative shift could lead to the loss of a significant portion of Egypt’s twentieth-century architectural heritage within the next five to seven years*, as owners move to demolish and capitalize on the rising value of urban land. For instance, in the case study of Minya city, the majority of rental units within heritage buildings remain subject to the old rent law .

126. Youm7, “Statistics: There Are Residential Units under the Old Rent System Paying About 175 Qirsh Monthly.” May 6, 2025,

127. Insight based on an informal conversation with professor Omar Nagati the founder of Cluster, conversation with the author, September 2024.

128. Law No. 164 of 2025 dated 08/04/2025 (Annex G)

The following The pie charts were prepared by the author based on the official published data from the Central Agency for Public Mobilization and Statistics, reflecting the most recent records available from 2017.

Distribution of Standard Building Units by Tenure Type Across Egypt in 2017

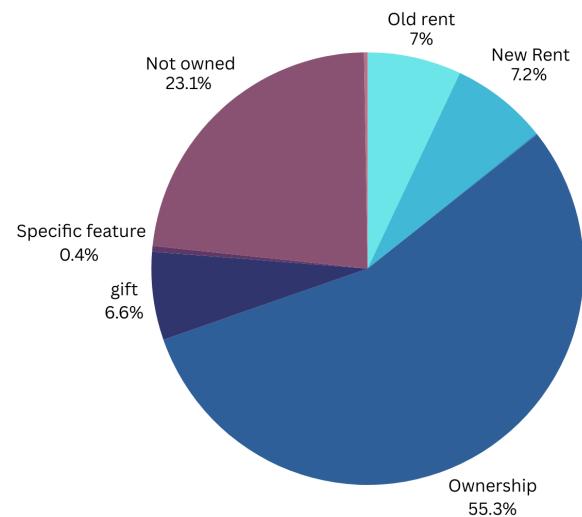


Figure 6.121 A visual representation shows that over 3 million units, about 7% of Egypt's total housing stock, remain under old rental agreements and are set for eventual evacuation and return to their owners.

Distribution of Standard Building Units by Tenure Type in Cairo in 2017

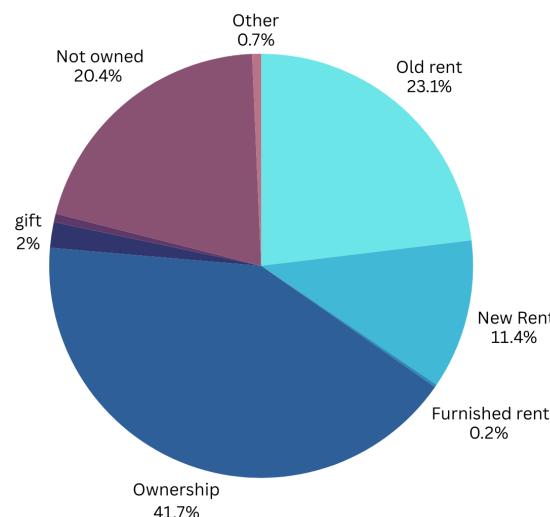


Figure 5.122 A visual representation shows that In Cairo alone, one million units are under old rental agreements, representing approximately 23% of the city's total units .

Distribution of Standard Building Units by Tenure Type in El Minya city in 2017

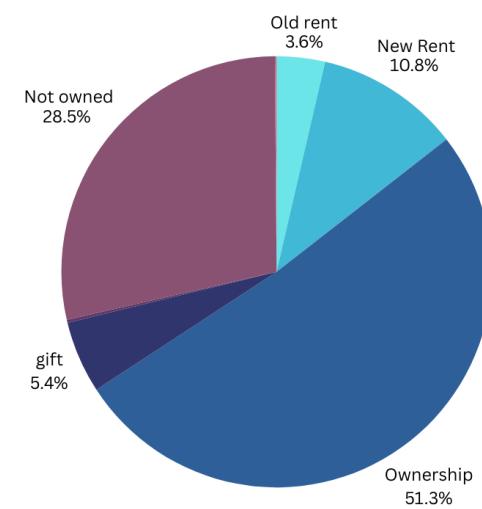


Figure 5.123 A visual representation shows that In El Minya urban , 20000 units are under old rental agreements, representing approximately 3.6% of the city's total units . However most of them are in heritage buildings.

Public awareness and appreciation of modern architectural heritage

Public awareness and appreciation of modern architectural heritage remain limited in Egypt, particularly when compared to the deep reverence afforded to the country's ancient heritage, including iconic monuments such as the pyramids. This disparity poses a significant challenge to the recognition and preservation of 20th-century architecture. In many cases, even professionals—architects and specialists—struggle to fully acknowledge the cultural and historical value of more recent architectural contributions.

This issue is especially pronounced in smaller, remote, and densely populated cities. In Cairo, for example, there is greater awareness and advocacy for heritage conservation, particularly in areas like Downtown and Heliopolis, where numerous documentation projects and public campaigns have emerged¹²⁹. However, even in Cairo, such initiatives are noticeably lacking in working-class neighborhoods such as Abdeen and Shubra, where architectural heritage remains largely undocumented and undervalued.

In El Minya, a city that hosts a considerable number of 20th-century heritage buildings, there are no known public campaigns or visible community interest in preserving this architectural legacy. On the contrary, many residents perceive these buildings

as outdated, poorly constructed, and better suited for demolition and replacement with newer, more contemporary structures.

While the country's ongoing economic challenges undoubtedly play a role, other *contributing factors include the general degradation of architectural taste, the proliferation of low-quality concrete buildings, and the resulting erosion of aesthetic appreciation. Abandonment, neglect, and visible deterioration further obscure the significance of these heritage assets. The lack of awareness is also compounded by socio-educational factors. In regions with high illiteracy rates—such as Minya*. Heritage appreciation is not innate; it must be cultivated through education and cultural engagement from an early age. The absence of such foundational learning in marginalized and underserved areas makes it all the more difficult to foster a sense of value and responsibility toward modern architectural heritage.

legal framework and its implementation

The most significant legislation and executive regulations governing the preservation of heritage buildings in Egypt were issued under Law No. 144 of 2006. Although this law—drafted by legal experts and aligned with international standardand it is not inherently weak, its core provisions remain unchanged Even Law No. 119 of 2008, which also addresses urban heritage, merely reorganizes and reiterates the provisions of

129. *Tarek waly documentation project , cluster and other intiatives chapter (3.2.Efforts to Safeguard 20th-Century Architectural Heritage in Greater Cairo.)*

the 2006 legislation without introducing substantial reforms. This lack of legislative evolution has resulted in a noticeable gap between legal frameworks and practical implementation.

For instance, one of the essential stages in the registration process involves the announcement and public dissemination of the finalized inventory prepared by the Permanent Committee. These lists should be posted in public institutions such as local councils, neighborhoods, and governorates, and shared with specialized academic institutions that could play a valuable role in documenting and preserving architectural and urban heritage¹³⁰. However, this step is rarely implemented. In practice, the responsible authorities often treat these lists as confidential, hindering public awareness and stakeholder participation.

The law also mandates the development of maintenance and preservation strategies for listed buildings, stipulating that the state is responsible for restoration, reinforcement, and maintenance at its own expense. Yet, this responsibility is routinely neglected. Authorities commonly cite insufficient funding or ambiguities in the law regarding which specific governmental body is accountable. The law refers vaguely to “specialists and competent authorities” without identifying them, resulting in a lack of clear accountability¹³¹. When private owners or tenants attempt to initiate necessary

maintenance or renovation work, they often face excessive bureaucratic obstacles. By regulation, any work on registered buildings must be conducted through consulting firms accredited by the National Organization for Urban Harmony—all of which are based in Cairo—making access especially difficult for those in other governorates.

A relevant example is the case of the Al-Hakim Villa in Minya¹³². A tenant who attempted to carry out basic repairs was denied permission by local authorities and ordered to cease all work. When asked whether the responsibility for maintenance fell on the state, the answer was affirmative in principle. Nonetheless, no action was taken, with officials citing insufficient funding.

As a result, the preservation of modern heritage buildings remains stalled. The state’s role often ends with registration, while practical conservation efforts—whether public or private—are hindered by administrative inertia and legal ambiguities. Consequently, many of these structures continue to deteriorate until collapse or demolition becomes inevitable.

130. Article 3 of Law No. 144 of 2006, as amended by Law No. 3 of 2020- Housing Minister Decision No. 266 of 2006 Article No.7,8

131. Booklet on the principles and standards of urban coordination for heritage buildings and areas of outstanding value, page 16

132. The interview with Dr Botros, a Long-Term Resident in Al Hakim Palace (Appendix C)

Exclusion of Stakeholders from Heritage Building Registration

According to Law No. 144 of 2006¹³³ and its executive regulations, the authority to register buildings of architectural or historical significance is vested exclusively in the Ministry of Culture, specifically through committees established in each governorate. While these committees are composed of experts, engineers, and university professors, several aspects of the evaluation process—particularly those concerning architectural or symbolic value—remain inherently subjective. For instance, the assessment of Architectural Value often involves aesthetic judgment, while the determination of Symbolic Value relies on the recognition of historical significance, such as association with prominent architects or influential figures. Similarly, the Social Functional Value criterion considers a building's role within the community, which can vary greatly depending on the committee's perspective and interpretation. In the case of Minya¹³⁴, numerous buildings appear to merit consideration for heritage designation but remain unregistered. This is likely due to the exclusion of broader societal input in the decision-making process. The registration procedure is conducted without community consultation or engagement with

interested stakeholders, and the committee's decisions are final.

While building owners have the right to appeal registration decisions for removal¹³⁵, there is no mechanism for the public or researchers to challenge the exclusion of buildings from the registry or to communicate with the committee to understand its evaluation criteria. This lack of community involvement significantly limits the inclusivity and comprehensiveness of Egypt's heritage preservation efforts.

The Approach to Reusing Modern Buildings Driven by Economic Crises and Profit-Oriented Repurposing

At the state level, Egypt's deteriorating economic conditions over the past decade have driven decision-makers to prioritize revenue generation over addressing citizens' needs. This financial approach has had a significant impact on the management of the country's architectural heritage, where buildings are often demolished or repurposed in line with investor demands, rather than in response to public interest. The government has increasingly monetized heritage assets through sales and rental agreements, placing economic gain above cultural or community value¹³⁶. A notable example is the redevelopment

133. Law No. 144 of 2006 and its executive regulations chapter (2.2. Preserving 20th-Century Architectural Heritage in Egypt: Contexts, Definitions, and Legal Tools) of this theis (Annex B)

134. The non registered building in el minya chapter (4.3 Field Survey of Heritage Buildings in El Minya)

135. Prime Minister's Decision No. 3279 of 2021

136. Law No. 177 of 2018 Concerning Establishing Egypt's sovereign wealth fund for investment and development (Annex F)

of the historic Tahrir Complex¹³⁷, which is being transformed into a luxury hotel despite the area already being saturated with similar establishments. This project disregards the cultural and symbolic significance of the building's relationship to Tahrir Square and overlooks alternative proposals—such as the 'Cluster' adaptive reuse project¹³⁸—that could offer greater public benefit.

At the citizen level, similar patterns emerge as the ongoing economic crisis pushes individuals to prioritize survival over preservation.

Description of the indicator:
The consumer price index is a measure of the average change over time in the prices of consumer items - that is, goods and services purchased for everyday living purposes

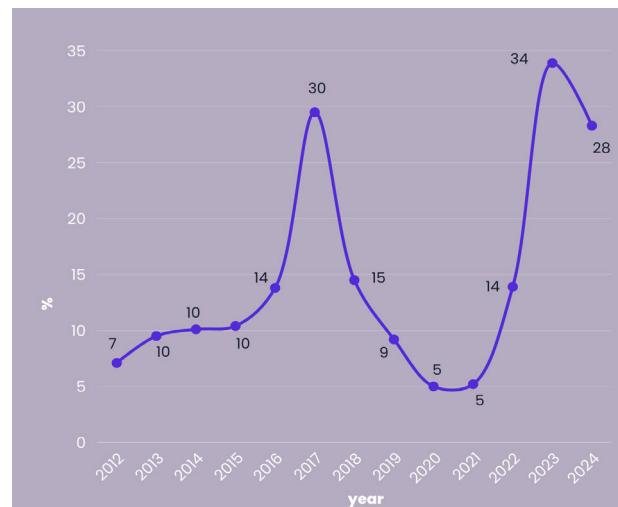


Figure 5.124 Annual inflation rate for the urban area of the republic

In such a climate, maintaining heritage becomes a luxury few can afford. For instance, the owner of Villa Badran¹³⁹ leased the property to a commercial tenant who significantly altered its original architectural character. This erosion of heritage is further exacerbated by Egypt's economic instability, which reached a critical point in 2023, when inflation peaked at 33.9%, with food prices soaring by 63.8%. Inflation refers to the annual rate at which the general price level of goods and services rises, often outpacing wage growth, thereby reducing the purchasing power of individuals¹⁴⁰.

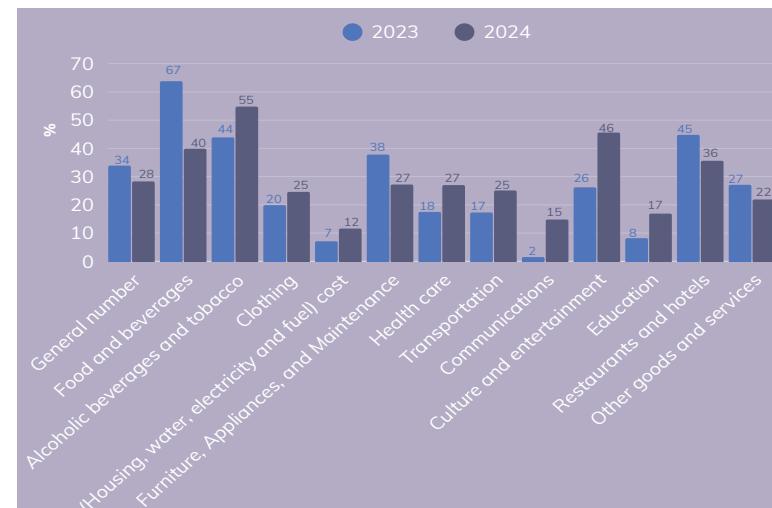


Figure 5.125 Egypt's Annual Inflation Rate by Index Components, 2023-2024

137. Tahrir Complex case chapter (3.3.Preservation Under Pressure: Cairo's 20th-Century Architectural Heritage in Focus)

138. 'Cluster' adaptive reuse project of Tahrir Complex chapter (3.2.Efforts to Safeguard 20th-Century Architectural Heritage in Greater Cairo.)

139. Villa Badran chapter (3.3.Preservation Under Pressure: Cairo's 20th-Century Architectural Heritage in Focus)

140. The charts were prepared by the author based on official published data from the Central Agency for Public Mobilization and Statistics, reflecting the most recent records 2023-2024

Misguided Decisions by Authorities

Since 1952, Egypt has operated under a highly centralized regime in which the president plays a dominant role in virtually all aspects of governance¹⁴¹. This centralized decision-making structure and the accompanying coercive control mechanisms have contributed to the widespread loss of 20th century's architectural and cultural heritage, much of which remains unrecognized or undervalued by the state.

Over the past decade, numerous heritage buildings, historic trees, and public parks have been demolished to make way for projects officially labeled as “national,” “strategic,” or “serving the public interest.” These have included infrastructure initiatives such as roads, bridges, and large-scale urban development. The impact is not limited to public spaces; it also extends to private properties where owners, heritage advocates, and even members of parliament have attempted to intervene—often unsuccessfully.

One prominent example is the demolition of historic cemeteries in the Imam al-Shafi'i area to create the Al-Firdaws Axis¹⁴².

Despite appeals from families of the deceased, activists, and urban heritage experts to relevant authorities and the president, the project proceeded and is now nearing completion. Another example is the removal of residential Nile houseboats, which were privately owned. The state justified their removal on environmental grounds, alleging that they pollute the Nile, despite proposals from specialists suggesting more balanced solutions¹⁴³.

These actions reflect a deeply rooted systemic challenge that is difficult to resolve. The longstanding pattern of top-down governance, with limited space for public discourse or institutional checks, continues to marginalize heritage preservation in favor of rapid development and centralized control.

An example of reuse can be seen in the Sarofim Palace in Minya¹⁴⁴, located in the heart of the city and currently owned by the state. The palace was converted into a court for the State Council. While this intervention safeguarded the building from abandonment and deterioration, the choice of function may not have been the most suitable, given the palace's central location, architectural significance, and spatial potential. A use more closely aligned with its historical and urban context

141. *The introduction of this thesis*

142. *The demolition of historic cemeteries in the Imam al-Shafi'i case chapter (3.3.Preservation Under Pressure: Cairo's 20th-Century Architectural Heritage in Focus)*

143. *Ibid.,The case in Nile hous boats*

144. *The case of sarofim Palace (4.4, Focus on Key Cases in El Minya), of this thesis.*

could have generated greater cultural and societal value.

This issue is characteristic of large-scale or state-driven projects, where alternative approaches are difficult to pursue due to the deeply entrenched centralization of decision-making.

corruption, Bureaucracy and transparency

Corruption in Egypt continues to pose a significant challenge to the preservation of architectural heritage. This problem is not only rooted in the country's difficult economic conditions but is also exacerbated by the low salaries of many government employees working in the field of heritage conservation¹⁴⁵. Property owners seeking to demolish buildings located in valuable urban areas have, in some cases, resorted to bribing members of the Heritage Buildings Inventory Committee—many of whom are inadequately compensated—in order to have their properties removed from the heritage register.

Even when such attempts fail and a building is formally listed for its historical or architectural value, some owners exploit legal loopholes to circumvent preservation requirements. These cases are often taken to court, where judges rely heavily on reports prepared by technical experts. However, these experts may themselves be subject to financial influence,

leading them to declare buildings unworthy of preservation. As a result, court rulings frequently authorize the removal of historically significant buildings from the heritage register.

Bureaucratic inefficiencies further aggravate the situation. When a court decision threatens heritage protection, the relevant authorities—most often the Ministry of Culture and the governorate—frequently dispute which body holds responsibility for filing an appeal. As responsibility shifts between institutions, deadlines are missed, and the ruling becomes final and enforceable. The same pattern occurs when registered heritage buildings require urgent restoration. Financial responsibility is passed between government bodies, with none willing to bear the cost, resulting in prolonged delays or total neglect. Ultimately, buildings deteriorate to the point of collapse or are deliberately demolished¹⁴⁶.

The absence of transparency and the restricted accessibility of information present additional barriers to preservation. Although the Ministry of Culture has repeatedly announced efforts to make data on registered modern heritage buildings available, such information remains largely inaccessible. No centralized, publicly accessible database exists to document Egypt's 20th-century heritage. Instead, officials often control archives with unusual secrecy, citing fears of data leakage or misuse.

¹⁴⁵.The interview with the former member of the permanent committee Eng. Eman Roshdy (Appendix D)

¹⁴⁶.The interview with Professor Ashraf Abuloyoun a former chief of heritage committee (Appendix D)

This monopoly on information not only obstructs academic research but also prevents effective public engagement in conservation¹⁴⁷. The lack of transparency¹⁴⁸ in Egypt also hampers the documentation of state-led violations against heritage sites. This was made evident in the case of the Imam al-Shafi'i Cemetery, where, following growing public opposition to demolition plans, authorities imposed strict restrictions on photography and limited public access to the area.

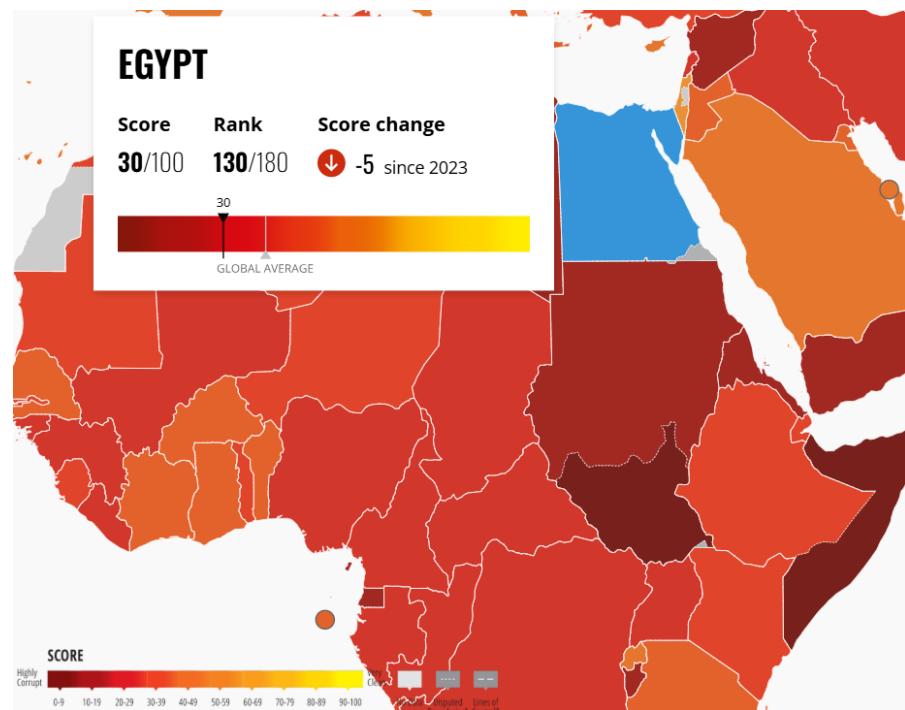


Figure 5.126 Egypt's 2024 Transparency and Corruption Perceptions Index ranking improved by five points from 2022, placing it 108th out of 180 countries, below the global average

147. Personal observation by the author.

148. Transparency International, "Corruption Perceptions Index 2024,"

6. Key Findings and Preservation Recommendations.

- Although strict laws and regulations governing heritage preservation exist, they remain incomplete and require revision. *In particular, responsibilities must be clearly defined and communicated in a way that is understood by both citizens and law enforcement agencies.* Furthermore, the entities responsible for enforcement—such as the Ministry of Culture, the Ministry of Housing, the governorate, and local authorities—are not explicitly identified in the legislation. In practice, this lack of clarity often leads to institutional fragmentation, with each authority shifting responsibility onto the other.

An unusual and largely unexplained phenomenon can be observed in the registration of certain twentieth-century palaces. For example, the Sultana Malik Palace in Heliopolis, built in 1908 as a royal residence and other preserved palaces in Cairo, have been registered by the Ministry of Antiquities as an Islamic or coptic monument. This is puzzling, as the legal framework distinguishes clearly between “monuments,” which fall under the jurisdiction of the Ministry of Antiquities, and “buildings of distinctive architectural style” which are registered through the National Organization for Urban Harmony. The criteria and rationale used in this case, and in similar examples, remain unclear. Nevertheless, because the

Sultana Malik Palace was designated a monument, it was preserved and restored under the authority of the Ministry of Antiquities. This raises an important question: *should other twentieth-century buildings of equal or greater architectural and cultural significance which turned 100 years old also be considered for registration as monuments under the Ministry of Antiquities?*

- The National Authority for Urban Coordination does not effectively perform the role assigned to it by law and official publications. Its involvement usually ends with the registration of buildings, while the stages of restoration, reinforcement, and rehabilitation remain largely theoretical.

In practice, most of registered private buildings are renovated at the expense of their owners, while public buildings are maintained by the institutions to which they belong. No dedicated funding is allocated for the rehabilitation of these heritage buildings. Instead, *registration of buildings often prevents owners from carrying out normal maintenance and modifications permitted in ordinary buildings*, as all interventions must be carried out through the Authority and its affiliated engineering offices—most of which are based in Cairo rather than in the governorates.

For instance, Minya does not have a local engineering office under contract with the Authority, which increases costs, delays, and effort, leaving owners frustrated and turning the building into a burden.

As a result, registration has become an obstacle rather

than a tool for preservation, despite the principle that registered buildings should fall under the full responsibility of the National Authority for Urban Coordination throughout their registration, restoration, rehabilitation, and reuse.

- Effective enforcement requires that those entrusted with the protection of heritage—particularly in cities distant from the capital—demonstrate genuine commitment and interest in architectural heritage. *Heritage preservation cannot be treated as a routine administrative task but as a responsibility that demands awareness, appreciation, and professional dedication.*
- The preservation of 20th century’s architectural heritage is as urgent and significant as other heritage concerns. The continued loss of these buildings diminishes Egypt’s collective identity, particularly its visual identity, and reinforces the dominance of generic concrete structures. *The normalization of such structures has contributed to an erosion of aesthetic awareness, blurring the distinction between architectural beauty and mediocrity.*
- The 20th century’s architectural heritage preservation cannot be separated from broader political, economic, and strategic contexts. Economic pressures drive many owners to demolish heritage buildings, viewing them as financial burdens. Political conditions also shape decisions on preservation and demolition,

often with irreversible consequences. Recent examples—such as the demolition of sections of the Imam al-Shafi‘i cemetery and the removal of heritage residential structures—illustrate how political priorities may override heritage concerns.

- During periods of instability, such as wars, terrorism, revolutions, or economic crises, heritage preservation becomes particularly vulnerable. This has been evident in Egypt over the past decade, shaped by regional conflicts in the Middle East and Africa, combined with internal political and economic pressures. Under such circumstances, the most viable solution lies in raising public awareness of modern heritage through sustained educational and cultural campaigns, while carefully avoiding direct confrontation with political authorities in order to safeguard personal and institutional efforts.
- Many unregistered buildings are still standing primarily for two reasons: either they still contain units occupied under the old rental law—by far the most common scenario—or because disputes among heirs have prevented their collective decision to sell and subsequently demolish the property. However, under the new rental law, tenants occupying units through the old law will vacate them in the next five to seven years, leaving thousands of houses and apartments empty and at risk of demolition. To avoid this risk, it is essential that these buildings

be registered without delay. Otherwise, *within the next seven years, Egypt could face the large-scale loss of architectural heritage, leading to a further erosion of cultural identity.*

- Greater attention from experts and decision-makers is urgently needed for modern heritage. Currently, no twentieth-century Egyptian buildings are inscribed on UNESCO's World Heritage List, revealing a major gap in international recognition of Egyptian twentieth-century architecture heritage. This absence is particularly notable today, *especially as the 2025 appointment of Dr. Khaled El-Anany—Egypt's former Minister of Antiquities—as Chair of UNESCO's Executive Board presents a timely opportunity to strengthen international recognition of Egypt's modern architectural heritage.*

It is essential to strengthen collaboration with international and regional institutions that have expertise in cultural and architectural heritage. Organizations such as the African World Heritage Fund, the Arab Regional Centre for World Heritage (ARC-WH), MUAMA (Modern Urban and Architectural Modernities in the Arab World), the Arab Center for Architecture, the Aga Khan Trust for Culture have established networks, resources, and technical knowledge that could significantly support the preservation of Egypt's twentieth-century architectural heritage. At

the national level, institutions such as the Egyptian Heritage Rescue Foundation (EHRF), Athar Lina have already demonstrated interest and capacity in heritage-related initiatives. However, their engagement with modern heritage remains limited. Encouraging these organizations to expand their focus and to prioritize twentieth-century architecture would not only enhance documentation and conservation efforts but also integrate Egypt's modern heritage within broader regional and international preservation discourses. Such collaborations could provide technical assistance, funding opportunities, training programs, and increased visibility, all of which are crucial for safeguarding this often-overlooked layer of Egypt's cultural identity.

- The preservation of twentieth-century architectural heritage is not only possible but has already been demonstrated in successful initiatives in areas such as Downtown Cairo, Heliopolis, and other neighborhoods. *These projects illustrate that Egypt has the expertise, academic resources, and professional capacity—through university scholars, practicing architects, and engaged civil society—to implement sustainable conservation strategies.*
- One of the major challenges is the lack of transparency in the national heritage system, which could be improved by publishing the full inventory of “buildings of distinctive architectural

style” on an accessible public platform. Italy provides a strong example¹⁴⁹: Registered heritage buildings are catalogued on a national digital database where users can search by region, architect, building type, or date of construction. Such a system enhances transparency and serves as a valuable tool for academic research, public awareness, and strategic conservation planning.

- Another urgent issue is the recurring problem of so-called “heritage gangs”—groups that intentionally damage or remove structural elements of historic buildings at night or during holidays in order to trigger their collapse. Italy also offers an effective model for addressing this risk through the establishment of the ‘Comando Carabinieri per la Tutela del Patrimonio Culturale’¹⁵⁰, a highly specialized heritage protection police force trained specifically to safeguard cultural property and intervene in cases of illegal demolition or trafficking. Implementing a similar system in Egypt would significantly strengthen the protection not only of modern architectural heritage but of all categories of heritage, which remain increasingly vulnerable and require immediate, coordinated intervention before further losses occur.

Why Preservation Is a Better Choice Than Demolition?!

- *Preservation Maintains Urban Identity and Encourages Adaptive Reuse:* When a historic building is demolished, the new construction often lacks the architectural character and harmony of the original, weakening the city’s distinctive identity. Furthermore, opportunities for adaptive reuse are lost—particularly when the structure holds cultural or historical significance. For example, In El Minya Building R39 (Hoda Shaarawi Palace), once the residence of one of Egypt’s foremost feminist pioneers, occupies a prime location on the Nile Corniche. A 1998 inspection by the former director of the Technical Committee described it as an exceptionally elegant palace adorned with gold-painted wall murals, which have since deteriorated due to neglect and vandalism. If preserved, the palace could have been transformed into a cultural museum for residents and visitors, serving both heritage preservation and tourism development.

- *Preservation Supports Balanced Urban Expansion:* Nearly every historic city is accompanied by a newly developed extension. Cairo, for example, is bordered by several new cities such as New Cairo, Obour, and 10th of Ramadan City; Giza has 6th of October and 15th of May Cities; and Minya has New

149. *Censimento delle Architetture Italiane dal 1945 ad oggi*,” Italian Ministry of Culture,

150. *Comando Carabinieri per la Tutela del Patrimonio Culturale. “Compiti.”* Carabinieri.it. Accessed December 4, 2025.

Minya, located less than 10 kilometers from the old city. These newer urban areas feature wider streets, larger homes, lower housing prices, and a range of administrative, commercial, and residential options—all supported by comprehensive services. Preserving the heritage fabric of old cities encourages residents to relocate from densely populated historic centers to these nearby new cities. This not only helps relieve urban congestion but also stimulates the growth of new areas, generating economic benefits for the state and promoting sustainable urban development.

- *Preservation Protects Land Rights:* Demolition and reconstruction can lead to a reduction in property size. When new urban plans require wider roads, the additional width is often taken from adjacent plots, causing owners to lose part of their land. This issue can be avoided by maintaining and adapting the existing building instead of demolishing it.

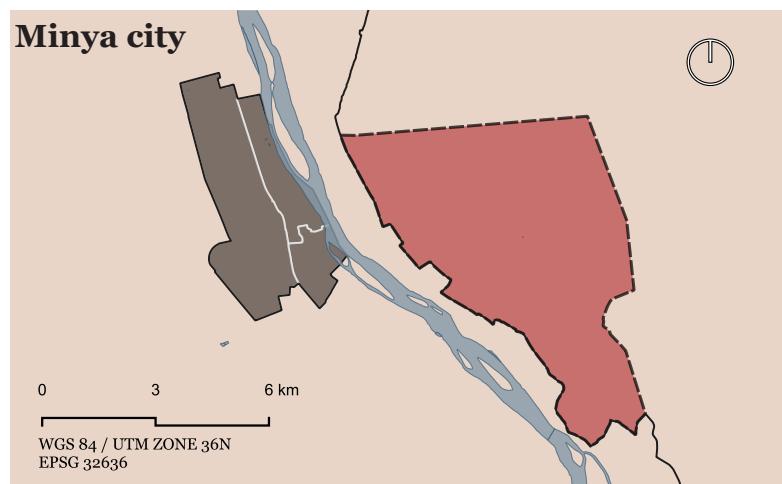
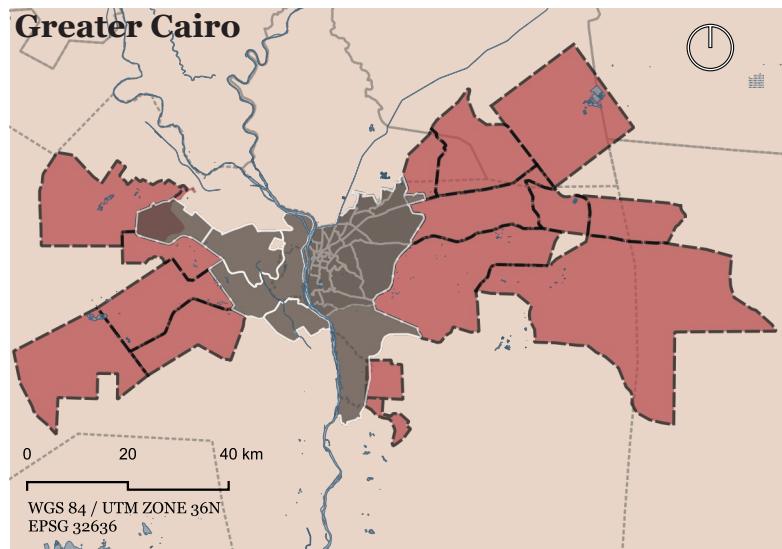


Figure 6.127 Urban expansion toward the old city districts of Cairo and El Minya.

expansion districts
old districts

- *Preservation Reduces Pressure on Infrastructure:* New high-rise developments frequently impose significant strain on existing infrastructure. For instance, Building R17 was originally a two-story hotel named Magistique but was replaced by a ten-story administrative complex containing offices and clinics. This transformation placed greater pressure on the sewage network, increased maintenance costs for the state, and contributed to severe traffic congestion. The modest demand of the original two-story structure was far more sustainable compared to that of the new high-rise.



Figure 6.128 APhotograph of the 2 story Magistique hotel El Minya #R17 before demolition

source: Ahmed Abdel Qawi Mohamed, «Architectural Styles of Minya in the Nineteenth and Early Twentieth Centuries», Faculty of Archaeology, MUST university



Figure 6.129 Photograph by the author, September 2025, showing the new building constructed on the site of the demolished Magistique Hotel.

- *Preservation Is Environmentally Sustainable:* From a sustainability perspective, preservation minimizes waste and carbon emissions associated with demolition and new construction. Reusing existing structures conserves materials, energy, and embodied carbon, aligning with global sustainability goals and reducing the ecological footprint of urban development.

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Appendices:

Appendix A – GIS Metadata

PROJECT 1

NAME	Preservation and Loss of Egypt's 20th-Century Architectural Heritage: Institutions, Initiatives, and the Greater Cairo Experience	CONTENTS	-Representative Cases of Egypt's Surviving 20th-Century Architectural Heritage -Cases highlighting Surviving 20th-Century Architectural Heritage in Greater Cairo -Cases Highlighting the Loss of 20th-Century Architectural Heritage in Greater Cairo
AUTHOR	Kerstin B.A Abdelmalek		
DATE	December 2024		
LAST UPDATING	July 2025		
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)		
ORIGIN OF CARTOGRAPHIC DATA	<ul style="list-style-type: none">-Satellite Imagery Providers: Google Satellite - ESRI Satellite (ArcGIS Online Basemaps)-Open-Source GIS Databases: OpenStreetMap-quick osm-Egyptian General Survey Authority-Academic studies and research publications-News articles and newspaper reports documenting heritage cases-Experts' reports and statements, including those shared on social media platforms-Shawkat, Yahia. "(Re)Defining the Greater Cairo Region."- Marsad Omran. Published April 23, 2024. https://marsadomran.info/en/2024/04/3265/	LAYERS	<ul style="list-style-type: none">Egypt GovernoratesCairo and Giza districtsImam demolition locationsMediterranean seaRed seaNile River and lakesEgypt

LAYER

LAYER NAME	Egypt Governrates
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	Egyptian General Survey Authority

ATTRIBUTES

ACRONYM	DESCRIPTION	GLOSSARY	VARIABLE	LAST UPDATING	ORIGIN OF THE DATA
code	A unique identifier assigned to each governrate in the dataset.	A system-generated number used to identify each feature in a GIS layer.	Integer	February 2025	Egyptian General Survey Authority
A_name	The Arabic name of the governrate	store the governrate's name in Arabic	Text	February 2025	Egyptian General Survey Authority
E_name	The English name of the governrate	store the governratev's name in English	Text	February 2025	Egyptian General Survey Authority

LAYER

LAYER NAME	Cairo and Giza districts
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	Egyptian General Survey Authority

ATTRIBUTES

ACRONYM	DESCRIPTION	GLOSSARY	VARIABLE	LAST UPDATING	ORIGIN OF THE DATA
code	A unique identifier assigned to each district in the dataset.	A system-generated number used to identify each feature in a GIS layer.	Integer	February 2025	Egyptian General Survey Authority
A_name	The Arabic name of the district	store the district's name in Arabic	Text	February 2025	Egyptian General Survey Authority
E_name	The English name of the district	store the district's name in English	Text	February 2025	Egyptian General Survey Authority

LAYER

LAYER NAME	Imam demolition locations
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	the researcher based on newspaper reports documenting the case and Experts' reports and statements, including those shared on social media platforms

ATTRIBUTES

ACRONYM	DESCRIPTION	GLOSSARY	VARIABLE	LAST UPDATING	ORIGIN OF THE DATA
<i>Id</i>	A unique identifier assigned to each feature in the dataset.	A system-generated number used to identify each feature in a GIS layer.	Integer	February 2025	by researcher
<i>Name_ar</i>	The Arabic name of the tomb	store the tomb's name in Arabic	Text	February 2025	by researcher
<i>Name_en</i>	The English name of the tomb	store the tomb's name in English	Text	February 2025	by researcher

LAYER

LAYER NAME	Mediterranean sea
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	Egyptian General Survey Authority

The layer represents the boundary of Cairo city and does not include any attribute information beyond the geometric representation.

LAYER

LAYER NAME	Red sea
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	Egyptian General Survey Authority
<i>The layer represents the boundary of Red sea and does not include any attribute information beyond the geometric representation.</i>	

LAYER

LAYER NAME	Nile River and lakes
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	Egyptian General Survey Authority
<i>The layer represents the boundary of Nile River and lakes and does not include any attribute information beyond the geometric representation.</i>	

LAYER

LAYER NAME	Egypt
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	Egyptian General Survey Authority
<i>The layer represents the boundary of whole Egypt and does not include any attribute information beyond the geometric representation.</i>	

PROJECT 2

NAME	An Analytical Study of Minya City: Archiving Prominent Contemporary Architecture Heritage and Comparing Preservation Challenges Between Cairo and Upper Egypt	CONTENTS	Introduction about El Minya City: - The location Map Mapping and zones : -Administrative Divisions of El Minya City -Focal Areas -Zones
AUTHOR	Kerstin B.A Abdelmalek – s314351		Analytical Overview: -Main Roads and Public Squares Map -Road and Pathway Classification Map -Land Use Classification -Urban Morphology of El Minya City
DATE	December 2024	LAYERS	Registered heritage buildings
LAST UPDATING	July 2025		Non-registered heritage buildings
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)		land mark
ORIGIN OF CARTOGRAPHIC DATA	Satellite Imagery Providers: -Google Satellite - ESRI Satellite (ArcGIS Online Basemaps) -Open-Source GIS Databases: -OpenStreetMap- quick osm Government : -El minya city hall -Egyptian General Survey Authority -Field survey by the researcher. -Interviews with experts.		Roads and Boundaries
			land use
			El Minya Urban
			Blue infrastructure
			Cairo
			El Minya city
			Egypt

LAYER

LAYER NAME	Registered heritage buildings
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	July 2025
AUTHOR	Kerstin B.A Abdelmalek

ATTRIBUTES

ACRONYM	DESCRIPTION	GLOSSARY	VARIABLE	LAST UPDATING	ORIGIN OF THE DATA
<i>FID</i>	A unique identifier assigned to each feature in the dataset.	A system-generated number used to identify each feature in a GIS layer.	Integer	February 2025	Created by researcher based on data from El Minya City Hall
<i>bldg_type</i>	The function of the building (e.g., school, residential, bank).	Categorizes the building based on use.	Text	February 2025 By the researcher	El Minya City Hall
<i>decade_built</i>	The estimated or recorded decade of construction (e.g., 1920s, 1930s)	Approximated based on historical references, local knowledge, or rare official records.	Integer (YYYY)	via site visit – December 2024	Estimated based on oral sources (residents, neighbours) and occasional official records
<i>num_levels</i>	The number of floors/levels in the building.	Count of visible and known floors, including possible lost levels.	Integer	via site visit – December 2024	Determined through visual survey and local testimonies
<i>ownership</i>	Defines whether the building is public or private	Identifies the owner classification.	Text (Public/Private)	via site visit – December 2024	Estimated based on oral sources (residents, neighbours) and occasional official records

<i>condition</i>	The current state of the building (e.g., good, renovated, abandoned).	Describes the physical status of the building.	Text	via site visit – December 2024	Determined through visual survey and local testimonies
<i>bldg_name</i>	the recorded name of the building (if applicable).	Official or commonly used name.	Text	via site visit – December 2024	El Minya City Hall
<i>street</i>	The street where the building is located.	Official street name or common reference.	Text	via site visit – December 2024	El Minya City Hall
<i>arch_style</i>	The architectural style of the building (e.g., Art Deco, Art Nouveau, Beaux-Arts)	Defines the aesthetic and design influences	Text	via site visit – December 2024	Visual analysis by researcher based on architectural characteristics
<i>name:ar</i>	The Arabic name of the heritage building	store the building's name in Arabic	Text	via site visit – may 2025	El Minya City Hall
<i>ID</i>	Unique alphanumeric code (R + number) assigned to each heritage building for use across maps, tables, and records.	Identifier for heritage buildings	Text	via site visit – may 2025	El Minya City Hall
<i>IHC</i>	Researcher-assigned code (e.g., I1, I3) created for this thesis, inspired by and aligned with international heritage criteria, to classify the significance of buildings.	Research-based coding system following international heritage standards	Text	may 2025	Author's classification (based on international heritage criteria)
<i>NHC</i>	Researcher-assigned code (e.g., N1, N5) created for this thesis, inspired by the criteria set by the National Organization for Urban Harmony (NOUH), to classify buildings at the national level.	Research-based coding system reflecting NOUH heritage assessment principles	Text	may 2025	Author's classification (based on NOUH rules)

LAYER

LAYER NAME	Non-registered heritage buildings
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	July 2025
AUTHOR	Kerstin B.A Abdelmalek

ATTRIBUTES

ACRONYM	DESCRIPTION	GLOSSARY	VARIABLE	LAST UPDATING	ORIGIN OF THE DATA
<i>FID</i>	A unique identifier assigned to each feature in the dataset.	A system-generated number used to identify each feature in a GIS layer.	Integer	February 2025	Created by researcher
<i>bldg_type</i>	The function of the building (e.g., school, residential, bank).	Categorizes the building based on use.	Text	February 2025 By the researcher	Determined through visual survey and local testimonies
<i>year_built</i>	The estimated or recorded decade of construction (e.g., 1920s, 1930s)	Approximated based on historical references, local knowledge, or rare official records.	Integer (YYYY)	via site visit – june 2025	Estimated based on oral sources (residents, neighbours) and occasional official records
<i>num_levels</i>	The number of floors/levels in the building.	Count of visible and known floors, including possible lost levels.	Integer	via site visit – june 2025	Determined through visual survey and local testimonies
<i>ownership</i>	Defines whether the building is public or private	Identifies the owner classification.	Text (Public/Private)	via site visit – june 2025	Estimated based on oral sources (residents, neighbours) and occasional official records

<i>condition</i>	The current state of the building (e.g., good, renovated, abandoned).	Describes the physical status of the building.	Text	via site visit – june 2025	Determined through visual survey and local testimonies
<i>bldg_name</i>	the recorded name of the building (if applicable).	Official or commonly used name.	Text	via site visit – june 2025	Determined through visual survey and local testimonies
<i>street</i>	The street where the building is located.	Official street name or common reference.	Text	via site visit – june 2025	Determined through visual survey and local testimonies
<i>arch_style</i>	The architectural style of the building (e.g., Art Deco, Art Nouveau, Beaux-Arts)	Defines the aesthetic and design influences	Text	via site visit – june 2025	Visual analysis by researcher based on architectural characteristics
<i>name:ar</i>	The Arabic name of the heritage building	store the building's name in Arabic	Text	via site visit – june 2025	Determined through visual survey and local testimonies
<i>ID</i>	Unique alphanumeric code (R + number) assigned to each heritage building for use across maps, tables, and records.	Identifier for heritage buildings	Text	via site visit – june 2025	Determined through visual survey and local testimonies
<i>IHC</i>	Researcher-assigned code (e.g., I1, I3) created for this thesis, inspired by and aligned with international heritage criteria, to classify the significance of buildings.	Research-based coding system following international heritage standards	Text	june 2025	Author's classification (based on international heritage criteria)
<i>NHC</i>	Researcher-assigned code (e.g., N1, N5) created for this thesis, inspired by the criteria set by the National Organization for Urban Harmony (NOUH), to classify buildings at the national level.	Research-based coding system reflecting NOUH heritage assessment principles	Text	june 2025	Author's classification (based on NOUH rules)

LAYER

LAYER NAME	land mark
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	July 2025
AUTHOR	Kerstin B.A Abdelmalek

ATTRIBUTES

ACRONYM	DESCRIPTION	GLOSSARY	VARIABLE	LAST UPDATING	ORIGIN OF THE DATA
<i>FID</i>	A unique identifier assigned to each feature in the dataset.	A system-generated number used to identify each feature in a GIS layer.	Integer	June 2025	Created by researcher
<i>OSM_id</i>	Unique identifier assigned to each feature in the OpenStreetMap (OSM) database for features from osm	OpenStreetMap Identifier	Integer	Dynamic (reflects OSM updates)	OpenStreetMap (OSM)
<i>name:ar</i>	The Arabic name of the land mark	store the land mark's name in Arabic	Text	Updated when survey or OSM data is revised	Mixed sources: OpenStreetMap (OSM) & Author's field survey
<i>Type</i>	Functional classification of the heritage building (e.g., residential, religious, commercial, industrial, or public). Categories may be derived either from OpenStreetMap (OSM) attributes or from direct field survey and site visits.	Building Type / Function	Text	Updated when survey or OSM data is revised	Mixed sources: OpenStreetMap (OSM) & Author's field survey
<i>name:en</i>	The English name of the land mark	store the land mark's name in English	Text	Updated when survey or OSM data is revised	Mixed sources: OpenStreetMap (OSM) & Author's field survey

LAYER

LAYER NAME	Roads and Boundaries
CARTOGRAPHIC ENTITIES	Line String
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	Varies per feature
LAST UPDATING	February 2025
AUTHOR	OpenStreetMap Contributors edited by the researcher

ATTRIBUTES

ACRONYM	DESCRIPTION	GLOSSARY	VARIABLE	LAST UPDATING	ORIGIN OF THE DATA
<i>FID</i>	unique internal ID automatically generated in GIS to distinguish each feature.	Internal Feature ID	Integer	Auto-updated by GIS	GIS system
<i>OSM_id</i>	Identifier from OpenStreetMap, if available, used to link features with OSM data.	OpenStreetMap Identifier	Integer	Dynamic (reflects OSM updates)	OpenStreetMap (if applicable)
<i>type</i>	Functional classification of the road (primary or Secondary Road etc.)	Road Type / Function	Text	Updated when survey or OSM data revised	OSM & Author's survey
<i>old_name</i>	Previous or old name of the road, if applicable.	old Name	Text	via site visit – December 2024	Archival research / field survey
<i>name:en</i>	The English name of the road	store the road's name in English	Text	Updated when survey or OSM data is revised	Mixed sources: OpenStreetMap (OSM) & Author's field survey
<i>name:ar</i>	The Arabic name of the road	store the road's name in Arabic	Text	Updated when survey or OSM data is revised	Mixed sources: OpenStreetMap (OSM) & Author's field survey
<i>width</i>	Width of the road or feature, if applicable.	Dimension / Width	Numeric (meters)	Updated when survey or OSM data is revised	Mixed sources: OpenStreetMap (OSM) & Author's field survey

LAYER

LAYER NAME	Land use
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	Varies per feature
LAST UPDATING	july 2025
AUTHOR	OpenStreetMap Contributors edited by the researcher

ATTRIBUTES

ACRONYM	DESCRIPTION	GLOSSARY	VARIABLE	LAST UPDATING	ORIGIN OF THE DATA
<i>FID</i>	A unique identifier assigned to each feature in the dataset.	A system-generated number used to identify each feature in a GIS layer.	Integer	Auto-generated by QGIS	GIS software (QGIS, OpenStreetMap)
<i>name:ar</i>	The name of the feature in Arabic, as recorded in OpenStreetMap.	The Arabic-language label assigned to a geographic feature.	Text	February 2025 By the researcher	Mixed sources: OpenStreetMap (OSM) & Author's field survey
<i>type</i>	The classification of the land-use feature (e.g., monument, church, mosque, school).	Specifies the function of the land or building.	Text	February 2025 By the researcher	Mixed sources: OpenStreetMap (OSM) & Author's field survey
<i>name:en</i>	The name of the feature in English, as recorded in OpenStreetMap.	The English-language label assigned to a geographic feature.	Text	February 2025 By the researcher	Mixed sources: OpenStreetMap (OSM) & Author's field survey

LAYER

LAYER NAME	El Minya Urban
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	Egyptian General Survey Authority

ATTRIBUTES

ACRONYM	DESCRIPTION	GLOSSARY	VARIABLE	LAST UPDATING	ORIGIN OF THE DATA
<i>FID</i>	A unique identifier assigned to each district in the dataset.	A system-generated number used to identify each feature in a GIS layer.	Integer	Auto-generated by QGIS	GIS software (QGIS, OpenStreet-Map)
<i>name:ar</i>	Arabic name of the district.	The Arabic-language label assigned to a geographic feature.	Text	February 2025 By the researcher	Egyptian General Survey Authority
<i>name:en</i>	English name of the district.	The English-language label assigned to a geographic feature.	Text	February 2025 By the researcher	Egyptian General Survey Authority

LAYER

LAYER NAME	Blue infrastructure
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	Egyptian General Survey Authority

ATTRIBUTES

ACRONYM	DESCRIPTION	GLOSSARY	VARIABLE	LAST UPDATING	ORIGIN OF THE DATA
<i>FID</i>	A unique identifier assigned to each district in the dataset.	A system-generated number used to identify each feature in a GIS layer.	Integer	Auto-generated by QGIS	GIS software (QGIS, OpenStreetMap)
<i>type</i>	Defines the general classification of the feature (e.g., water body, waterway).	Specifies whether the feature is a lake, river, canal, etc.	Text	February 2025 By the researcher	Egyptian General Survey Authority
<i>natural</i>	Describes natural water-related elements (e.g., water, wetlands).	Indicates if the feature is a natural water body (e.g., "water" for lakes, "wetland" for marshes).	Text	February 2025 By the researcher	Egyptian General Survey Authority

LAYER

LAYER NAME	Cairo
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	Egyptian General Survey Authority
<i>The layer represents the boundary of Cairo city and does not include any attribute information beyond the geometric representation.</i>	

LAYER

LAYER NAME	El Minya city
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	Egyptian General Survey Authority
<i>The layer represents the boundary of El Minya city and does not include any attribute information beyond the geometric representation.</i>	

LAYER

LAYER NAME	Egypt
CARTOGRAPHIC ENTITIES	polygon
CARTOGRAPHIC SYSTEM	UTM Zone 36N (EPSG:32636)
DATE	December 2024
LAST UPDATING	February 2025
AUTHOR	Egyptian General Survey Authority
<i>The layer represents the boundary of whole Egypt and does not include any attribute information beyond the geometric representation.</i>	

Appendix B: El Minya distinctive architectural heritage photographic documentation

El Minya Registered Distinctive Architectural Heritage — Photographic Documentation

The buildings included in this category are listed as heritage structures by the Permanent Committee for the Registration of Heritage Buildings, which operated under the Ministry of Antiquities starting in 1998, and since the issuance of Law No. 144 of 2006, has been governed by the Ministry of Culture. Some buildings remain registered, while others have been formally removed from the list either through court rulings or court sentences, committee decisions, or due to collapse or demolition. As the official heritage register is not publicly accessible, the list presented in this study has been compiled through multiple sources. Primary verification was based on official publications in the Egyptian Gazette. Additional confirmation was obtained through consultations and oral communication with municipal employees who maintain internal copies of the register within the City Hall. All photographic documentation was conducted by the author. The accompanying information is derived from field observation, visual architectural survey, and interviews with stakeholders.



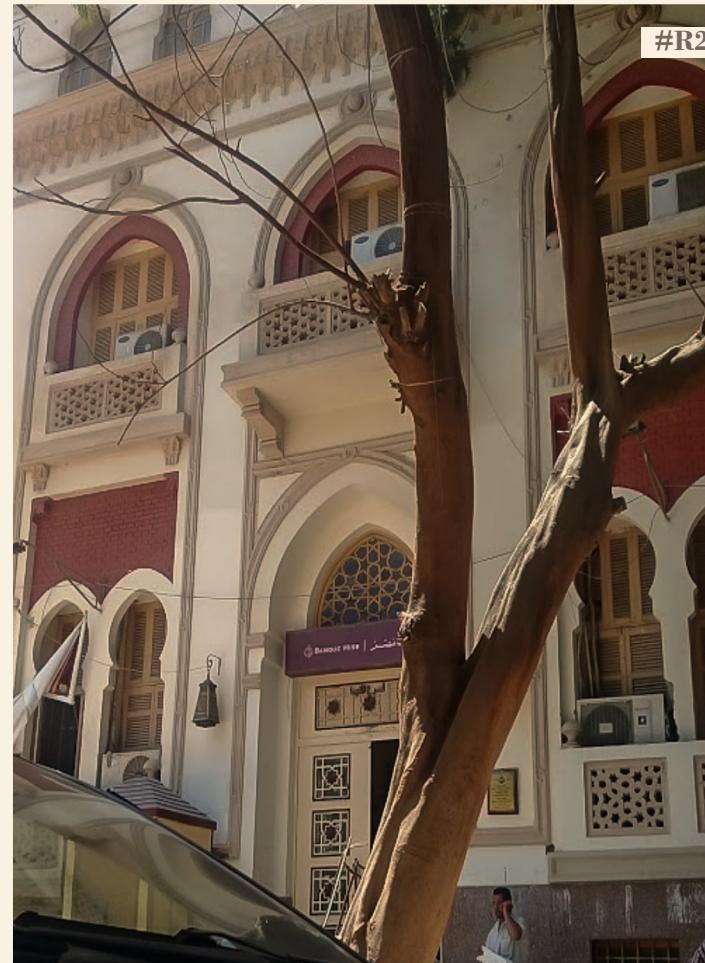
#R1-El Minya Secondary School for Girls (Al Horya street), designed in the Neo-Mamluk style, was renovated a few years ago. It was officially registered as a distinguished heritage building in 2009 and remains under public ownership, the photo by the author in february 2025.



#R1-A side view of El Minya Secondary School for girls by the author in february 2025.



#R2-The photograph was taken by Amr Mohammed and uploaded to Google Maps in september 2017.



#R2-The historical building, a branch of Bank Misr (Al Saah square) in El Minya in the Neo-Mamluk style, was renovated a few years ago, it was officially registered as a Designed heritage building in 2009. The photograph was taken by Ibrahim Salama and uploaded to Google Maps in October 2019.



#R3-Palace of the Ministry of Justice Experts' Office, Sarofim Street, Minya — Belle Époque style. Currently abandoned and in poor condition; ownership remains unclear.

Photograph by the author, January 2025.



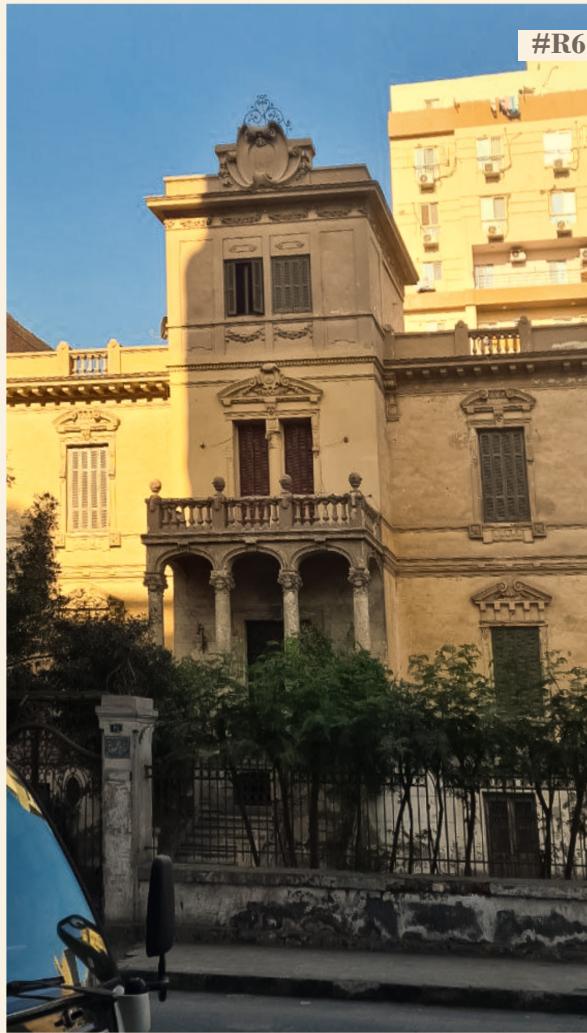
#R4-Palace Hotel building, located at Palace Square and Al Gomhorya Street in Neo-Classical style, still functions as a hotel on the upper floors, with commercial activities on the ground floor. The building remains in good condition but requires renovation.

Photograph by the author, September 2025.



#R4-Photograph of the Palace Hotel in the 1930s.

Source: Ahl Masr Zaman Facebook page, uploaded in September 2024.



#R6-Al-Bahgat Palace, located at 24 Al Gomhorya Street, is designed in the Neo-Renaissance architectural style. It is privately owned and currently used as a residence. The building is in good condition but requires maintenance and attention. The three photographs were taken by the author in December 2024.



#R8-The Abdel Moneim Sharqi Square Palace in Neo-Renaissance style mixed with other elements serves both residential and administrative purposes. It is in good condition but requires maintenance and attention. The building was officially registered in 2019, Photograph by the author, December 2024.



#R9-El Minya governrante palace locates in El Corniche in neo classical style in a good condition was renovated a few years back , the palace serves as adminstrative Governorate Headquarter was officially add to the register in 2019
source of the photo :Maher Abdel-Sabour, "Saturday: Minya Governorate Celebrates Its National Day [in Arabic]," Shorouk News, March 16, 2023, <https://www.shorouknews.com/news/view.aspx?cdate=16032023&id=afc555b4-e57c-4305-a7f6-eb45072cebf7>

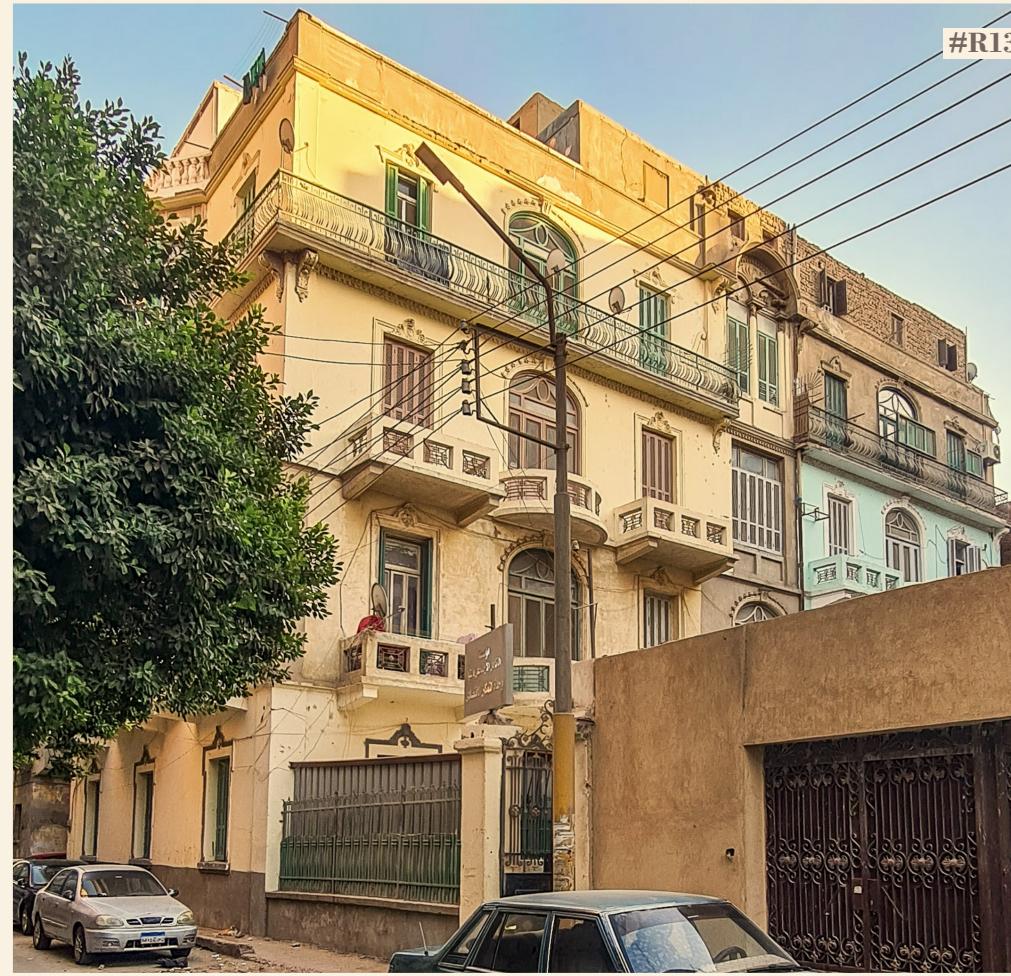


#R10-Said Pasha Palace, located on Al Mahkama Street, is a privately owned residential building distinguished by its Belle Époque architectural style. Although architecturally remarkable, the palace is in fair condition and requires maintenance. It was officially added to the heritage register in 2019. The two photographs were taken by the author in December 2024.





#R11



#R13

#R11-Building No. 45, located on Adly Yakan Street, features a Belle Époque architectural style and was officially registered in 2009. It serves as a residential property under private ownership. The building is in good condition but requires maintenance. The photograph was taken by the author in January 2025.

#R13-Building No. 32, located on Damarany Street, is designed in the Beaux-Arts architectural style. It serves residential purposes, with administrative functions on the ground floor and in the garden area. The building is in good condition, with partial façade repainting completed. It was officially registered in 2007. The photograph was taken by the author in June 2025.



#R14

#R14-The photograph was taken by the author in December 2024.



#R14-The photograph, taken by the author in December 2024, shows signs of leakage on the façade and poor maintenance of the balconies.



#R14

#R14-Building No. 7 (Adel EL Minyawy palace), located on Al Gomhorya Street, is designed in the Beaux-Arts style. It is in good condition overall but requires maintenance, particularly for the balconies, where some leakage is visible on the façade. The building was officially registered in 2009 and currently serves residential purposes, with administrative functions on the ground floor. In the garden, a newer two-story structure serves both residential and commercial uses. The photograph was taken by the author in September 2025.

#R15-Building No. 28 on Al Ghomhorya Street (Iskandar Ghatas Palace) is designed in the Beaux-Arts style. It once featured a beautiful fish-scale dome above the entrance, which collapsed a few years ago. Otherwise, the building appears to be in good condition and has undergone some renovation, including facade repainting. It currently serves as a private residential property and was officially registered in 2009. These two photographs were taken by the author in December 2024.



#R15-These two photographs show the building before the collapse of its fish-scale dome, when the ground floor was used as a coffee shop.



Source: Ahmed Abdel Qawi Mohamed, "Minya Architecture Styles," Journal of the Egyptian Scientific Academy, Vol. 89, 2014.



#R16

#R16-Palace No. 23 on Al Gomhorya Street, designed in the Belle Époque style, formerly served as Banque du Caire. It has been abandoned since the bank relocated to another site. The building remains in fair condition but requires significant maintenance and attention. It was officially registered in 2009. The photograph was taken by the author in December 2024.

#R19-Building No. 31 on Abd El Monem Street, designed in the Art Deco style, serves as a residential property and is privately owned. It is in good condition and was officially registered in 2007. The photograph was taken by the author in June 2025.



#R19



#R20

#R20-Front view of Building No. 33 on Abd El Monem Street, designed in the Beaux-Arts style. The building serves as a residential property with commercial units on the ground floor. It is privately owned, in good condition, and was officially registered in 2007. The photograph was taken by the author in June 2025.



#R20

#R20-Front view of Building No. 33 on Abd El Monem Street The photograph was taken by the author in September 2025.



#R21-Building No. 9, located at the intersection of Moalimat School Street and Ahmed Maher Street art deco style , serves as a residential property with a kindergarten on the ground floor. It is privately owned and in good condition. A similar building with the same design and ornamentation, registered as #R49, is located on Adly Yakan Street and was built in 1932. The photograph was taken by the author in December 2024.



#R22-Building No. 51 on Abd El-Al El-Garhy Street, designed in the Neo-Renaissance style, serves both residential and administrative purposes. It is a privately owned property that has been recently repainted and appears to be in good condition. However, one of the external walls has been damaged to install an air conditioning unit. The building was officially registered in 2009. The two photographs were taken by the author in March 2025.



#R24



#R25

#R25-The Fanus Building, as inscribed in its ornamental details, is located at No. 22 Al Gomhorya Street. Built in 1934 in the Beaux-Arts style with neo classical influence , it originally featured statues on the façade, which are no longer present. The building currently serves as a residential property, with a fast-food restaurant occupying the ground floor. It is in fair condition, although the upper floors appear abandoned. The structure requires significant attention to prevent further deterioration. It was officially registered in 2009.

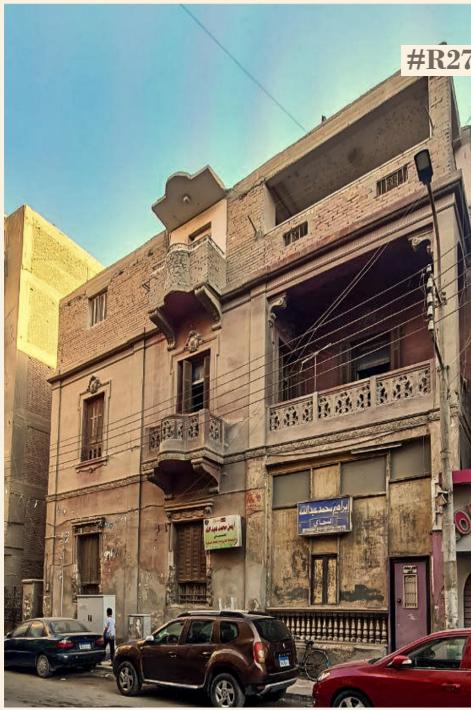
source of the photo : Source: Ahmed Abdel Qawi Mohamed, "Minya Architecture Styles," Journal of the Egyptian Scientific Academy, Vol. 89, 2014.



#R25

#R24-The Medical Commission Building, located at No. 6 Al Gomhorya Street, is designed in the Beaux-Arts style. It serves primarily as a residential building, with some units used for administrative purposes, and a branch of Bank Misr occupying the ground floor. The building is in fair condition and requires maintenance and care. Its ownership is unclear. It was officially registered in 2009. The photograph was taken by the author in March 2025.

#R25-The photo was taken by the author in September 2025.



#R27



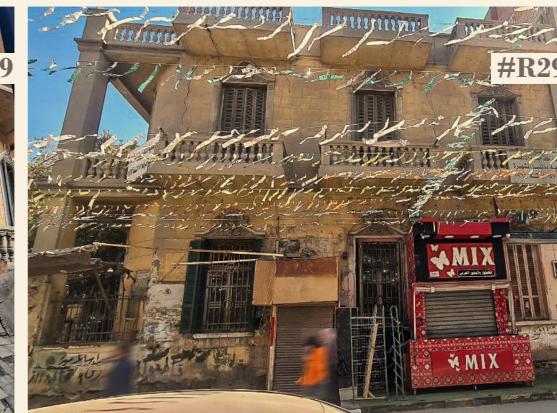
#R29



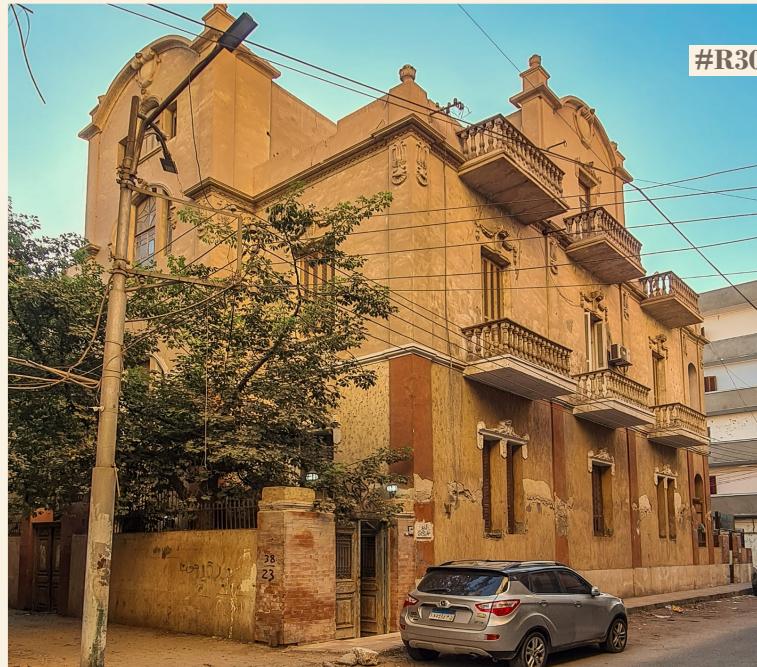
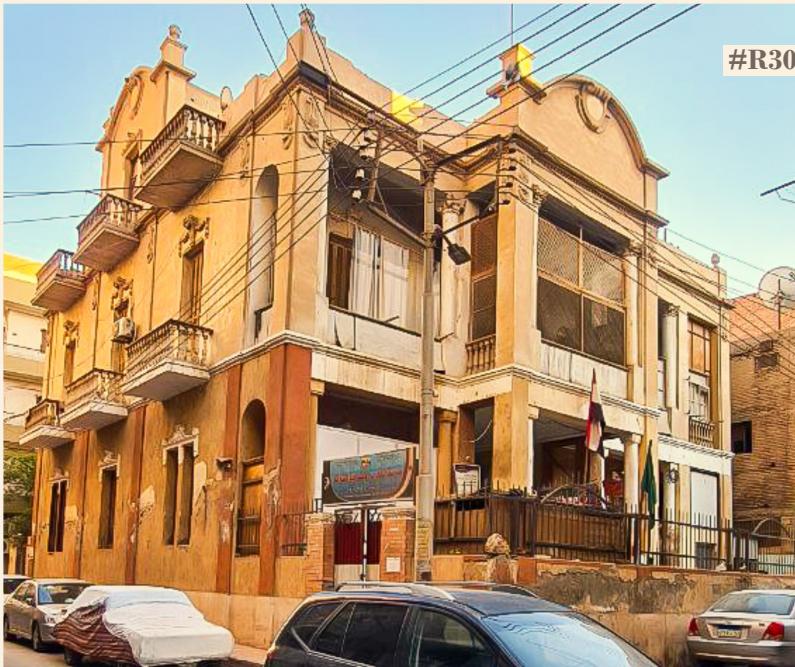
#R29

#R27-Lawyer Ibrahim Mohammed Abdullah's Office Building, located on Ibn Khaseb Street, is designed in the Vernacular Architecture . The structure serves both residential and administrative purposes in some units. It appears to be in fair condition and requires maintenance and attention. Originally built as a two-story building, a new floor was later added in a style inconsistent with the original design. The property is privately owned and It was officially removed from the heritage register in 2009. The photo was taken by the author in June 2025.

#R29-The Adventist Complex Palace, located at the intersection of Ibn Khaseb Street and Al Moudireya Street, serves as the headquarters of the Adventist Charity Association. Designed in the Baroque style, the building is privately owned and shows visible signs of deterioration, including cracks on the façade. There are rumors that the owners are deliberately damaging the interior, and several informal kiosks surround the structure. The building was officially registered in 2009. All photos were taken by the author in March 2025.



#R29



#R30-Villa No. 6 Al Damarany Street, designed in the Neo-Renaissance style, was partially used as a school. The property ownership remains unclear. The building is in good condition and was officially registered in 2009. The two photos were taken by the author in June 2025.



#R31-The Administrative Prosecution Palace, located at the intersection of Al Gomhorya Street and Saad Zaghloul Street, is designed in the Neo-Renaissance style. It serves administrative and commercial purposes. The ownership of the building is unclear, and it is in fair condition, requiring significant attention. The building was officially registered in 2009. The photos were taken by the author in March 2025.



#R32

#R32- source: Islam Fahmy, El Watan News, October 2, 2022



#R32

#R32-El Minya Military Secondary School for Boys, located on El Minya Corniche and Taha Hussein Street, was built in 1924 during the reign of King Fuad I in the Neo-Classical style. Many governors, ministers, and notable figures graduated from this school. The building has been renovated, with an additional floor added, and is currently in good condition. It was officially registered in 2009.



#R32

#R32-Interior view of the School .
Source: Islam Fahmy, El Watan News, October 2, 2022.



#R33

#R33-Alexandria bank building locates in El Minya Corniche and Abd El Monem Street in modern style the building is publicly owned the upper floors is residential for the goverment employees and the ground floor is alexandria bank (intesa san paolo now) the building is in a good condition and officially registered in 2009
the photo was taken by the author in may 2025



#R34

#R34-Ibn Khaseb Hotel Villa, located on Mahmoud Hussien Street, is a privately owned property serving as a hotel. It was renovated a few years ago and was officially removed from the heritage register in 2009. The photograph was taken by the author in March 2025.



#R36



#R36



#R35

#R35-Mustafa El-Tawil Palace, located at No. 67 Saad Zaghlol Street, is abandoned, with little remaining of its original structure. The former garden currently serves as a parking area. The palace, a private property, was registered in 2009 and officially removed from the heritage register in 2021. The photograph was taken by the author in June 2025.

#R36-Zaki Morcos Palace, located at No. 5 Al Saah Square, consists of two buildings: one with two stories in fair condition showing visible cracks, and another originally three stories with an additional floor later added. The palace features a Neo-Renaissance style with touches of Neo-Baroque. It is a private property, with some units currently serving as clinics. The palace was officially registered in 2009. The photographs were taken by the author in December 2024.



#R37-Al Buray Palace, located on Port Said Street, is designed in the Art Deco style with some Classical elements. It is a private residential property that appears to be in good condition. The palace was officially registered in 2019.

The photograph was taken by the author in January 2025.



#R39



#R39



#R39

#R39-Hoda Shaarawy Palace, located on El Minya Corniche and Al Horya Street, is designed in the Neo-Mamluk style. The building is abandoned and internally destroyed, with many of its architectural elements—such as windows and doors—stolen. It is a private property that was officially registered by the Ministry of Antiquities in 1998 and listed in the heritage registers in 2009. Source of the photos: "Youm7, "Collapse of the Historic Huda Shaarawi Palace in Minya," January 4, 2018



#R40

#R40-The Villa of Al Wadi Cotton Ginning Company, located on the Cairo–Aswan Agricultural Road, is designed in a modern style and remains in good condition. Although not officially registered, it is listed among the heritage buildings. Unofficial sources indicate that it may have been removed from the list. The property is publicly owned by the Al Wadi Cotton Ginning Company.

The photograph was taken by the author in June 2025.



#R41

#R41-Ahmed Orabi School Villa, located on Ibn Al Walid Street, is designed in the Neo-Mamluk style. The building has been recently renovated, particularly in the facade painting, and is publicly owned, serving as an elementary school. Although not officially registered, it is listed among the heritage buildings. Unofficial sources indicate that it may have been removed from the list.

The photograph was taken by the author in June 2025.



#R42

#R42-Saad Zaghloul school villa, located on Ibn Al Walid Street, is designed in the Neo-Mamluk style. The building has been recently renovated, particularly in the facade painting, and is publicly owned, serving as an elementary school. Although not officially registered, it is listed among the heritage buildings. Unofficial sources indicate that it may have been removed from the list.

The photograph was taken by the author in June 2025.



#R44



#R44



#R45



#R44

#R44-Palace No. 47, located at the intersection of Al Horya Street and Mahmoud Hussien Street, is designed in the Beaux-Arts style with touches of Neo-Baroque. The palace is privately owned and currently abandoned, showing significant signs of deterioration. It was officially registered in 2019. The photographs were taken by the author in March 2025.



#R45

#R45-Villa No. 40, located at the intersection of Adly Yakan Street and Sarofim Street, is designed in the Neo-Renaissance style. It is privately owned by a well-known investor known for purchasing heritage buildings, demolishing them, and constructing large developments in El Minya. The villa is currently abandoned and shows significant signs of deterioration, while its garden is used as a parking area. It was officially registered in 2007. The photographs were taken by the author in January 2025.



#R46-Building No. 41, located at the intersection of Nokrashy Street and Mostafa Fahmy Street, is designed in the Belle Époque style. It is a privately owned property serving residential purposes on the upper floors, while the ground floor accommodates administrative and commercial activities. The building is in fair condition; however, rumors of potential structural instability have led some residents to vacate it. It was officially registered in 2019. The photographs were taken by the author in December 2024.



#R47-Building No. 9, located at the intersection of El Ramad Hospital Street and Ismael Hamad Street, is designed in the Beaux-Arts style. It primarily serves as a residential building, with some units possibly used for administrative and commercial purposes. Originally constructed with three floors, an additional floor was later added that does not match the original architectural style. The building is in fair condition, with visible signs of deterioration. It was officially registered in 2019. The photograph was taken by the author in December 2024.



#R48



#R48



#R48



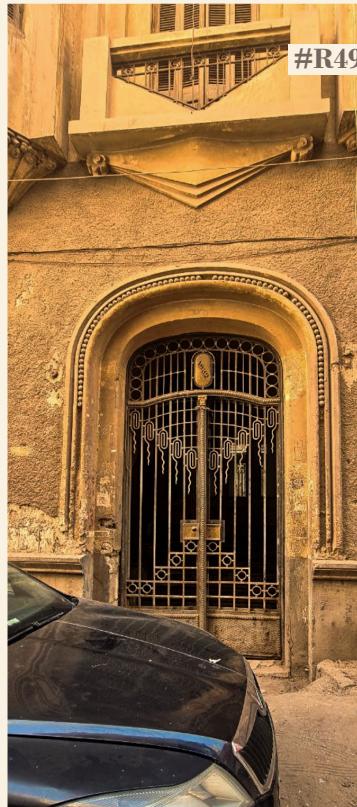
#R50

#R48-Building No. 7, located on Adly Yakan Street, is designed in the Beaux-Arts style and is privately owned. All its units are residential. Based on the building's shape, it appears to have originally included a garden that was later replaced by other constructions. On the right side, a bridge on the third floor suggests it was once connected to another building that no longer exists. Additional rooms were added to the roof in a style inconsistent with the original architecture. The building is in fair condition and was officially registered in 2019. The photographs were taken by the author in December 2024.

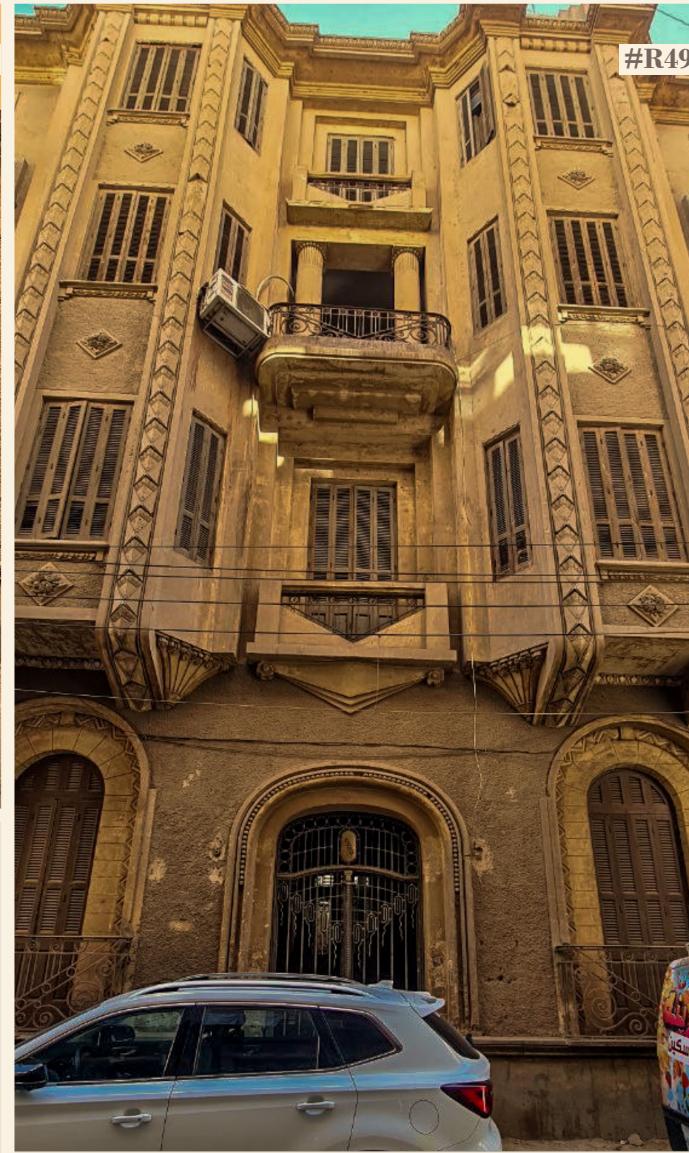
#R50-The Hanu Shop Building, located at No. 34 Al Gomhorya Street, is designed in the Art Deco style with some Beaux-Arts elements. The building is privately owned and currently abandoned, in fair condition, with visible deterioration on the façade. It was officially registered in 2009. The photograph was taken by the author in September 2025.



#R49



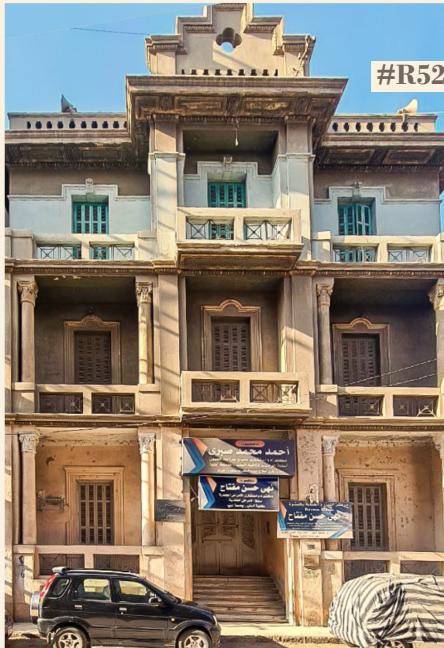
#R49



#R49

#R49 – Directorate of Supply Building, located at 25 Adly Yakan Street, is designed in the Art Deco style. The privately owned building One of its floors previously housed the Directorate of Supply now all floors serve a residential function. It originally consisted of four floors, with a fifth floor added later in a style that differs from the original structure. Overall, the building remains in good condition. The construction year, 1932, is inscribed on the original iron entrance door, which has been well preserved. The building features distinctive ornamental details similar to those found on the registered building #R21, suggesting that both structures may have been designed by the same architect, or that one served as a model for the other, particularly given the higher quality of finish observed in #R49. The building was officially registered in 2009.

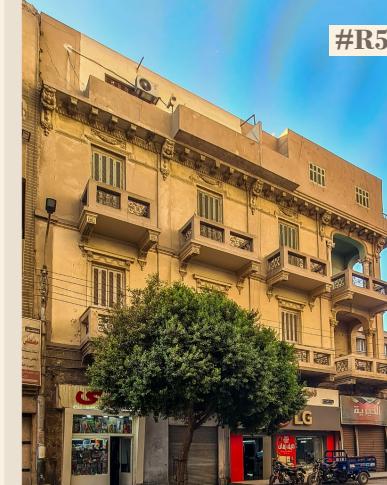
The photograph was taken by the author in December 2024.



#R52-Building No. 36, located on Adly Yakan Street, is designed in the Neo-Renaissance style with touches of Islamic Revival influence. The building appears to be in good condition but requires some renovation. It is a private property serving as residential on the upper floors and clinics on the ground floor. The building was officially registered in 2009. The photographs were taken by the author in March 2025.



#R55-Building No. 43, located on Mahmoud Hussein Street, is a private property. No information or photographs are available, but it appears to be abandoned. Although not officially registered, it is listed among the heritage buildings. Unofficial sources suggest that it may have been removed from the list.



#R53-Building No. 18, located on Al Gomhorya Street, is designed in the Beaux-Arts style with Art Nouveau influences. It is a private property serving as residential on the upper floors and commercial on the ground floor. The building appears to be in good condition but requires some renovation. The ground-floor shops cause visual distortion as they differ stylistically from the original design. Originally constructed with three floors, an additional floor was later added in a different style. The building was officially registered in 2009. The photographs were taken by the author in September 2025.



#R56



#R56

#R56-The Ministry of Interior Employees Club, located at No. 53 Al Horya Street and Abd El-Al El-Garhy Street, is designed in the Neo-Renaissance style. The building belongs to the Ministry of Interior and serves as a club and café, with some commercial units on the ground floor. It is in fair condition and requires maintenance. The building was officially registered in 2019. The photographs were taken by the author in September 2025.

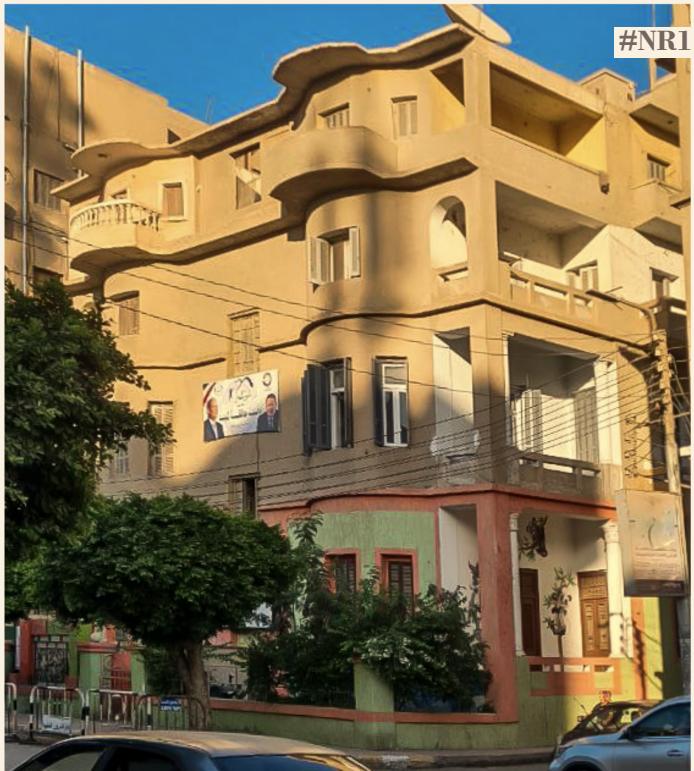


#R57

#R57-Building No. 20 Al Gomhorya Street, overlooking Palace Square, is designed in the Neo-Renaissance style. It is publicly owned by the Governorate and currently abandoned, showing severe structural cracks. The building was officially registered in 2009. The photograph was taken by the author in September 2025.

El Minya Non-Registered Distinctive Architectural Heritage – Photographic Documentation

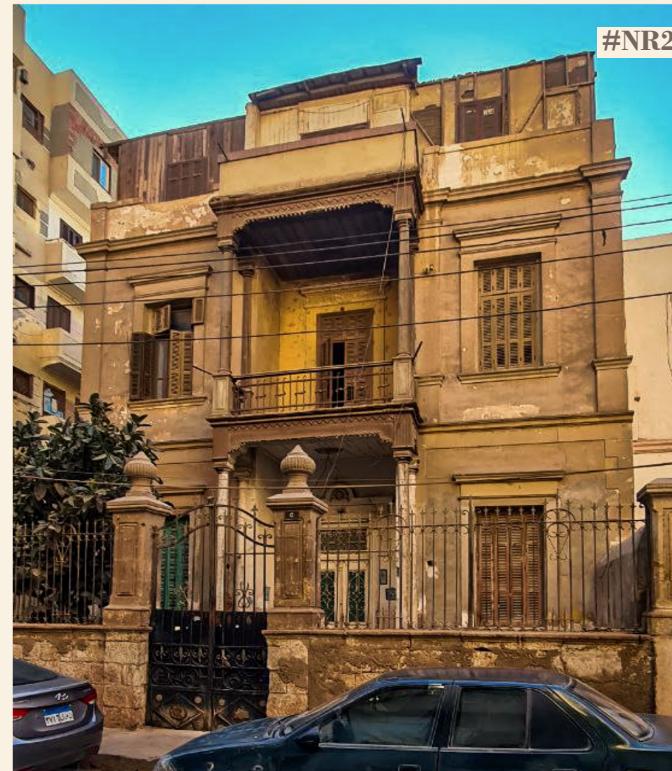
This category includes buildings that are not officially listed as heritage structures by the Permanent Committee for the Registration of Heritage Buildings. However, based on visual assessment (2024-2025), the author considers these buildings to possess architectural and/or historical significance that aligns with the criteria outlined in Law No. 166 of 2006 and the guidelines published by the Urban Coordination Authority. Their exclusion from the official heritage lists raises questions regarding the criteria and processes that determine registration eligibility. All buildings within this category are located in areas where officially registered heritage buildings are also present, indicating comparable contextual and architectural value. The accompanying documentation is based on field observation, visual architectural surveys, and discussions with relevant stakeholders.



#NR1



#NR1



#NR2

#NR1-Building 35, Abd El Monem Street and Al Damarany Street
The building is designed in the Art Deco style and is considered worthy of registration due to its unique design and curved forms, which are rare in the city. Its high ceilings and the quality of materials used—no longer available today—further enhance its architectural significance. Therefore, it meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural value and for its Architectural Value within the Urban Context , as it is located among other heritage buildings (R33, R20, R19, R7, and R8)
The building is in good condition. It is privately owned and serves as a residential property on the upper floors, with a kindergarten occupying the ground floor.
The photographs were taken by the author in June 2025.

#NR2 -Building 21 Abd El Al El Garhy Street, The building is designed in the Vernacular Architecture and is considered worthy of registration due to its distinctive architectural character. The Neo-Mamluk design elements, along with the high ceilings, are rare in contemporary structures. The materials used in its construction are no longer commonly available, further emphasizing its heritage value. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in fair condition. It is privately owned and currently serves as a residential property. Originally constructed with two levels, an additional floor of a different design was added later.
The photographs were taken by the author in December 2024.



#NR3- Building No. 68 Adly Yakan Street and Al Mahkama Street
The building features a combination of architectural styles, with Neo-Renaissance elements on the ground floor and Modern design with Art Deco touches on the upper floors. It is considered worthy of registration due to its distinctive architectural character, unique curved forms, and the interesting blend of styles. The materials and high ceilings, which are no longer commonly used, further enhance its heritage value. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in fair condition and requires some maintenance. It is privately owned and currently serves as a residential property.

The photographs were taken by the author in January 2025.

#NR4 -Building No. 10 Adly Yakan Street and Al Gomhorya Street. The building incorporates some Neo-Renaissance elements with minimal ornamentation. Its design is practical and functional rather than decorative, characterized by asymmetry and the absence of strict formal rules. The materials and high ceilings used are no longer commonly found in contemporary construction. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance (N2) and its Architectural Value within the Urban Context, as it is located among other heritage buildings on Al Gomhorya Street. The building is in good condition. It is privately owned and currently serves as a residential property on the upper floors, while the ground floor accommodates commercial activities, including a café. The photographs were taken by the author in December 2024.



#NR5

#NR5 -Building No. 38 Adly Yakan Street and Sarofim Street. The building displays a combination of architectural styles, incorporating Neo-Renaissance elements along with features of the Islamic Revival style. It is considered worthy of registration due to its distinctive architectural character and the interesting blend of stylistic influences. The materials and high ceilings—no longer commonly used in contemporary construction—further enhance its heritage value. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance and its Architectural Value within the Urban Context, as it is located among other heritage buildings on Adly Yakan Street. The building is in fair condition and requires some maintenance. It is privately owned and currently serves as a residential property on the upper floors and a clinic on the ground floor. There are also kiosks located within the garden area of the building.

The photographs were taken by the author in December 2024.



#NR5



#NR6

#NR6 -Building No. 25 Al Husany Street and Mahmoud Hussein Street. The building features prominent Neo-Renaissance elements, particularly noticeable on the corner and in its overall form. It is considered worthy of registration due to its distinctive architectural character. The materials and high ceilings—no longer commonly used—further contribute to its heritage value. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in fair condition and requires some maintenance. It is privately owned and currently serves as a residential property on the upper floors, with commercial units on the ground floor.

The photographs were taken by the author in December 2024.



#NR7 -Building No. 14 Al Gomhorya Street

The building features a combination of architectural styles, incorporating Neo-Renaissance elements and Modern Vernacular influences. It is considered worthy of registration due to its distinctive architectural character, unique ornamental details, and glass features, as well as the interesting blend of styles. The materials and high ceilings—no longer commonly used—further enhance its heritage value. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance and its Architectural Value within the Urban Context, as it is located among other heritage buildings on Al Gomhorya Street. The building is in fair condition and requires some maintenance. It is privately owned and currently serves as a residential property on the second and third floors, with clinics on the first floor. The ground floor, formerly occupied by the well-known Hanu shop, is now abandoned.

The photographs were taken by the author in December 2024.



#NR8 -Building No. 5 Port Said Street and Ismael Hamad Street

The building features a combination of architectural styles, blending Modernist design with Classical elements, suggesting a transitional phase between the two. It is considered worthy of registration due to its distinctive architectural character, unique ornamental details, and the interesting fusion of styles. The materials and high ceilings—no longer commonly used—further enhance its heritage value. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in good condition and has been recently renovated. It is privately owned and currently serves as a residential property.

The photographs were taken by the author in December 2024.



#NR9 -Building No. 3 Port Said Street and Adly Yakan Street

The building features a combination of architectural styles, blending Neoclassical elements with Mid-20th Century Vernacular influences. It is considered worthy of registration due to its distinctive architectural character, unique curved forms, and the interesting interplay of styles. The materials and high ceilings—no longer commonly used—further enhance its heritage value. the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in good condition and has been recently renovated. It is privately owned and currently serves as a residential property. The photographs were taken by the author in December 2024.



#NR10 -Building No. 20 El Minya Corniche Street, beside El Ahly Bank

The building represents Vernacular Architecture, featuring wooden ceilings and ornamental details. It is considered worthy of registration due to its distinctive architectural character. The use of traditional materials and high ceilings—no longer commonly employed—further enhances its heritage value. the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in fair condition and requires maintenance. It is privately owned and currently abandoned. photograph was taken by the author in July 2025.



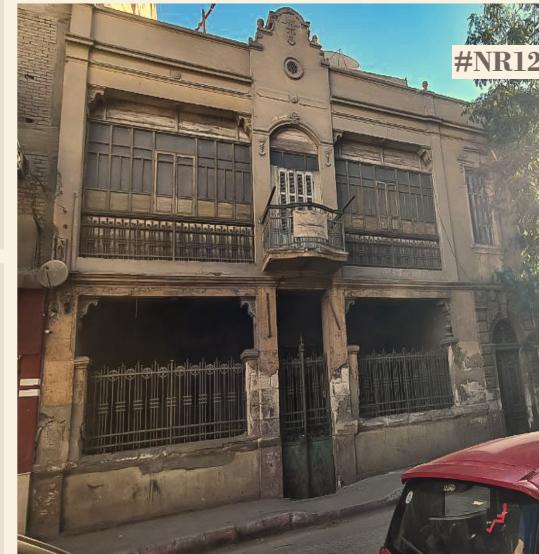
#NR11

#NR12 -Building No. 87 Al Horya Street

The building represents Vernacular Architecture with Neo-Mamluk influences, featuring interesting ornamental details. It is considered worthy of registration due to its distinctive architectural character. The use of materials and vernacular elements—no longer commonly employed in contemporary construction—further enhances its heritage value. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in fair condition and requires some maintenance. It is privately owned and currently serves as a residential property. The photographs were taken by the author in July 2025.



#NR12



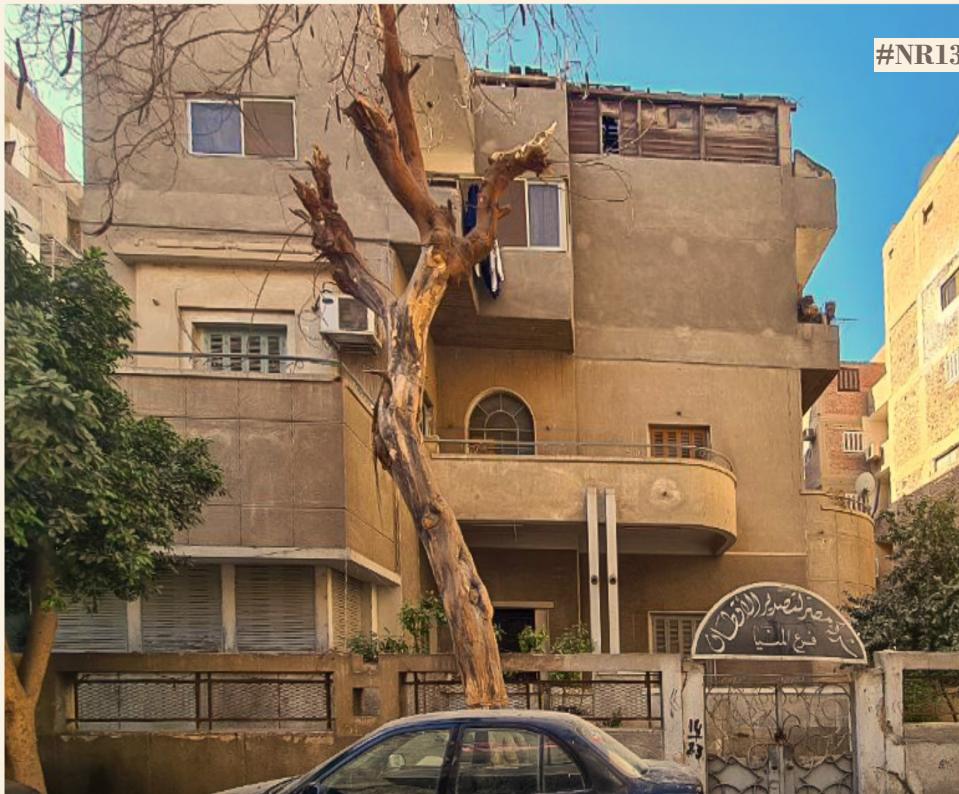
#NR12

#NR11 -Building No. 26 El Minya Corniche Street and Sarofim Street

The building is designed in the Neo-Renaissance style. It is considered worthy of registration due to its distinctive architectural character and unique curved forms. The use of materials and high ceilings—no longer common in contemporary construction—further enhances its heritage value. The building was also featured in the 1987 Egyptian film The Wife of an Important Man (in arabic).

Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance .

The building is in good condition, though it may require some maintenance. It is privately owned and currently serves as a residential property. The photographs were taken by the author in July 2025.



#NR13 -Egypt Cotton Export Villa, No. 20 Ismael Hamad Street and El Ramad Hospital Street

The villa is designed in a Modern style with Art Deco elements. It is considered worthy of registration due to its distinctive architectural character and unique curved forms. The materials and architectural style—no longer commonly used—further enhance its heritage value.

Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in good condition. It is publicly owned by the Egypt Cotton Export Company and used for residential purposes. The photographs were taken by the author in January 2025.



#NR14 -Jesuit Association Branch Building, Sharawy Street The building is designed in the Neo-Renaissance style. It is considered worthy of registration due to its distinctive architectural character. The materials, style, and high ceilings—no longer commonly used—further enhance its heritage value.

Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance

The building is in good condition and was recently renovated. It is privately owned and currently serves primarily as a residential property, with one unit occupied by the Jesuit Association branch.

The photographs were taken by the author in December 2024.



#NR15 -Water and Wastewater Authority Building, Taha Hussein Street and El Minya Corniche Street

The building is designed in the Neo-Renaissance style. It is considered worthy of registration due to its distinctive architectural character, unique colors, and materials—possibly the only example of their kind in the city—further enhancing its heritage value. Unofficial sources indicate that it was once registered but later removed from the heritage registers.

Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in good condition and was recently renovated. It is publicly owned by the Water and Wastewater Authority and currently serves as one of its branches. The photographs were taken by the author in December 2024.



#NR16 — Cinema Palace, Al Husany Street

The cinema has been abandoned since the terrorism waves of the 1990s. It is considered worthy of registration due to its important cultural and social role in the life of the people of El Minya.

Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its Symbolic Value. The building is in fair condition and requires maintenance. It is surrounded by random kiosks, and its ownership is unclear.

The photographs were taken by the author in January 2025.



#NR17

The photograph by the author in January 2025

#NR17 - Al Kawmya School, El Minya Corniche Street and Al Horya Street

The building is designed in the Neo-Classical style. It is considered worthy of registration due to its distinctive architectural character, which is consistent with other registered buildings in the city. The materials and high ceilings, which are no longer commonly used, further enhance its heritage value.

Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance (N2) and Social Functional Value as school (N5). The building is in good condition and was recently renovated, though the colors and materials used are not consistent with its original style. It is privately owned and currently serves as a private school.



#NR17

Image by Mamdouh Hassan,
uploaded November 2018, Google
Maps



#NR18



#NR18

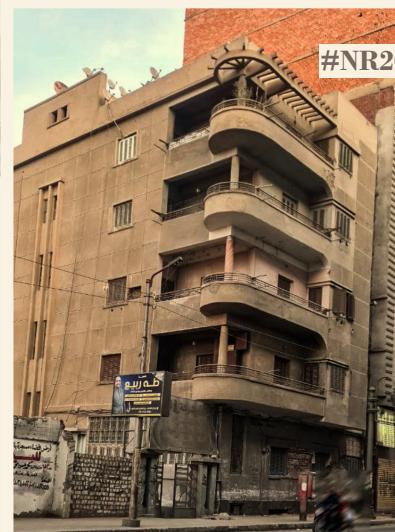
#NR18 -Building No. 84, Ibn Khaseb Street and Al Mahkama Street

The building is designed in the Art Deco style with some Neo-Renaissance elements. Its distinctive design, materials, and high ceilings — which are no longer commonly used — further enhance its heritage value. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in good condition . It is privately owned and currently functions as a residential building on the upper floors, while the ground floor is used for commercial purposes. The photographs were taken by the author in December 2024.



#NR19 -City Council Building, No. 68 El Minya Corniche Street and Abd El Monem Street

The building, designed in the Brutalist style with modern elements, is unique and iconic — possibly the only example of its kind in the city. It is considered worthy of registration due to its distinctive architectural character, particularly the square and longitudinal sunshades that are no longer commonly used. Therefore, [the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance \(N2\) and its social and functional value as the City Council \(N5\)](#). The building is in good condition. It is publicly owned and currently serves as the City Council headquarters. The photographs were taken by the author in January 2025.



#NR20 -Building No. 93 Saad Zaghlol Street

The building, designed in the Art Deco style, is considered worthy of registration due to its distinctive architectural character, special curves, and unique decorative elements. Therefore, [the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance](#). The building is in good condition. It is privately owned and currently serves as a residential property.

The photographs were taken by the author in March 2025.



#NR21



#NR21

#NR21 -Minya Dermatology Hospital, Saad Zaghlol Street and Sarofim Street
The building, designed in the Neo-Renaissance style, is considered worthy of registration due to its distinctive architectural character, ornamental details, and high-quality materials, similar to other registered buildings in the city. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance and its social and functional value , as it continues to operate as Minya Dermatology Hospital. The building is in good condition but requires some renovation to highlight its architectural details. It is publicly owned. The photographs were taken by the author in March 2025.

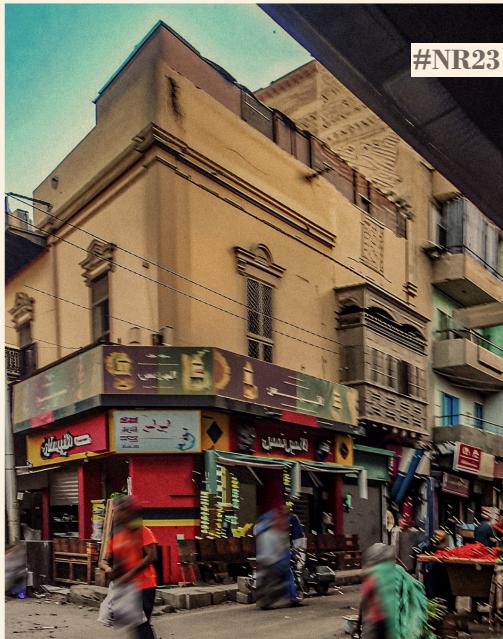


#NR22

#NR22 -El Fuly School, Sharawy Street
The building, designed in the Neo-Renaissance style, is possibly considered worthy of registration due to its distinctive architectural character. It may meet the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance . However, further examination of the interior is required to determine its current condition and eligibility for registration, as it appears to be in fair condition when viewed from the street. The ownership is unclear, and the building formerly functioned as El Fuly Elementary School but is now abandoned. The photographs were taken by the author in January 2025.



#NR23



#NR23

#NR23 -Building No. 74 Mahmoud Abdel Razik Street and Mohamed Badawy Street The building, designed in the Islamic Revival style mixed with Classical elements, is considered worthy of registration due to its distinctive architectural character—particularly the wooden (Mashrabiya) balcony coverings with intricate Islamic-style ornaments, which are now very rare and among the few remaining examples in Egypt. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in good condition. It is privately owned and currently serves as a residential property on the upper floor, while the ground floor is used for commercial purposes. The photographs were taken by the author in august 2025.



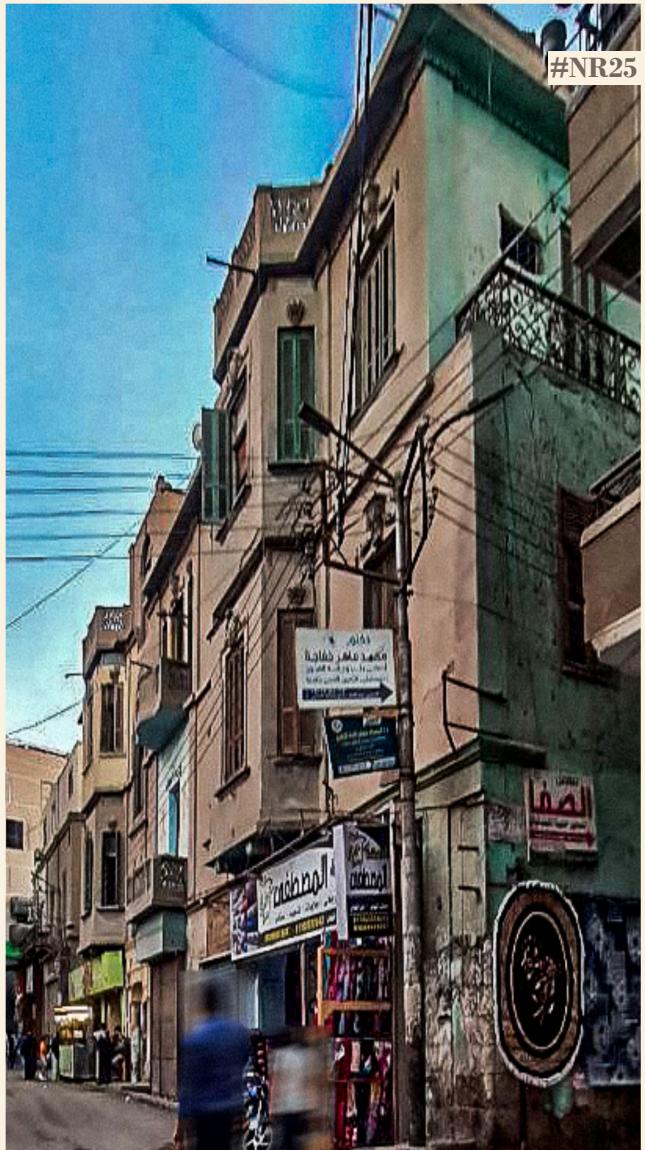
#NR24



#NR24

#NR24 -Building No. 114 Mahmoud Abdel Razik Street and El Saharig Square

The building, designed in the Neo-Renaissance style with some Beaux-Arts elements, is considered worthy of registration due to its distinctive architectural character, high ceilings, and materials, as well as its stylistic features that are no longer commonly used. It also bears resemblance to other registered buildings in the city. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in good condition but requires attention. It is privately owned and currently serves as a residential property on the upper floors, with commercial use on the ground floor. The photographs were taken by the author in August 2025.



#NR25



#NR26

#NR25 -Building No. 80 Mahmoud Abdel Razik Street

The building represents a blend of Beaux-Arts, Art Nouveau, and Islamic Revival influences, reflecting a transitional phase in architectural expression. It is considered worthy of registration due to its distinctive architectural character, high ceilings, and materials that are no longer commonly used. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in good condition but requires attention. It is privately owned and currently serves as a residential property on the upper floors, with commercial use on the ground floor. The photographs were taken by the author in August 2025.

#NR26 -Omar Effendi Building, El Posta Square
The building, designed in the Art Deco style, is possibly the only example of its kind in the city. It is considered worthy of registration due to its distinctive architectural character, particularly its corner design, materials, and decorative details. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance and its social and functional value as part of the famous Omar Effendi retail chain. The building is in good condition. It is publicly owned by the Holding Company for Tourism, Hotels, and Trade. The photographs were taken by the author in August 2025.



#NR27 -Building No. 9 Abd El Monem Square

The building is designed in the Neo-Renaissance style. It is considered worthy of registration due to its distinctive architectural character, which is consistent with other registered buildings in the city. The materials and high ceilings, which are no longer commonly used, further enhance its heritage value. Therefore, the building meets the Standards and Specifications of Distinctive Architectural Styles under Law No. 144 of 2006, for its architectural significance. The building is in good condition and has been recently renovated. It is privately owned and currently serves commercial and administrative functions.

Appendix C: Interview Transcripts

● Interview Record: *Dr Botros, a Long-Term Resident of El Minya's Sarayat District*

*Location: Al Hakim Palace, First Floor (also houses Dr Botros's orthopedic clinic).
conducted in Arabic language in January 2025*

Q: Do you know when the palace was constructed and who the original owner was?

A: I can't say for certain, but my father rented it in 1940. Before that, it was a palace rented by the Forensic Medicine Authority. The original owner was either European—possibly English or Italian—before the Al-Hakim family bought it. It could date back to the 1910s.

Recently, Mr. Micheal Zaki, a well-known businessman in El Minya, acquired 80% of the palace. He contacted about 36 heirs from around the world, hoping to demolish the building and construct a tower. However, his plan was thwarted because the palace is now officially recorded as a heritage building and cannot be touched, by the way he is still waiting for the chance to demolish it because it will never collapse itself we had been through lots of earthquakes without any problems.

We heard that him and his partner Mr. Mohammed Khalaf bought many of el Minya palaces not just this one

Q: Since the palace is recorded, how do you handle changes or maintenance?

A: For example, I wanted to change the water connections and pipes, but I couldn't get permission. I'm still using the old connections linked to others outside the building.

Q: Who currently occupies the ground floor?

A: One of the heirs. He doesn't live in El Minya but visits occasionally. The ground floor is more beautiful than this floor, with wall and ceiling paintings. By the way, the palace was originally much larger. It had a vast garden that extended to Abdel Moneam Square and beyond. It was a beautiful garden with all kinds of fruit trees. Over the years, the Al-Hakim family had to sell off sections whenever they needed money. Now, only a small part of the garden remains. Each floor has a fireplace.

Q: Can you tell me more about the architectural layout and how the spaces are organized?

A: It wasn't like this originally. It was designed as a large open space with rooms and a bathroom—no kitchen.

The kitchen and laundry were on the roof for the servants. When my family rented it, we partitioned part of the space into a kitchen and another part into a clinic for my father, who was also a doctor. Later, when my brother and I became doctors, we further divided the space into separate clinics for each of us, there were also huge balconies attached to rooms we divided them as well,

There were tubes for the rain like the European style but the owner once needed money and he sold them as they were valuable and not very useful since we don't have much rain

The water tubes were going directly to a Water tank above the roof , the owner sold it too which created a serious problem in water flow

Q: could you tell me more about the district of Sarayat?

A: along the street, there were palaces in front of each other or empty spaces or gardens of palaces, the palace beside us is Iskandar Ghatas Pasha it had a beautiful dome and it collapsed a few years ago probably because of the lack of maintenance and the neglect

In front of us was a huge empty space for a summer cinema

Q: What is your opinion of the original architectural design of the palace?

A: The original design is not to my taste, nor is it appealing to most Egyptians today. It's impractical—wasting space and materials—which led us to make changes and divisions over the years. For instance, there was no kitchen, just multiple salons and many interconnected rooms with no privacy. The high ceilings are also costly to maintain, even just for painting and even for cleaning we rented a ladder to clean it. Cooling the space is expensive, too. To air-condition a single room, I would need two or three units running for several hours. At one point, I installed a ceiling fan, but due to the ceiling height, I had to extend the connection by joining two tubes just to make it reach an appropriate height.

The floor is wooden parquet hard to clean and maintain

● *Interview Record: Eng. Iman Roshdy a former member of the permanent committee of recording heritage buildings in El Minya governorate*

Conducted in Arabic language in June 2025

Q: Who makes up the governorate's Heritage Building Registration Committee?

A : For instance, the committee I participated in included

professors from the Faculty of Arts (Department of History), the Faculty of Fine Arts, and the Faculty of Engineering—all of whom were residents of Minya Governorate. Additionally, it comprised the Director of the Housing Directorate and the Director of the Local Unit, both serving in their official capacities.

Q : Is it true that the inventory and registration of heritage buildings is conducted every five years?

A : No, that's not accurate. The inventory committee is a permanent and ongoing body. It was established in 1998—prior to the creation of the Urban Coordination Authority—through a collaboration between the Housing Directorate and the Ministry of Culture.

The committee's responsibilities include the continuous monitoring of registered heritage buildings and the periodic updating of the heritage register—whether through the addition of new buildings or the removal of others following expert evaluation. It also oversees the structural condition of listed properties and reports any unauthorized alterations or incidents of vandalism. The financial compensation allocated to committee members for conducting heritage inspections—performed in addition to their regular professional duties—is notably limited. For example, a university professor receives 250 EGP (approximately 5 euros) to evaluate five properties, while I, as an employee of the Ministry of Housing, receive 100 EGP (around 2 euros) for the same number of inspections. Nonetheless, the role offered a significant non-financial benefit: the unique opportunity to access and study architectural landmarks that most engineering professionals would not normally have the chance to explore.

Q: What happens after the heritage buildings are inventoried?

A: copy of the list of heritage buildings is delivered to neighborhoods and local units. If any of these buildings are vandalized, the police are immediately notified, a report is filed, and work is halted. And if vandalism occurs without intervention, such as a partial or total collapse, then an advisory committee from the College of Engineering is notified to determine whether the vandalism was caused by deliberate human action or by force majeure.

Q: What happens if a registered heritage building is vandalized?

A : In such cases, an advisory committee from the Faculty of Engineering is called upon to assess whether the damage was due to intentional sabotage or natural causes.

Q : What if a registered heritage building requires restoration or urgent intervention? In principle, the state is responsible for undertaking the restoration or preservation work. However, some buildings have been left to deteriorate without state intervention—why is that?

A: While this is true, there is currently no legal provision that directly holds the state accountable for failing to intervene. On the other hand, if it is proven that a private owner intentionally caused damage to a registered heritage building, they may be prosecuted under Law No. 144 of 2006. This law allows for a fine and imposes a

Condition that the site remains undeveloped for at least 10 years. After this period, rebuilding may be permitted, but the new structure must not exceed the original building's height or footprint—any open spaces, such as gardens, must remain unbuilt.

Q : Why do heritage property owners often consider demolition and reconstruction? Has there been any case in Minya where a property

owner chose to preserve rather than demolish a heritage building?

A : Most heritage buildings are located on prominent streets or central squares, where land values are extremely high. For this reason, many owners see demolition and reconstruction as a lucrative opportunity—replacing the original structure with apartment blocks, commercial units, or administrative buildings that generate substantial profit.

That said, there are rare but notable exceptions. A prime example is the Raghib Pasha Palace in the city of Maghagha, where the descendants of the original owners chose preservation over profit. They undertook extensive and costly restoration work, even refurbishing the original dining elevator—a feature typical of such palaces. In these buildings, kitchens were often located on the roof and used exclusively by cooks and servants. To minimize contact with the household, meals were delivered via an internal elevator, where staff would receive and serve them.

The case of Raghib Pasha Palace stands out as an exception; the heirs invested in restoration out of personal and historical commitment, clearly without financial necessity or intention to sell.

Q: Can we discuss the condition of the Savoy Hotel and its recent renovation attempts?

The Savoy Hotel is a historic property dating back to the early 20th century and has long been officially registered as a heritage building. Recently, the owner initiated renovation work without obtaining the necessary permits. He began removing damaged tiles and doors based on his personal vision, which constitutes an act of vandalism against a protected building.

Once this was reported, immediate action was taken to halt all work on the site. The owner then expressed a willingness to comply

with preservation regulations and was instructed to first return the building to its original state before initiating any approved restoration.

Q : What procedures are required if a property owner wishes to renovate a heritage building at their own expense?

There are specialized consulting firms officially contracted with the National Organization for Urban Harmony. These firms are authorized to prepare architectural and restoration designs in line with heritage preservation standards. Once completed, the designs are submitted to the relevant heritage committee for review and approval. If approved, implementation begins under the committee's direct supervision to ensure compliance with preservation protocols.

Q : What happened to listed buildings that have already been demolished, such as the Majestic Hotel?

In the case of the Majestic Hotel, the owner submitted a grievance to the Urban Planning Authority requesting the removal of the building from the official heritage list. Surprisingly, the grievance was accepted, even though the building met all the criteria for heritage registration.

Following its removal from the list, the demolition proceeded legally, and a construction permit was issued for a large new development consisting of administrative offices and commercial retail units.

Q : Is a building's physical condition a prerequisite for its inclusion on the registered heritage list? During a visit to Hoda Shaarawi's palace overlooking the Nile, it appeared to be in extremely poor condition—unsuitable for preservation.

The building's condition is indeed one of the factors considered for registration. However, Hoda Shaarawi's palace was registered in 1998 when it was in excellent condition.

Later in 2009, during a public holiday, an act of vandalism was reported at the palace. Due to the holiday, authorities responded late, by which time the damage had become extensive. Investigations revealed that the vandalism was committed by the heirs of the original owner, aiming to justify demolition and take advantage of the land's high market value. The act was halted, legal action was taken, and the palace has since remained abandoned.

Q : Is there any additional important information?

Yes. The heritage building list does not include religious structures, as they fall under the jurisdiction of the Ministry of Awqaf, not the Ministry of Culture. These buildings are governed by separate laws, and as religious endowments (waqf), they cannot be sold or disposed of. Their land and structures are considered donations to God and are legally protected as such.

- *Interview Record: Prof. Ashraf Abouloyon a former chief of the permanent committee of the recorded heritage buildings in El Minya governorate and Professor of Urban Planning, Department of Architecture, Faculty of Engineering, Minya University conducted in Arabic language in June 2025*

Q: What is the fate of the abandoned registered heritage buildings?

A: Let's address the main issue directly: the lack of funding. There is currently no allocated budget for the maintenance of these buildings. Preserving them requires a comprehensive plan, particularly because the Ministry of Culture is primarily responsible for distinguished buildings—those that reflect the cultural identity of the society. Therefore, there must be a dedicated budget, possibly managed by a specialized authority, to support this effort.

Q: In this case, you're referring to government-owned heritage buildings. What about privately-owned ones? Does the government restore them for the owners without receiving any income in return?

A: No, support should be provided for both public and private heritage buildings, as preservation is part of the authority's mandate. However, in the case of private properties, the challenge is greater. The government does not restore these buildings for the owners without compensation in return. Instead, it is usually the owner who wishes to demolish the property, while the authority seeks to preserve it. If the owner refuses to cooperate, the government has the legal right—under Law No. 144 of 2006—to expropriate the property. In such cases, the owner is given a choice: either to receive an appropriate alternative location outside the dense urban area or to be paid a fair market price.

Q: Is it possible for the government to pay a fair market price, considering these heritage buildings are usually located in city centers where property values can be extremely high?

A: In reality, the market value of such properties is not as high as it used to be. For example, the value of the Majestic Hotel in 2009 was significantly higher than what it would be today. This decrease is due to several regulatory factors, including new laws that limit the number of floors or commercial activities in ground floor not permitted in new constructions, strict requirements for parking and garages (every car need 40m as garage), and decisions aimed at restricting new buildings in densely populated cities like El Minya. As a result, these changes have lowered the investment appeal of such central locations—making it a timely opportunity for the state to intervene and take preservation action. Investing in land located in city centers is no longer as profitable as it once was. As the head of the Heritage Committee, I had the opportunity to hold regular meetings with the Governor of El Minya, during which I proposed several ideas to support the preservation of heritage buildings, including: Offering fair financial compensation in exchange for the property; Providing the owner with an alternative residence in New Minya (the newly developed city); Granting tax exemptions in cases where the owner chooses to re-purpose the building for a commercial activity, provided it remains under the supervision of the Ministry of Culture.

These suggestions aim to create incentives for property owners while maintaining the architectural and cultural value of heritage buildings

Q: Are these suggestions supported by law?

A: Unfortunately, these remain personal recommendations based on my professional expertise and are not yet supported by legislation. During

my meetings with the Governor, he expressed a willingness to convey these suggestions to the appropriate decision-makers—specifically, the Minister of Culture, who holds the authority to issue such directives.

However, the Governor also has the capacity to allocate local funding to support heritage buildings. In practice, this has proven difficult. For example, when we requested support for the preservation of Hoda Shaarawi's palace, funding could not be secured. Consequently, the owner began intentionally damaging the structure to facilitate its demolition. Although we managed to stop him, the intervention came too late. We appealed to the Governor to restore the palace to its original state, but he advised following the legal route, requiring the owner—who caused the destruction—to restore it. This, of course, was not feasible, as the owner's original intention was to demolish it altogether.

There is a growing trend where property owners hire unregistered workers to intentionally damage their buildings until they collapse. Once a building falls, it becomes difficult to legally prove how the collapse occurred.

Ultimately, if we truly wish to stop these destructive acts and preserve our architectural heritage, we must adopt a dual strategy: Enforce strict legal penalties against those who deliberately destroy heritage properties and Provide financial compensation or alternative incentives to owners, such as purchasing the property or implementing one of the suggestions previously mentioned.

Q: So, how does the government deal with public registered buildings?

A: Unfortunately, public buildings also suffer from neglect and abandonment. For example, the villa adjacent to the Sarofim Palace has developed a severe structural crack and is on the verge of collapse. I

have repeatedly advocated for its maintenance and preservation, but the response has always been the same: there is no available funding. What's more concerning is that this property is owned by the governorate itself.

Q: Regardless of funding limitations, in your opinion, are there other possible ways to preserve these buildings?

A: Yes, absolutely. A good example is the restoration of El Baron Palace in Cairo. The government not only renovated the palace and its surroundings, but also re-purposed it as a museum. Additionally, it is now available for events such as weddings and cultural shows, creating both cultural and economic value. A similar model could be applied in El Minya. By including these heritage buildings in the tourism itinerary—alongside major ancient Egyptian sites like Tell el-Amarna and Beni Hassan—we could diversify the tourist experience and generate significant income for the local community through restaurants, hotels, shops, and other services.

Q: What types of investments or projects could be implemented in the city?

A: Primarily, there is a great need for hotels, as the city lacks sufficient accommodation to serve the many tourists visiting its ancient monuments. Museums are another opportunity, given that many archaeological pieces currently remain in storage and could be exhibited in new museum spaces.

Additionally, residential heritage buildings can be preserved in their current function, with renovations focused on restoring facades and installing appropriate lighting to enhance their visual appeal for tourism. Ground floors could be re-purposed for private commercial use, such as restaurants or cafés, and the surrounding gardens can be activated instead of being left abandoned.

There was also a promising proposal to transform El Gomhorya Street—which features 17 heritage buildings—into a pedestrian-only area, removing chaotic shops and cafés to incorporate it into a guided tourism route. However, the project was rejected due to concerns about increasing vehicular traffic congestion.

Q: Why haven't any projects been implemented so far?

A: It comes down to the priorities set by national development plans. Such projects require a comprehensive vision and strong governmental commitment. Despite the successful example of the Baron Palace project in Cairo, which proved the feasibility and benefits of such preservation efforts, the government has not followed through with similar initiatives elsewhere.

To successfully preserve heritage buildings, a comprehensive and coordinated national strategy is required. This strategy must involve multiple stakeholders: Urban planning and street-scape improvements should be the responsibility of the local city council, Tourism development and integration into visitor routes should fall under the Ministry of Tourism, Financial support and budget allocation must be handled by the government at the highest level, Restoration and adaptive reuse, including repainting façades, restoring unique architectural elements such as statues, rehabilitating gardens, and installing appropriate lighting, should be carried out by the Ministry of Culture, which holds primary responsibility for heritage assets.

It is essential to note that what is needed initially is not extensive funding but rather minimal resources to rescue these buildings and enhance their visual appeal. Without a unified and well-defined plan, these valuable structures will continue

to deteriorate and remain in their current neglected condition.

Q: How do you perceive the interest of the people of El Minya in heritage preservation projects?

A: The primary responsibility of the Ministry of Culture is to raise public awareness and appreciation of cultural values. If heritage buildings are indeed part of our cultural identity—as they undoubtedly are—then promoting their significance should be a central part of the ministry's mission. These buildings are, in many cases, neglected treasures hidden in plain sight. It is essential to present them to the public in a way that highlights their historical and architectural importance. From the perspective of many property owners, such buildings are viewed as a burden—often due to the financial implications of maintenance and legal restrictions. This view is understandable. On the other hand, the government regards these buildings as national treasures. Therefore, instead of working in opposition, there must be collaborative efforts to align both views, foster mutual understanding, and create solutions that serve both heritage preservation and community interests.

Q: Nowadays in Downtown Cairo, there are some initiatives by foreign investors to purchase heritage buildings as part of large-scale, well-funded projects. If funding is the primary challenge, do you believe this could be a viable solution for El Minya as well?

A: The issue is not solely about funding; rather, it is about the government's priorities in allocating resources. Moreover, a successful initiative of this nature would require effective coordination among various ministries and agencies, under a unified national strategy for heritage preservation and adaptive reuse.

To be candid, such a level of coordination and structured planning is

currently lacking. Even if funding were available, the real challenge lies in who would manage and oversee these buildings, ensure their preservation, and guarantee that such projects align with cultural and legal standards. Without a clear management framework and institutional commitment, financial investments alone are unlikely to provide a sustainable solution.

Q: Can you tell me more about the committee you previously chaired? What is its current status?

A: The committee's activities ceased in 2022. Throughout my service, I repeatedly raised concerns regarding the adequacy of the compensation provided for the responsibilities entrusted to the members, but no adjustments were made. During my tenure, I also faced incidents that placed me in difficult professional situations, which I declined to engage in. In addition, administrative complications led to a legal case initiated by a property owner. Unfortunately, institutional support was limited, and I had to manage the matter independently by seeking private legal assistance. After these challenges, I decided to resign from the position in 2022. Since then, no successor has been appointed, largely due to the limited financial incentives associated with the role.

Q: What measures were taken regarding registered heritage buildings that were in poor structural condition?

A: We conducted a comprehensive survey of the buildings in critical condition and submitted an urgent, detailed report to the Ministry of Culture requesting immediate intervention. The reply indicated that securing the necessary funding fell under the governorate's responsibility. Although Law No. 144 of 2006 affirms the state's obligation to safeguard registered heritage buildings, it does not specify which authority is directly accountable for executing this mandate, resulting

in an institutional gap. Consequently, no single body assumed full responsibility for addressing the situation. Due to the absence of timely intervention, several buildings continued to deteriorate and eventually experienced partial or complete collapse. In many cases, their condition later rendered restoration structurally unfeasible and posed risks to public safety. After consultations with experts from the Faculty of Engineering, the only viable solution was to clear the debris and proceed with full demolition in accordance with safety regulations.

Q: Can the case of the Savoy Hotel be considered a successful model to encourage other property owners to preserve and invest in their heritage buildings?

A: The Savoy Hotel case presents a complex but insightful example. The current owner purchased the hotel with the original intention of demolishing it, as he had done with other heritage properties in El Minya, including the Majestic Hotel. He began unauthorized internal demolition, but the intervention of authorities halted the process. Legally, his actions could have led to imprisonment, but due to personal connections, he managed to avoid consequences.

Fortunately, the structural condition of the Savoy Hotel was still excellent, making restoration a viable option. Eventually, the building was successfully renovated and re-purposed as a heritage hotel. Today, it operates with notable success. This success demonstrates the potential for adaptive reuse of heritage buildings, particularly among foreign tourists who value cultural and historical authenticity. However, among local residents, the significance of such heritage sites is often under-appreciated. Therefore, promoting heritage awareness and cultural education is essential to replicate and expand such successful models.

Q: If someone has a project idea related to a heritage building, who should they contact?

A: In El Minya, such proposals would typically be directed to the Heritage Preservation Committee. However, this committee is currently suspended. Therefore, the appropriate authority is the National Organization for Urban Harmony (also known as the National Authority for Urban Coordination), which is affiliated with the Ministry of Culture and headquartered in Cairo. Unfortunately, it does not have a local branch in Minya.

Q: Would presenting a 3D design that illustrates the restored building help persuade property owners to support preservation projects?

A: In most cases, no. Property owners are primarily interested in financial outcomes. Their decisions tend to be driven by the economic return they can gain, not by visual or conceptual proposals—no matter how appealing.

- *Interview Record: Michel Hanna a pharmacist turned writer and blogger with a focus on architectural heritage. As a contributor to the “Mantiqti” blog and a social media influencer, he documents and raises awareness about heritage architecture through articles, posts, and photographs.*

Conducted in Arabic language in December 2024

Q: What differences have you observed between interest in architectural heritage in Cairo and other governorates, considering community initiatives, governmental efforts, or individual engagement?

A: In general, Egypt's heritage is being destroyed, not only in the capital but also across the governorates, with little interest in preservation. When it comes to initiatives for contemporary architectural heritage, they are mostly limited to Cairo, Alexandria, Port Said, and Mansoura, with no known efforts in other areas. Citizens often view architectural heritage as an obstacle to economic progress, preferring to exploit the land by demolishing heritage buildings to construct residential towers for profit.

Q: In your view, what is the most crucial criterion for deeming a building heritage-worthy and deserving of preservation?

According to the law, a building qualifies as heritage if it has a distinctive architectural style, historical significance, or was home to a historical figure. However, I believe demolition is unnecessary even for less aesthetically remarkable buildings; they can instead be re-purposed effectively. Demolishing such structures often leads to the construction of unsightly residential towers that disrupt the urban fabric. For instance, if a villa is demolished to build a tower, the new tower's presence may encourage the demolition of adjacent villas to construct more towers, creating an incongruous cityscape. It's essential to preserve the urban fabric and respect all architectural periods. We have vast deserts that can accommodate new developments, so construction should be directed there instead of disrupting existing urban heritage.

Q: What do you see as the primary obstacle to preserving contemporary architectural heritage?

The state plays a pivotal role in heritage preservation. If it prioritizes preservation, it directs efforts and resources

accordingly. Decisions regarding whether to preserve or demolish heritage structures are ultimately under the state's control. While other initiatives may contribute, they are unlikely to be sufficiently impactful without genuine commitment and action from the state.

Q: Is there a specific case that has personally impacted you due to its poor preservation despite its significant value?

One of the most impactful recent cases of heritage loss is the demolition of the tombs in the Imam Al-Shafi'i cemetery. These tombs, which fall within the boundaries of Historic Cairo as recognized by UNESCO, were demolished despite their historical and cultural significance. Renowned for their beauty and historical value, these sites were among Cairo's most remarkable heritage landmarks.

Q: Are there any examples of buildings that have been successfully re-Purposed? If so, what are they?

Successful examples of adaptive reuse for cultural activities include houses from the Ottoman era in historic areas of downtown Cairo, such as Beit Al-Mimar, Beit Al-Suhaymi, and Beit Zainab Khatun. These buildings have been effectively re-purposed, showcasing how heritage sites can serve cultural and communal purposes. Unfortunately, many other historic houses were demolished to construct residential towers. With the right vision and planning, these houses could have been used for profitable, heritage-respecting projects instead of being lost to demolition. However, the absence of strong intent and direction has hindered such opportunities.

• *Interview with associate Prof. Shaimaa Ashour*

Associate Professor at the Arab Academy for Science, Technology and Maritime Transport and Prince Sultan University, and the chair of Docomomo Egypt.

Conducted in Arabic language in November 2025

Q. As the chair of Docomomo Egypt, could you explain why the chapter has not been active recently? It seems that the activity on social media stopped around 2018.

A: Most of the members of Docomomo Egypt are no longer based in Egypt. Some moved abroad to teach at universities, and the other coordinator also relocated. Other members left for study or personal reasons. However, I have already started working on reviving Docomomo through other different channels. We are contributed a chapter to the upcoming Docomomo book, which will be published soon. I personally worked on this chapter with other collaborators.

Q. In this book, did you focus only on Cairo, or did you cover other cities as well?

A: The book mainly addresses major cities, but this is not a fixed rule. We do not work according to a predefined list of cities; we work with contributors who have reliable first-hand information. For example, in 2010 we documented buildings in Mansoura and Port Said when we had this data available

Q. Regarding adaptive reuse: some argue that generating income from a building—such as converting it into a hotel—justifies adding bathrooms or making alterations. Others believe heritage buildings should remain unchanged. How should this be approached?

A: This is a very generic question. Adaptive reuse of heritage buildings

has no single formula; it must be evaluated case by case. Some buildings can accommodate a new function with reasonable changes, while others cannot. A proposal should be prepared and then carefully assessed. But yes, adaptive reuse is possible. There are successful boutique hotel examples in Alexandria overlooking the sea, such as the Miramar and others, Another successful example is the series of projects carried out by Ismailia Real Estate in Downtown Cairo. I personally collaborated with Vittoria (co-founder of docomomo egypt) worked in a workshop of the adaptive reuse of La Viennoise.

Q. What do you think are the main challenges to preserving 20th-century architecture in Egypt—political, economic, or other?

A: In my opinion, the primary challenge is the lack of awareness of heritage architecture preserving importance. Even if no other challenges existed, this alone would be enough. If people do not understand the value of these heritage buildings, they will not see the need to preserve them.

Q. Raising awareness seems difficult. Do you think it is actually possible?

A: Yes, of course. It requires effort, and there will always be frustrations, but it is absolutely possible. I can give you a strong example: the “Garbage Collectors’ Neighborhood” in Cairo. These communities handle all of Cairo’s waste, and despite their limited resources, they now recycle waste to produce energy, creating many projects from recycled materials. If awareness and innovation can emerge in such a context, it can emerge anywhere.

Q. I have spoken with stakeholders—including investors in Minya—about reusing existing buildings instead of demolishing them. They are not interested. Investors believe it is more profitable to demolish the buildings and replace them with larger towers.

A: You cannot convince investors simply by telling them what to do. They must believe in the idea. A good example is Villa Delisseps in Ismailia—abandoned for decades and even marked by bullet holes since the war. An investor eventually purchased it and successfully converted it into a hotel. The buildings in Minya can also be saved with a strong proposal that convinces investors, supported by a proper marketing strategy.

The author expresses sincere appreciation to *Dr Botros Younan, Eng. Iman Roshdy, Prof. Ashraf Abouloyon, Michel Hanna and Prof. Shaimaa Ashour* for her time and valuable insights.

Annex

Annex A – Selected Articles from Egyptian Law No. 117 of 1983 on the Protection of Antiquities (Unofficial Translation)
Source: Official Gazette, Issue No. 32 (Continued), August 1, 1983.

Chapter One- General Provisions

- Article 1: An antiquity is considered to be any immovable or movable property produced by the various civilizations, or created by the arts, sciences, literature, or religions, from prehistoric times and throughout the successive historical periods up to one hundred years prior to the present, provided that it has archaeological or historical value or importance as an expression of the civilizations that arose on the land of Egypt or had a historical connection to it.
- Article 2: By decision of the Prime Minister, upon the proposal of the Minister responsible for cultural affairs, any immovable or movable property of historical, scientific, religious, artistic, or literary value may be considered an antiquity if the State has a national interest in preserving and safeguarding it, without being bound by the time limit stipulated in the previous article. The property shall be registered in accordance with this law. In this case, the owner of the antiquity is responsible for its preservation and for refraining from making any alterations to it from the date he is notified of the decision by registered mail with acknowledgment of receipt.

- Article 7: All antiquities are considered public property—except those held as religious endowments—and may not be owned, possessed, or disposed of except in the cases and under the conditions stipulated in this law and its executive regulations.
- Article 13: The owner of a registered antiquity must obtain written approval from the Authority before disposing of it. When disposing of the antiquity, the owner must notify the Authority of the transaction, including the name and address of the transferee, and provide proof that the property is registered. The Authority must issue its opinion within thirty days of receiving the notification. Failure to respond within this period shall be considered a refusal. The Authority may undertake, at any time and at its own expense, any work necessary for the conservation of the antiquity. These provisions apply to both immovable and movable registered antiquities.
- Article 20: No building permits may be issued for construction within archaeological sites or archaeological lands.

Article 26: The Antiquities Authority shall survey, photograph, draw, and register fixed and movable antiquities, and compile all related data in the designated registers. Registration shall be carried out in accordance with the rules and conditions issued by a decision of the Authority's Board of Directors. Antiquities already listed in the official registers on the date this law enters into force shall be considered registered.

- Article 30: The Antiquities Authority shall be solely responsible for the conservation and restoration of all

archaeological sites, areas, and registered historic buildings. The Ministry of Awqaf, the Egyptian Endowments Authority, and the Coptic Endowments Authority shall bear the costs of restoration and maintenance of heritage buildings registered under their ownership. The Authority shall bear the restoration costs of registered historic buildings owned by private individuals or other bodies, unless the need for restoration results from misuse by the holder, as determined by the relevant committee.

Annex B— Selected Articles from Egyptian Law No. 144 of 2006 Concerning the regulation of the demolition of buildings and structures that are not in danger of collapse and the preservation of architectural heritage. (Unofficial Translation)
Source: Official Gazette, Presidential decree on July 15, 2006

- Article 2: It is prohibited to issue demolition or alteration permits for buildings and structures of distinguished architectural style that are linked to national history, associated with historical figures, representative of a specific historical period, or considered tourist landmarks. Demolition of other buildings may only be permitted under the conditions of this Law. The Prime Minister issues the criteria defining such heritage buildings, based on a proposal from the Minister of Culture and in agreement with other relevant ministers. A Prime Ministerial decree identifies the specific buildings covered by this Law. Compensation for expropriation may be provided monetarily or in kind upon the owner's request. Affected

parties may appeal committee decisions within sixty days.

- Article 3: The State may, at any time and at its own expense—after notifying the owner and occupants—carry out reinforcement, restoration, and maintenance of buildings prohibited from demolition, in accordance with the procedures determined by the executive regulations.
- Article 4: Each governorate shall establish one or more Permanent Heritage Committees, consisting of: a representative of the Ministry of Culture (Committee Chair), a representative of the Ministry of Housing, two representatives of the governorate, five university faculty members specialized in architecture, structural engineering, archaeology, history, or arts. The Committee is responsible for surveying and periodically reviewing the list of protected heritage buildings.
- Article 11: Certain officials, including heads of districts, cities, and designated engineers, are granted judicial seizure authority to document violations of this Law. The governor may issue a reasoned decision to suspend demolition works.
- Article 12: Without prejudice to more severe penalties in other laws, anyone who fully or partially demolishes a protected building is punished by: imprisonment from 1 to 5 years, and a fine from 100,000 to 5,000,000 EGP. In case of illegal demolition: rebuilding is prohibited for 15 years, except within the original footprint and height. The engineer or contractor responsible is subject to removal from professional registers for up to two years, or 2–5 years in case of repeat offences.

Annex C – Selected Articles from Egyptian Executive Regulations by Housing Ministerial Resolution No. 144 of 2009 of law no.119 of 2008 (Unofficial Translation)

Source: Official Al-Waqa'i' al-Misriyya – Issue No. 82, dated 8 April 2009.

- Article 77: The National Organization for Urban Harmony (al-Jihāz al-Qawmī lil-Tansīq al-hadārī) shall establish a regional center within each economic region. This center shall carry out the Organization's responsibilities in that region, provide technical support to all entities concerned with urban harmony, and follow up on the implementation of the Organization's projects in the governorates under its jurisdiction. The President of the Organization may, by decree, establish branches and offices in governorate capitals, recognized cities, tourist areas, new urban communities, and areas of distinguished value throughout the Republic. A decree issued by the Board of Directors of the Organization shall regulate the regional centers, branches, and offices, defining their competences and fields of work.
- Article 78: The Board of Directors of the Organization is the supreme authority overseeing its affairs and managing its operations. It may establish administrative departments at various levels as needed to achieve the Organization's objectives, and shall define their functions and responsibilities.
- Article 80: The Organization shall identify areas of distinguished value according to the criteria and standards it establishes for their preservation. A decree shall be issued by

the Supreme Council for Planning and Urban Development to designate such areas. In identifying these areas, one or more of the following elements must apply: The area possesses a distinctive urban character, aesthetic expression, road network, or urban fabric representing a phase of urban growth or historical development, The area contains archaeological buildings under Law No. 117 of 1983 on the Protection of Antiquities, or architecturally distinguished buildings under Law No. 144 of 2006 regulating the demolition of non-dangerous buildings and preserving architectural heritage, and these buildings influence the overall urban character of the area, The area is associated with cultural, historical, political, or military events' The area expresses social, economic, artistic, or functional values, or contains fixed historical or scientific indicators related to these fields, The area is associated with events or figures that significantly impacted the nation's history, The area constitutes an axis or movement corridor leading to important or distinguished places, squares, or uses, The area represents a cultural settlement of a historically or currently significant human group, The area has natural value characterized by aesthetic features or distinctive natural or geological formations.

- Article 81 : The Organization shall establish a database containing an inventory of buildings and designated areas of distinguished value, and shall set the standards and criteria for urban harmony required for interventions within these buildings and areas. The work of committees formed under Law No. 144 of 2006, as well as records of the Supreme Council

of Antiquities, are considered key sources for this database.

- Article 83: When issuing permits for demolition, partial demolition, or internal modifications in buildings of distinguished value, the following must be observed: Preserving the façade with its distinguished architectural elements, while allowing full or partial demolition of the rest of the building, as appropriate, in order to maintain the architectural character of the buildings and the area. Taking necessary measures to safeguard the distinguished building in cases of demolition, partial demolition, or construction of adjacent buildings so that the distinguished building is not adversely affected.
- Article 87: The Organization may contract with governmental or public entities, companies, NGOs, or individuals to prepare urban harmony studies or projects as a specialized consulting body in return for fees. The Chairman of the Board of Directors shall sign such contracts and determine how the revenue collected by the Organization shall be allocated.
- Article 88: The Organization shall set the requirements and conditions for registering consulting offices and experts specialized in its areas of work on dedicated rosters. Registration shall be renewed every three years according to regulations issued by the Organization. A committee shall be formed by decree of the Chairman of the Board of Directors to supervise the registration of consulting offices and experts.

Annex D – Egyptian Ministry of Housing, Utilities, and Urban Communities

Decision No. 309 of 2025 (Unofficial Translation)

Source: Official Al-Waqa'i' al-Misriyya –9 March 2025.

concerning The text of Article (5) of the Executive Regulations of Law No. 144 of 2006 concerning the regulation of the demolition of buildings and structures that are not at risk of collapse and the preservation of architectural heritage, as amended by Ministerial Decree No. 147 of 2020, shall be replaced with the following text

- Article (5) edit :Stakeholders may appeal the final decisions of the Survey Committee—after their approval by the Prime Minister—regarding the registration of properties prohibited from demolition. The appeal shall be submitted to the Grievances Committee, formed by a decision of the Prime Minister, within sixty days from the date of receiving the notification.

Annex E – Selected Articles from Egyptian Law No. 177 of 2018 Concerning Establishing Egypt's sovereign wealth fund for investment and development (Unofficial Translation)

Source: Official Gazette, Issue No. 39 (Continued), September, 2020.

- Article 2: A sovereign fund shall be established under this law, under the name “The Sovereign Fund of Egypt for Investment and Development”, hereinafter referred to, for the purposes of this law, as “the Fund.” The Fund shall have an independent legal personality and its headquarters shall be located in Cairo

Governorate The Board of Directors may establish branches or offices for the Fund inside or outside the Arab Republic of Egypt (Latest amendment pursuant to Law No. 197 of 2020)

- Article 6: The President of the Republic may, upon the proposal of the Prime Minister and the competent Minister, transfer the ownership of any non-utilized assets owned privately by the State or by any of its affiliated entities to the Fund or to any of the sub-funds it establishes and fully owns. As for utilized assets, the proposal shall be submitted by the Prime Minister and the competent Minister, in agreement with the Minister of Finance and in coordination with the Minister concerned. The assets shall be recorded in the Fund's books at market value, in accordance with the valuation rules and procedures specified in the Articles of Association, and without prejudice to the mechanisms and provisions set out in Article (8) of this law.
- Article 8: The disposal of assets owned by the Fund or by sub-funds fully owned by it may take place through one of the following forms: Sale, Lease ending with ownership, Right-of-use licensing, Contribution as an in-kind share, Such disposal shall be in accordance with market value and not less than the valuation based on the average value determined by three reports prepared by financial valuers accredited by the Financial Regulatory Authority and the Central Bank of Egypt. The Fund's Board of Directors may also entrust the valuation procedures to one or more international expert houses, whether Egyptian or foreign, all in accordance with the regulations set by the Board.

Annex F – Selected Articles from Presidential Decree of the Arab Republic of Egypt No. 27 of 2001 (Unofficial Translation) Concerning Establishing the National Organization for Urban Harmony

Source: Official Al-Waqa'i' al-Misriyya – dated 21 February 2001.

- Article 1: A national public authority shall be established under the name "The National Organization for Urban Harmony (NOUH)", possessing legal personality. Its headquarters shall be located in the city of Cairo, and it shall be affiliated with the Minister of Culture.
- Article 2: The Organization aims to achieve aesthetic values in the external appearance of buildings, urban and archaeological spaces, and to preserve the visual fabric of cities, villages, and all urban areas across the state, including the new urban communities. To fulfill its objectives, the Organization may issue all necessary decisions and recommendations, provided that they do not conflict with existing laws and regulations. Among its tasks shall be: Preparing a comprehensive database of all historical buildings, palaces, villas, and buildings of distinctive architectural character in all governorates of the Republic. Establishing the necessary rules for their protection.
- Article 4: The Board of Directors shall be the supreme authority overseeing the affairs of the Organization and managing its activities. It shall have the power to take all decisions it deems necessary to achieve the purpose for which the Organization

was established, including: Implementing the decisions of the Higher Committee for Urban Harmony. Approving the Organization's work plans and providing the required financial allocations. Establishing regulations governing technical, financial, and administrative matters, without being bound by governmental systems and regulations. Managing stores, procurement, and other related administrative processes

- Article 10: The funds of the Organization are considered public funds, and the Organization may, for the purpose of collecting its dues, undertake procedures of administrative seizure and direct execution.
- Article 11: The Organization shall be subject to the general rules applicable to public authorities of the state.

Annex G – Selected Articles from Law No. 164 of 2025
Regarding the Reorganization of the Relationship Between
Lessor and Lessee (Unofficial Translation)
Source: Official Gazette – dated 04 August 2025.

- Article (2) :Lease contracts for premises subject to the provisions of this law for residential purposes shall terminate seven (7) years from the date of its entry into force. Lease contracts for premises leased by natural persons for non-residential purposes shall terminate five (5) years from the date of its entry into force.

