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UNITED ARAB EMIRATES
National Report

MINISTRY OF HOUSING & TOWN PLANNING
U.A.E. 1976.

- UNITED ARAB EMIRATES REPORT -

for

United Nations Habitat Conference on Human Settlements

Vancouver, Canada 31 May to 11 June 1976

◀ CONTENTS ▶

■ 1. INTRODUCTION

- 1-1 Historical Background
- 1-2 The United Arab Emirates and its Geographic Location
- 1-3 Climate
- 1-4 Population
- 1-5 The General Economic Situation of the State

■ 2. SOCIAL AND ECONOMICAL DEVELOPMENT OF THE UAE

- 2-1 The Experiment of Planning for Development since the Establishment of the Federal Union
- 2-2 Investment and the Socio-Economic Change

■ 3. HOUSING POLICY

- 3-1 Housing for Nationals
- 3-2 Housing for Non-nationals (Expatriates)

■ 4. MAIN FACTORS AFFECTING HOUSING SITUATION IN UAE

- 4-1 Land
- 4-2 Financing

■ 5. HOUSING AGENCIES

- 5-1 The Federal Government
- 5-2 Local Department Policy of Each Emirate

■ 6. BEDOUIN NEW SETTLEMENTS

■ 7. P R O B L E M S

1. ★ INTRODUCTION

1-1 Historical Background ●

Alexandre the Great is amongst the first who discovered the strategical importance of the Arabian Gulf for protecting his Empire from the East to the West. It is a historical fact that the Arab tribes lived in the Gulf coast since ages where they established scattered ports for trade along this coast. During the life of the Prophet Mohammed, the Islamic religion entered the area and cleared it from the Persian Empire.

Since that period and until the 16th century, the Gulf area was a part of the Islamic Arab World. At the beginning of that century, the European and specially the Portuguese, began to knock its doors, searching for its natural resources and trading strategical facilities.

The Arabs from the Gulf did not surrender easily, but the Portuguese occupation lasted for two centuries until the arrival of other European influences (Dutch, British and French). The trading monopoly of different companies facilitated their consolidation by strengthening their ties within the coastal sheikhdoms. The British achieved to send away the other powers and rooted its presence at the beginning of the 19th century, by signing several agreements with most of the Arab Sheikhdoms under the pretension of securing the Gulf area against piracy.

The two most important agreements were the National Peace Agreement signed in 1820 and the Lasting Truce Agreement signed in 1853 which recognized the existing conditions of each Sheikhdom as well as several other agreements giving the British many concessions in the area.

In 1892 the British signed a new agreement with the coastal Sheikhdoms after the rise of different types of powers which penetrated in the area. This agreement limited their authorities, but in order to fulfill it, the British appointed a Governor for the Trucial States. This situation lasted until the beginning of the second half of the twentieth century.

Lately, the Rulers succeeded to release themselves from all these commitments and they started to converge towards the Arab countries. The independence took place when the British Government announced its intention of liquidating its military occupation from the East of the Suez Canal in the year 1971.

The Rulers of the Gulf area seized this opportunity and moved towards the realization of their aim which was the birth of the United Arab Emirates and on the 2nd of December 1971, the UAE was declared as one country.

1-2 The United Arab Emirates and its Geographic Location ●

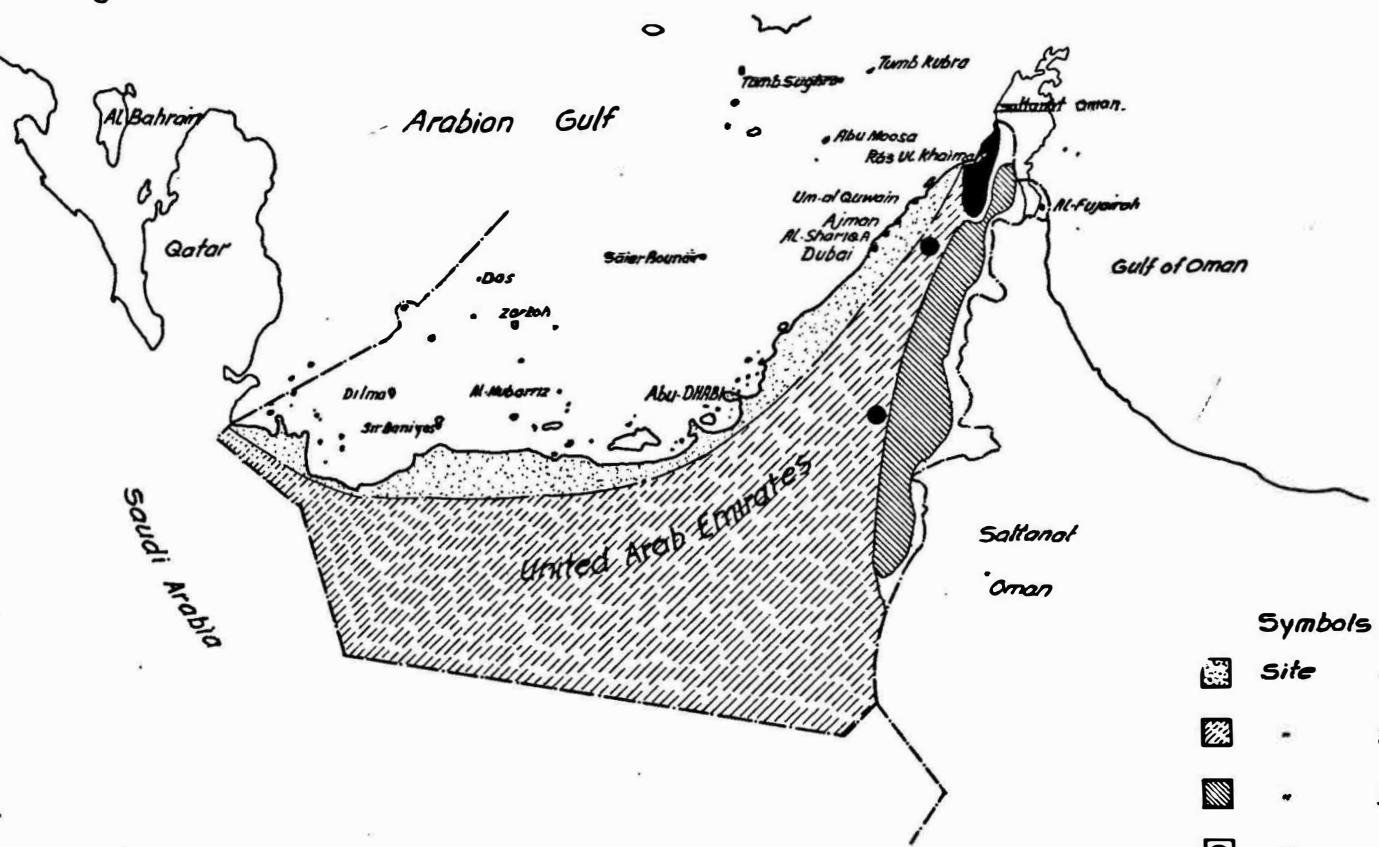
The UAE consists of seven emirates: Abu Dhabi, Dubai, Sharjah, Ajman, Umm Al-Quwain, Ras Al-Khaimah and Fujeirah. The table below shows the area of each emirate and its percentage of the State as a whole.

★ Area of the State as a whole and the different Emirates





<u>Emirate</u>	<u>Area in Sq. Km.</u>	<u>Percentage</u>
Abu Dhabi	67,340	86.67
Dubai	3,885	5.00
Sharjah	2,590	3.33
Ajman	259	0.33
Umm Al-Quwain	777	1.00
Fujeirah	1,165	1.50
Ras Al-Khaimah	1,684	2.17
UAE	77,700	100.00

The geographic location of the State lies between latitudes 22° and 26.5° N and longitudes 51° and 56.5° E. On the north east lies the Arabian Gulf, and on the west lies the Kingdom of Saudi Arabia. The topography of the UAE can be divided as follows:

United Arab Emirates
 Ministry of Housing & Town Planning
 Tech. Department



Symbols

-  Site 1
-  2
-  3
-  4
-  5.6

★ **NOTE:**

→ The new border with Saudi Arabia according to the Agreement 21-8-1974
 is not shown on the map.

- ▶ 1. The flat coastal region - a narrow sandy strip lying on the coast of the Arabian Gulf.
2. A desert region lying inland and consisting of sand and gravel.
3. Mountain ranges.
4. Large oasis spread in the desert region.
5. Fertile land lying in the north of the country - in the Emirate of Ras Al-Khaimah where natural water is found.
6. A narrow strip of land lying in the eastern coast whose width is not more than a few kilometres.

1-3 Climate ★

The climate of the UAE is hot and tropical. While the coastal areas are hot and humid in summer, and warm in winter, yet we find the inland areas are of the typical continental desert.

The maximum temperature, 47°C is reached in July; and the minimum temperature, 9°C , is reached in December and January. The average relative humidity round the year reaches 61 percent in the coastal areas and rises steeply from June to September. Relative humidity is low in the Oasis and in the inland human settlements, where the climate is dry all the year round. Rains usually fall in the months of December, January and February of each year.

The following diagrams show the temperature, humidity, and the rate of rain fall in Abu Dhabi and Dubai during the year 1974.

1-4 Population ★

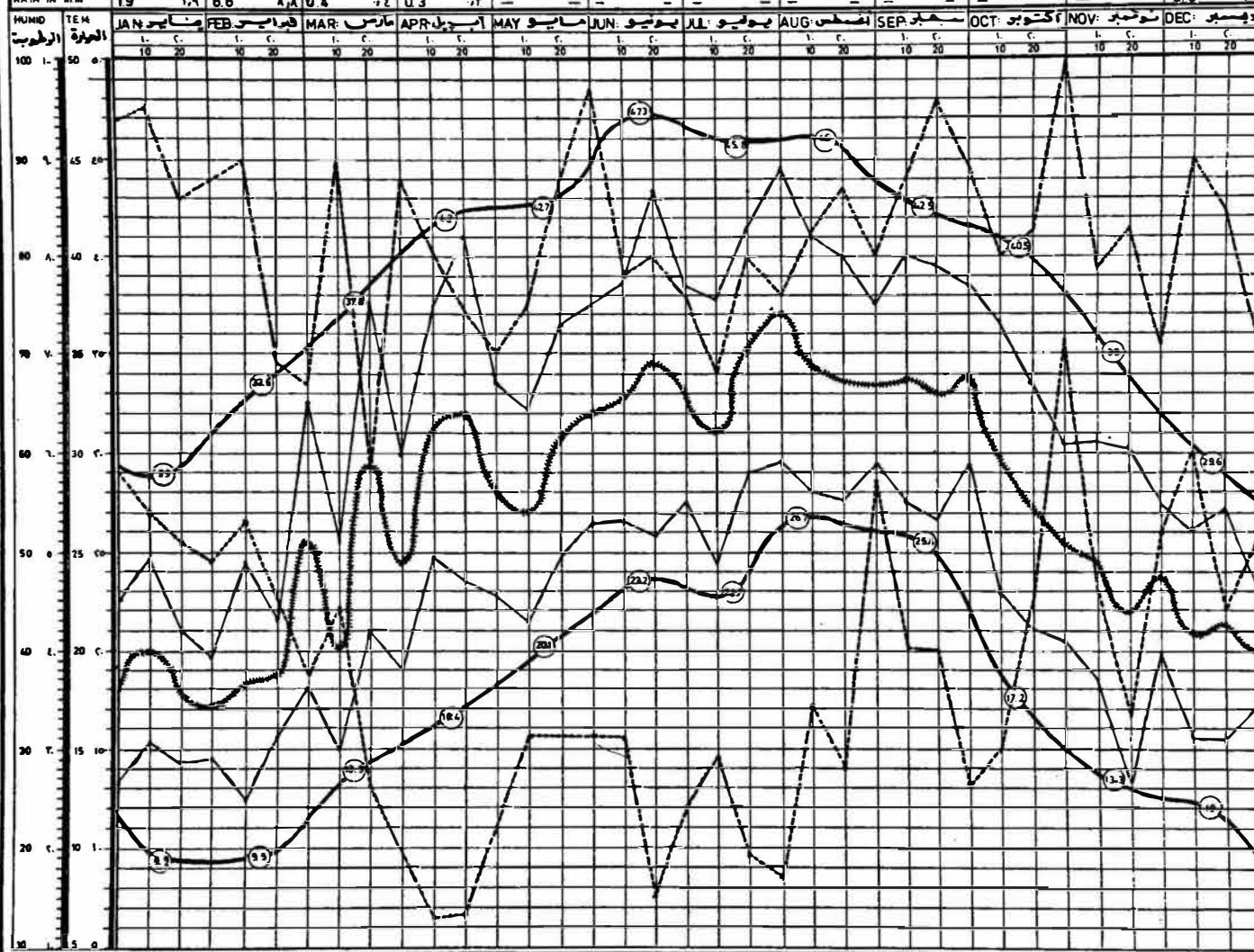
The population of the Gulf area is of the nomadic bedouin origin. Some of them settled in the coastal area while others settled along the agricultural oasis. Yet, quite a number of them are still found in the remote desert and the mountains.

+ CLIMATOLOGICAL DATA - ABU DHABI - 1974

LONGITUDE 54° 27' EAST LATITUDE 24° 25' NORTH

بيانات الطقس بمدينة أبوظبي - 1974
خط طول 54° 27' شرق - خط عرض 24° 25' شمال

DAYS MORE THAN 42° C. TEM.	-	-	-	-	-	1	1	1	1	6	6	9	9	7	4	4	-	-	-	-	-	-	عدد الأيام التي تزيد حرارتها عن 42°
DAYS MORE THAN 38° C. TEM.	-	-	-	-	-	4	4	10	1	17	17	17	17	20	17	17	2	2	-	-	-	-	28
DAYS MORE THAN 32° TEM.	-	3	3	8	8	14	14	17	17	17	17	17	17	17	17	17	23	23	23	23	23	23	32
RAIN IN mm	19	1.9	8.6	4.8	0.4	0.4	0.3	0.3	-	-	-	-	-	-	-	-	-	-	-	-	6.6	7.6	الأمطار



MAX: HUMID أقصى رطوبة
 EXTREME MAX: TEM: النهاية الكبرى لدرجة الحرارة
 MIN: HUMID أدنى رطوبة
 MAX: TEM: أعلى درجة الحرارة (1st 10th 20th EACH MONTH) تحت يوم 10، 15، 20 من كل شهر
 AVERAGE TEM: متوسط درجة الحرارة
 MIN: TEM: أدنى درجة الحرارة (1st 10th 20th OF EACH EACH MONTH) تحت يوم 10، 15، 20 من كل شهر

GRAPH PREPARED BY THE UNITED NATION MISSION

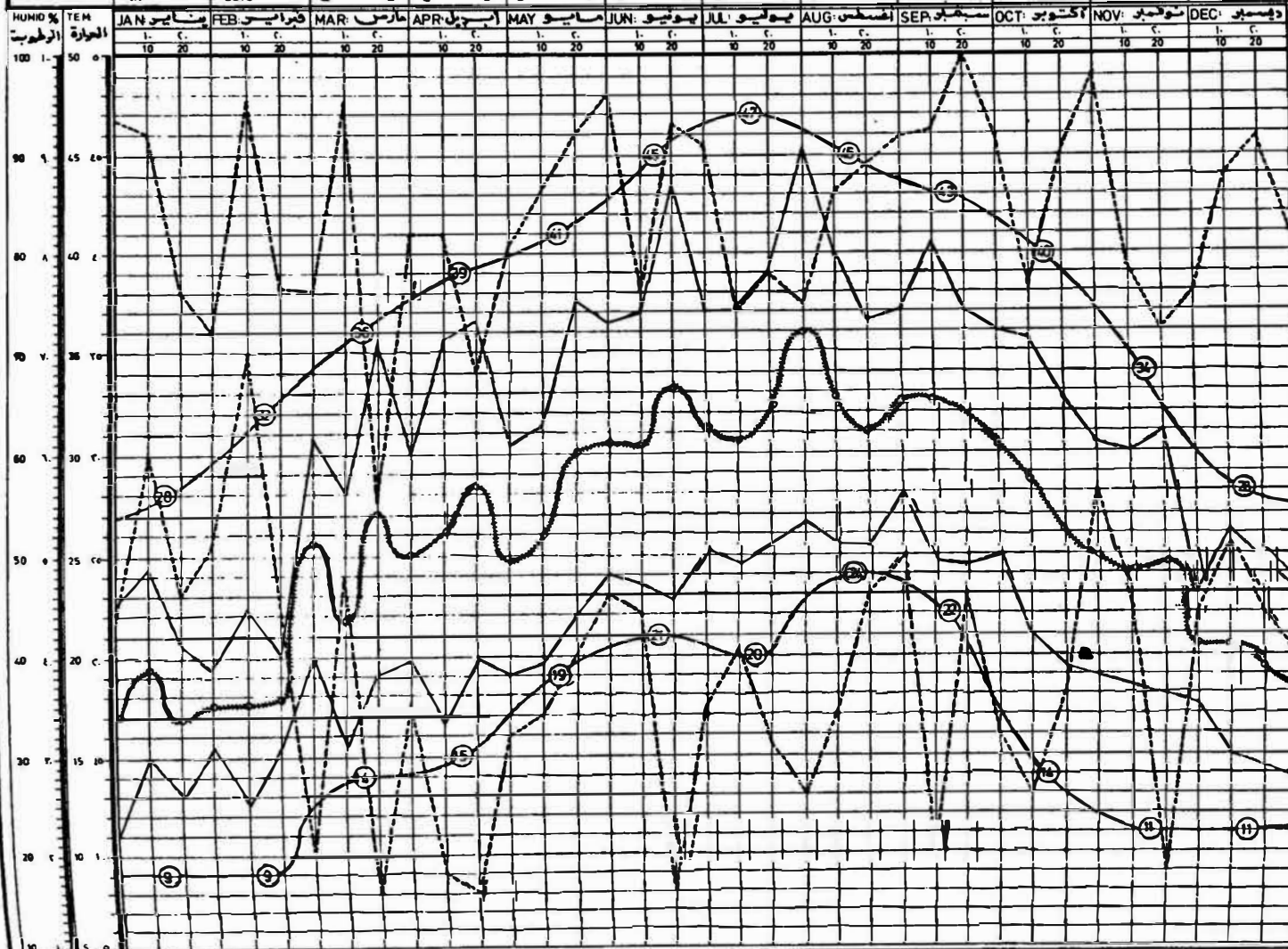
EXTREME MIN: TEM: النهاية الصغرى لدرجة الحرارة
 INFORMATION PROVIDED BY THE METEOROLOGICAL OFFICE ABU DHABI AIRPORT
 DATE 12 3 1975

+ CLIMATOLOGICAL DATA - DUBAI 1974

LONGITUDE 55°-16'E LATITUDE 25°-18' N

بيانات الطقس بدبي 1974
خط طول 55° 16' شرق - خط عرض 25° 18' شمال

DAYS MORE THAN 42° C TEM	-	-	-	-	-	-	-	-	5	6	6	1	-	-	-	-	-
DAYS MORE THAN 38° C TEM	-	-	-	-	-	4	11	17	15	13	2	-	-	-	-	-	-
DAYS MORE THAN 32° TEM	-	-	-	8	15	20	14	8	10	16	25	8	-	-	-	-	-
RAIN M mm	4.7	25.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	51



قام بإعداد الرسم خبراء الهيئة الفنية لهيئة الإحصاء
وتمت بمعرفة خبراء هيئة الإحصاء المتحدة
مصدر المعلومات "كتب الأرصاد بطاردي النفط"

أقصى رطوبة MAX HUMID

القيمة الكبرى لدرجة الحرارة EXTREME MAX TEM

أعلى درجة للحرارة
تحتل بين 1 و 10 و 20 من كل شهر
MAX TEM (1st 10th & 20th each month)

متوسط درجة الحرارة AVERAGE TEM

أدنى درجة للحرارة
تحتل بين 1 و 10 و 20 من كل شهر
MIN TEM (1st 10th & 20th each month)

القيمة الصغرى لدرجة الحرارة
EXTREME MIN TEM

GRAPH PREPARED BY THE UNITED NATION MISSION

INFORMATION PROVIDED BY THE METEOROLOGICAL OFFICE DUBAI AIRPORT DATE 12.4.1975

An unofficial report of the UN estimated the population growth during the period, 1937 - 1965. These figures were completed from the Census of 1968 and the Census of December 1975. The table below shows the population growth during the period 1937 to 1975.

★ Population of the UAE and Growth Rate for the period 1937 - 1975

<u>Year</u>	<u>Population</u>	<u>Growth Rate</u>
1937	76,000	-
1950	80,000	0.39
1960	86,000	0.72
1965	110,000	4.89
1968	179,126	9.39
1975	653,565	16.20

The present available population is the result of the Census carried out in 1968 and 1975, and the following table shows the population estimate for each emirate:

▶ Population Distribution among the Emirates

<u>Emirate</u>	<u>1968 Census</u>	<u>1975 Census</u>
Abu Dhabi	46,375	235,662
Dubai	58,971	206,861
Sharjah	31,668	88,188
Ajman	4,246	21,566
Umm Al-Quwain	3,744	16,879
Fujeirah	9,735	26,498
Ras Al-Khaimah	24,387	57,282
Indefinite nomads	-	629
UAE	179,126	653,565

◆ Source: Ministry of Planning, 1968 and 1975 Census.

The large increase in population is due to the discovery of oil in the early 1960. Its continuous progressive production made the UAE an attractive area, for all kind of employees from all over the world, especially from Pakistan, India, Arab countries like Jordan, Syria, Egypt and Palestine, as well as Europe and America.

Although it is difficult to estimate the future population figures because the tabulation of the 1975 Census is not yet finished, but nevertheless, there are some estimates prepared by Government agencies which indicate that in the year 1990 the population growth will reach up to about 1.8 million persons. This figure is based on the following factors:

1. Natural population growth.
2. The trend to stay in the country instead of migrating outside, as it used to be in the past years.
3. The tendency of national immigrants to return to their home country.
4. The progressive economical prosperity of the country caused by the recent oil discovery.
5. The tendency of expanding agricultural areas.
6. The tendency for fast industrialization.

1-5 The General Economic Situation of the State ★

a) ★ General Information

It is quite clear that the structure of the economy of the UAE depends on oil, representing almost 65 percent of the Gross National Product. Abu Dhabi, the richest emirate for oil, represents 80 percent of the total national production, and it is followed by Dubai and Sharjah respectively.

The reason that oil represents the major natural product is because, the State did not give the same research consideration to other natural resources. This research has started in the decade of 1930. But presently, the interest for research is directed towards the survey of geology, mineral and other natural resources, as well as the study of possible economical utilization for the different minerals existing in the UAE. If development

can burst out from the country's natural resources either through the under ground or through the national waters, yet it can also depend on the available resources like agriculture and fisheries.

It is understood that the State has a limited agricultural capacity due to the poor quality of soil in some areas and the scarcity of soft water, but recent preliminary researches and surveys indicated possible expansion in agriculture, plantation and animal breeding (specially if adequate irrigation methods are used). This would suffice the Country demand for certain agricultural products, particularly fruits and vegetables, for a longer period around the year. Meanwhile, fisheries have a great future role to play in the economy of the State which would come right after oil. Reports state that the present benefit from fisheries is almost nothing compared to what could actually be obtained. The remaining factor left-over from natural resources is manpower. Therefore, both natural resources and human beings are the essential factors for the development and progress of a society.

The experience of other States indicates that timing in relation to the utilization of natural and human resources do not necessarily always happen at the same time. Available number of manpower can exceed utilization of natural resources and the contrary, as well, utilization of natural resources can far exceed the number of manpower in a society. The latter is an example of the present situation in the UAE and the Gulf region generally, with the exception of Bahrain to some extent. The former is an example of the present situation in Oman although the available number in manpower is met by acute shortage in skill and specialization.

b) ★ The Economy of Each Emirate

Although the oil is the main economic revenue of the UAE which influences the development of the country, yet the different production of the seven emirates forms the total economy of the State.

1. ★ ABU DHABI

The economy of Abu Dhabi depends basically on oil production which represents 80 percent of the National Income. It also depends on contractors, constructional industries, commercial and public services.

The annual oil production had been increased from 38.8 millions of barrels in 1972 to 474.5 millions of barrels in 1973 and 513 millions of barrels in 1974. After the discovery of oil, the industries developed progressively, particularly, the ones depending on crude oil and natural gas like refineries, gas liquidification, packing of natural gas and different petrochemical plants, like fertilizers, sulphate, and acid sulphate. Most of these industries are either at the execution phase or under study.

In Abu Dhabi there are some important economic activities such as light industries, soft drinks, domestic furniture, building materials, etc., in addition to the important State projects like the Cement Factory in Al Ain.

Agriculture, till now has no influence on the National Income, although it is one of the ancient activities in Abu Dhabi, and particularly in Al Ain and Liwa Oasis, where there is adequate soil and water for irrigation. Lately, the Government is investing a large amount of capital on many agricultural and experimental schemes like the Sadiyat Project, etc. The agricultural area in the south region of Abu Dhabi which is around 1480 hectares (excluding forest and old agricultural areas) represents about 12.1 percent of the total cultivated area in the UAE for the year 1973.

The services sector of Transportation, Housing and Administration which had improved substantially in the last five years, is considered one of the important sectors in the national income.

This improvement has produced an increase in salaries and wages paid by the Government which amounted to DH 383 millions in 1972, DH 561 millions in 1973 and DH 600 millions in 1974. Moreover, public services such as Education, Health, Water and Electricity have also increased.

The 1973 budget expenditures amounted to DH 1.274 millions, and it had increased to DH 4,607 millions in 1974, from which half of these expenditures were for various administrative departments. The Emirate's Investment Plan had also increased substantially during the last three years, from DH 461 millions in 1972 to DH 558 millions in 1973 and DH 1,534 millions in 1974. Development expenditures represent 20 percent of the total income.

Trade is the major factor in the balance of payments, which has a great effect on the development of trade to cover the expansion in the internal consumption followed by the increase in population and standard of living. Abu Dhabi imports almost all the commodities that are needed being either for consumption or industrial purposes. Imports increased from DH 575 millions in 1972 to DH 1,019 millions in 1973 and DH 1,468 millions in 1974. Exports, as well, had increased from DH 2,117 millions in 1972 to approximately DH 13,900 millions in 1974, mostly due to petroleum.

During the last few years, the Emirate of Abu Dhabi has participated in the development of the banking sector in order to encourage trade and investment. There are several local and foreign banks. Among them are the National Bank of Abu Dhabi, Abu Dhabi Fund for Development, Abu Dhabi Establishment for Real Estate Credits, and other establishments to help in construction and trade development.

2. ★ DUBAI

Dubai, as well, has a considerable income from oil, but not as large as the one of Abu Dhabi. Dubai started oil exports in 1969 at 3.6 millions of barrels annually and reached up to 85.3 millions of barrels in 1974. In addition to oil resources, there are some agricultural areas representing 6.1 percent of the total cultivated area in the UAE and several light industries including handicrafts and services.

Dubai occupies the first place in the Country's trade activities for many years back. The volume of imports had increased 10 times in 10 years. The figures show that in the year 1962 DH 109 millions had increased to DH 1,044.1 millions in 1971 (4 times in 3 years) exceeding to DH 4,523.7 millions in 1974, while taking in consideration the world wide rapid increase in prices. However, these are just indicative figures which reflect the outstanding increase in commerce. A large part of imports are re-exported, because Dubai has a close commercial relationship with Iran, India and Pakistan. Dubai is considering to reinforce its economic base by combining commercial and advanced industrial activities, and is in the process of establishing a dry dock to serve the largest vessels and tankers.

3. ★ SHARJAH

Oil was recently discovered and exported from its fields, placing Sharjah as one of the Emirates that exports petroleum. The agricultural area of 2,250 hectares in 1973 represents 18.4 percent of the total UAE cultivated areas. Its major products are vegetables and dates. The industrial sector of Sharjah is being developed, and it follows Dubai in its commercial activities.

4. ★ RAS AL-KHAIMAH

Agriculture is the dominating sector in its economy for Ras Al-Khaimah proved to be the richest emirate in agriculture. The cultivated area in 1973 was about 5,770 hectares representing 48 percent of the total cultivated area. There are many villages producing dates and various kinds of fruits and vegetables, as well as, cattle, goats, camels and sheep. This emirate has adequate facilities in agricultural study, research and training.

5&6 ★ ★ AJMAN AND UMM AL-QUWAIN

These two emirates depend mainly on fisheries. There are some potentials for mineral resources to be exploited. In Ajman there is a marble quarry and an industry for mineral water being recently put in operation.

7. AL FUJEIRAH

The Emirate of Al Fujairah has a promising agricultural future as it has a fertile soil. The cultivated area is about 1,590 hectares representing 12.9 percent of the total UAE cultivated area. The main production of the emirate are both fisheries and agriculture. The major items produced are vegetables and fruits.

The emirates could basically be classified as agricultural, industrial or commercial, which in the future will create an economic integration providing improvement to each field.

Building and construction are related to the form of development. Since the establishment of the Union, special consideration was given to the supporting sectors. These sectors had been improved substantially, for example, the electrical power had almost been doubled in Abu Dhabi and Dubai between the period 1971 and 1973 and is now in the process of being increased. The emirates have been linked together by first class highways. The capacity of airports and harbours are greatly expanded. Construction and urbanization growth is spread in all the emirates. Educational services had increased from DH 17.9 thousand in 1969 to DH 50,000 in 1973/74. Health, as well as religious services, social, cultural and information have also been extended and located in every city.

2. * SOCIAL AND ECONOMICAL DEVELOPMENT OF THE UAE

2.1 * The Experiment of Planning for Development since the Establishment of the Federal Union

- ➔ The UAE Development Plan is based on the following activities:
- ➔ - Federal Activity.
- ➔ - Local Emirate Activity.

Before the establishment of the Union, the following activities were also considered in addition to private sector initiatives, in order to secure the history and goals for all the emirates:

- * Improvement of Council Activity
- * Local Emirate Activity

Development had appeared in some emirates before the others. For example, in the year 1969 Abu Dhabi prepared a Five-Year Development Plan (1968-1972) for the investment of DH 2,960 millions. This figure was a great increase compared to about DH 18 millions being invested in 1962-1965. Dubai had started its development plans in early 1970.

Before the Union was formed, the activities of the Development Council was addressed to help the poorer emirates. The activities of the Council were very limited compared to those of the Federation which consisted of DH 57 millions in 1965-1969. Dubai had 4.8 percent, Sharjah 20.9 percent, Ajman 5.2 percent, Umm Al-Quwain 3.5 percent, Ras Al-Khaimah 20.4 percent, Fujairah 7.5 percent, and the rest was for projects to serve more than one emirate.

When the Union was established in 1971, increased resources were immediately directed for the development. In 1972 the amount invested was DH 44.5 millions, including payments to the private sector of agriculture and fisheries. This investment was equal to the Development Council activities made in five years. In 1973 the amount invested was DH 170.7 millions at an increased rate of 306.1 percent. In 1974, the increased credits were DH 326.5 millions, 80.7 percent higher than the previous year and 633.7 percent increase from the year 1972.

The following table shows the scheduled investment and the amounts actually spent during the three years 1972 to 1974.

<u>Year</u>	<u>Scheduled</u> *	<u>Implemented</u> **	<u>Percentage</u>
1972	44.5	14.7	33.00
1973	170.7	72.7	40.20
1974	326.5	160.1	49.00

* Fixed Investment - Total Fixed Capital

** Excluding secondary investment (Clause 3 - Private Payments) which amounted to DH 13.2 millions as expenditure for 1972 and 1973, and DH 93.3 millions scheduled for 1974.

The above table shows that although the Government as well as the contractors and consultants execute projects yet, they cannot compete with the substantial increase in the fixed capital invested annually. In 1972 the implemented projects amounted to DH 14.7 millions and in 1973 it amounted to DH 58 millions (four times that which was implemented in last year). During 1973-1974, it was increased to DH 87.4 millions being as much as that which had been accomplished in 1973. This took place when the fixed investment capital increased from DH 135.9 millions to DH 141.9 millions in 1971-1973, and 1973-1974 respectively, which means that the relationship between the implemented projects and the scheduled ones had been improved in the last three years rising to 62.4 percent in 1974. In the very near future it may compensate for the gap which existed since the beginning of the Federation.

The execution of the projects are accelerated by the increase in the fixed investment. The incompleting projects are considered as well, when preparing the budget for the following year and an increased capital is invested to avoid any disparity. The objective of these huge investment is to create a focus relating investment to execution and to decrease the gap existing between execution and investment.

The Federation Investment Plan for 1975 had increased to DH 971.1 millions in order to accelerate development projects. This represents an increase of 179.4 percent on scheduled projects and 56.6 percent on executed projects in 1974, excluding the supplementary projects. The total fixed investment which amounted to DH 1,116.6 millions included expenditure for private sectors like agriculture and fisheries.

The basic characteristics of the 1975 development projects were:

- ➔ To reinforce the linkage among the emirates.
- ➔ To support the fundamental elements of the national economy and projects like agriculture, mineral and geological survey.
- ➔ To maintain a balance among the emirates in order to reach similar urbanization.

➔ To secure proper services, and expand educational and health services as well as security, justice, religion, culture and information.

The Federation projects are divided into two types; individual projects to serve each emirate separately and joint projects to serve the whole Union. It proved that the joint projects are more beneficial than the individual ones and this procedure helped each emirate to participate in the development plan especially those emirates whose incomes were relatively low. The following table shows the distribution of the 1975 Federation fixed investment projects:

* 1975 Total Fixed Investment Ratio Scheduled to Each Emirate in Million Dirhams

<u>Emirate</u>	<u>Total Expenditure</u>	<u>1975 Budget</u>
Projects serving more than one emirate	9.4	11.4
Abu Dhabi	3.6	3.8
Dubai	8.8	6.5
Sharjah	23.3	20.2
Ajman	8.7	11.8
Umm Al-Quwain	7.4	8.8
Ras Al-Khaimah	18.2	19.0
Fujeirah	20.6	18.5
	100.00	100.00

* 2.2 Investment and the Socio-Economic Change

There has been a large increase in the State fixed investment as a whole and in each emirate individually which has oriented a fast change in the socio-economic situation. It is recognized from past experience that the limited market was one of the obstacles which faced the development plan. The investment structure for the coming years is reflected to industrialization and production by using the most advanced techniques for minerals. As a matter of fact, refinery and liquefaction of oil projects are progressing and are placed among the major projects.

Investment activity in the UAE considers three essential factors:

1. Gradually to close up the gap existing among the emirates by creating projects for each individual emirate and to develop them in order to suffice the requirements of each emirate.
2. To strengthen the linkage among the emirates by establishing joint projects such as water, electricity, transportation and communication.
3. To level the degree of urbanization among the emirates in aspects such as housing, construction and service projects including education and health.

Sharjah, the third emirate in population after Abu Dhabi and Dubai, obtained the largest share of the fixed investment, followed by Fujairah to join the development role and Ras Al-Khaimah by improving its agricultural and service projects. In regard to Ajman and Umm Al Quwain, they obtained a suitable share related to their population. The smallest share were given to Abu Dhabi and Dubai, justified by the fact that they both possess their own capital to invest.

In addition to the Federation fixed investment, there is a local investment and as mentioned above, each emirate depends on its own resources. For example, in Abu Dhabi, the local investment whether scheduled or executed exceed the Federation investment which was DH 3,500 millions in 1975, including production sector particularly the conversion industries and sectors strengthening finance and public services. Many other industries are feasible like iron, cement, asbestos, silver and fisheries. Fish is quite abundant and many industries are under study.

Moreover, if continuous investment increases progressively to the financial and service sectors, this will produce a great change in the economical feature of the country during the coming years.

The development strategy needs a balanced growth for the entire State and for each emirate individually to achieve urbanization level. This does not mean equality in quantity or in quality for each region but proper selection of the location of each industry and human settlements for the sake of raising the standard of living. Consequently, new location of cities, country-side and bedouin settlements will be distributed accordingly.

Presently, action is taken to improve the urbanization growth in each emirate by using efficient methods, taking in consideration the direct and indirect effects of civilization to social life. Certain internal and external immigration of different nationalities will be attracted to this developed focus which may imbalance the housing and town planning expansion.

Relatively, the rapid increase of manpower in a certain region will enforce great pressure on development, converting large investment to service activities. This fact will increase social services instead of economical development.

Therefore, it is of great importance to determine quite ahead a construction plan to be adapted to population growth of each region or emirate (industrial society requirements differ from the agricultural society requirements).

Rapid execution and service projects are to be regulated to immigration classification and national increase otherwise the society will face great problems and obstacles in every day life.

3 ► HOUSING POLICY ◄

The UAE main objective is to accomplish a comprehensive development plan including all the sectors particularly housing. The country has the following aims:

- 1. To raise the standard of living among all citizens.
- 2. To provide suitable houses for all expatriates to encourage them to increase their production.

The country is and will be for a long period of time an attractive centre for expatriates because of the wide availability of new job opportunities, and the limited number of national population. The UAE population structure includes national and non-nationals. This of course apply for two housing policies. These policies should go together side by side in the way of solving the housing problem which the country is experiencing. In order to solve it, we should first identify its features. As a result of the lack of statistical data and information regarding the housing situation, the Government developed a population and housing census. In December 1975, the Ministry of Planning was tabulating the

data that will be used as a base for a five-year comprehensive housing plan which will provide suitable houses with all services for each citizen.

3.1 Housing for Nationals

The overwhelming majority of nationals live in single family units, usually of their own. New civilization created many housing problems which affected the nationals. These problems normally fall under one or more of the following categories:

1. A higher standard of living that proved the inadequacy of the quality of old houses.
2. The natural increase of the number of families formed by nationals.
3. The new job opportunities created in the urban centers work places.

1. The wide jump caused by the discovery of petroleum and the economic development were the main factors that raised the cost of living in the UAE. New standards of living make the people look forward for a better house. This also gave them the motive to build new houses and to improve their old ones.

2. The number of national households is tending to increase as a result of the new marriages and the new feeling of independence and modernization as a result of the education. All these factors go to provide a suitable house for each new family instead of what was accustomed before that is more than one household live in the same house.

3. As a result of economic development many governmental and non-governmental agencies were created. That also created many new job opportunities that take place as a result of the activities that are programmed to locate in the different emirates. This was one reason for internal migration from rural to urban areas creating housing problem in cities.

3.2 Housing for non-nationals (Expatriates)

The UAE economy relies on oil. A wide economical development accompanied petroleum discovery as a result of using its revenue in establishing new

industrial activities such as aluminium smelter, cement plants, paint factory, etc. Non-nationals come to the country attracted by business and job opportunities. They are Arab, Europeans and Asians. This situation applies for building new housing units either single or multi-family units.

► Single Family Units (Villa)

Most of these units are built according to European standards. National investors and Arab from the Gulf area build these units and rent them to companies and individuals. Investment in this field is one of the best investments, as its revenue reaches annually to 50 percent of the total cost of the unit.

► Multifamily Housing Units (Flat)

A flat is one unit in an apartment building. It may include one, two or three bedrooms with a dining and living room beside kitchen, bathroom and toilet. Most of these units can be found near commercial areas. There are current trends of using these flats in commercial purposes as offices, this increases the demand for these units. Rental fees of flats are less than the single family units.

► Housing for Workers

These units consist of long strip of rooms with common toilets. They are built for a short period of time by different companies to provide shelter for their foreign labourers. These units are usually built in site of work or in the industrial areas.

4. ► MAIN FACTORS AFFECTING THE HOUSING SITUATION IN THE UAE ►

The main factors which affect the housing situation in the UAE are:

- 1. Land
- 2. Finance

4.1 ► Land

In contrast to other countries where it is normal to have problems regarding land availability for housing purposes, the UAE does not have this problem at all, as it has vast areas of land. The sandy areas can be used for industries or housing projects. Most of the land belongs to the Emirate (Local Government).

The local authority supplies water and electricity. Land is donated to nationals to build their own houses or to build rental housing. Land is being provided to the Federal Government to build low-cost houses that are donated to nationals according to defined priority. Nationals can buy lands in cities to build their collective housing. The Arab investors from the Gulf area can also buy lands for building the rental houses. In addition, some emirates allow Arab expatriates to build their own houses.

4.2 Financing

Financial resources of the housing projects in the UAE are the Federal Budget, local and foreign banks beside the houses built through the local budget of each emirate.

4.2.1 The Federal Government is financing the construction of low cost houses which are donated to nationals.

4.2.2 Development Bank: This bank was established by the end of 1974 and its work began by financing commercial and industrial projects beside giving loans for the construction of rental buildings for an interest of 4 percent a year.

The following table shows the work of the Development Bank in the field of housing in the whole Emirates in the year 1975.

→ <u>Emirate</u>	<u>Number of House Units</u>	<u>Investment Value in Dirhams</u>
→ Abu Dhabi	70	12,049,456
→ Sharjah	29	05,048,873
→ Ajman	8	02,394,000
→ Umm Al-Quwain	69	11,800,274
→ Ras Al-Khaimah	64	12,660,342
→ Al-Fujeirah	18	03,081,950
→ Total	258	47,034,895



4.2.3 Local Financing Houses: Local financing houses have been established to finance the commercial housing projects. If a citizen has a piece of land available the following local institutions finance the whole construction costs for an interest not more than 2 percent per year and at long terms:

1. Development Financing Establishment.
2. Islamic Bank.
3. Development Board.

4.2.4 Commercial Banks: The commercial banks are also financing around 80 percent of the construction costs in mortgage loans with an interest from 8 to 10 percent on short-term basis.

According to the UAE Currency Board Bulletin, Vol. 1 No. 2 of May 1975, the number of banks in the UAE were 20 commercial banks in the Country in December 1971; six of them locally incorporated and 14 were foreign banks. The number of commercial banks with license to operate in the country had increased to 39 in March 1975; eleven of them are locally incorporated and 28 are foreign banks.

Advance loans, overdrafts, and simple loans during the period June 1973 to September 1975 grew 3.65 times from DH 1,258 - DH 2 millions to DH 4,594 - DH 6 millions in only two years and three months. Mortgage loans during the same period of time grew from DH 13.9 millions in June 1973 to DH 428.2 millions in September 1975.

4.2.5 Nationals and the Arab Investors from the Gulf Area: Another source of housing finance in the country is constituted by private investors. They may be nationals including the Arab from the Gulf area who are permitted to own and invest in real estate. Rental houses is a good and attractive field of investment for nationals.

5 HOUSING AGENCIES

There are two levels of agencies involved in implementation of housing policy:

1. Federal Government.
2. Emirate Policy through the municipalities.

5.1 The Federal Government

The responsibility for housing activities within the Federal Government was given to the Ministry of Public Works and the Ministry of Housing and Town Planning.

The Federal Government is executing comprehensive projects including kindergartens, schools, clinics, mosques, shops, markets, social centres, and offices of government branches.

The Federal Government adopted the necessary plans for the development since the year 1973 and until the year 1976 as shown in the following table.

Year	Executing Agency	No. of Units	Type of Units	Total Cos in Million Dirhams
1973	* Ministry of Public Works	1200	Low-cost houses	60.00
	* Ministry of Housing & Town Planning	510	" "	25.50
1974	* Ministry of Housing & Town Planning	625	" "	70.00
1975	* Ministry of Housing & Town Planning	1612	" "	181.40
	■ Ministry of Housing & Town Planning	900	" "	30.80
	■ Ministry of Public Works	200	" "	20.00
1976	* Ministry of Housing & Town Planning	2700	" "	313.20

US\$ 1 = DH 4

5.2 Local Department Policy of Each Emirate

There is a steady increase in the number of low-cost houses to meet the increasing demand. All the emirates are sharing in the housing development, each in its own area by providing land. The investment in housing has been fairly important and it is used to be higher than housing investment made by the Federal Government.

5.2.1 The Emirate of Abu Dhabi

The most important housing investments are being made by the Emirate of Abu Dhabi. This emirate has received a large number of nationals as well as non-nationals after 1960. A severe housing shortage affected the emirate as it was required to start a housing programme, as a part of a Five-Year Development Plan.

The following table shows the amount of money invested by the Emirate of Abu Dhabi in building low-cost houses, (in millions dirhams)

<u>1970.</u>	<u>1971.</u>	<u>1972.</u>	<u>1973.</u>	<u>1974.</u>	<u>1975.</u>
19.6	23.7	18.0	17.6	56.7	101.10

US\$ 1 = DH 4.*

It is important to point out that the highest amount invested was in the year 1975.

5.2.2 The Emirate of Dubai

Dubai Municipality executed quite a number of low-cost housing projects to share in solving the housing problem. The following table shows the amount invested by the Dubai Municipality in building low-cost houses.

Year	Type of Construction	No. of Units	Total cost in million Dirhams
1972-73	Additional rooms in existing houses or units	1200.	12.00.
1974	New houses/units	150.	6.00.
1975	New houses/units	60.	2.00.

US\$ 1 = DH 4.*

It is planned that the Municipality will construct about 2000 units for low income nationals in the year 1976. These units will cost about 80 millions dirhams.

5.2.2 The Emirate of Sharjah

Construction development began recently in Sharjah because the economic exploitation of oil revenue had just began in 1974, and this had attracted a large number of expatriates looking for new job opportunities.

The following table shows the number of house-units built in Sharjah during the period 1974 - 1975. It is important to notice that there is a steady increase in the amount being invested in the year 1975 for housing.

■ Type of Unit	1 9 7 4 *		1 9 7 5 *		■ Percentage
	No.	Million Dirhams	No.	Million Dirhams	
■ Low-cost houses	97	3.39	147	5.14	51.5%
■ Single-family units (Villas)	40	6.00	121	18.15	202 %
■ Multi-family units	21	2.52	191	22.92	809 %

US\$ 1 = DH4 .

6. ► BEDOUIIN NEW SETTLEMENTS ◄

Bedouins live in the oasis near by the water and cultivated land. They live in primitive cottages, but each family live seperately. Up to the present days, they have barely changed their ways of living and morales, they still owns the pride and loyalty to their tribes and thay are extremely orthodox. The Bedouins do not like to live neither in rural nor in urban communities and it is difficult to introduce a sudden change to their living conditions.

The Government, through the Ministry of Housing and Town Planning, planned to raise their standards of living and to supply them with infrastructure and services. The following activities are made in this respect:

1.) Direct contacts with the tribes have been made in order to identify the suitable location for their new houses, as well as to attract quite a number of them to live in one area and let them make use of the new services.
2.) After agreement to the location, the local emirate donates land to the Bedouins to build their houses.
3.) The Ministry then designs the area ; each house is separated from the other house by a distance of 24 m x 24 m. Each area has medical and educational services as well as commercial centres.
4.) Construction of new units are executed under the supervision of the Ministry. Each house is designed according to their customs and it consists of 2 bedrooms, one sitting room, one bathroom, a kitchen and a toilet in an area of about 110 sq. metres.
5.) In the Ministry of Housing there is a department taking care of the citizens' applications for new houses. After careful study of each

application, then the Ministry distributes the houses according to their priorities.

6. While building the houses, both the Ministry of Electricity and Water, and the Ministry of Public Works supply the basic infrastructure and pave the roads.

◀ Evaluation of this Experiment ▶

Recent study and analysis are being made for this experiment. There will also be a study for the Bedouins' social conditions in order to avoid any faults.



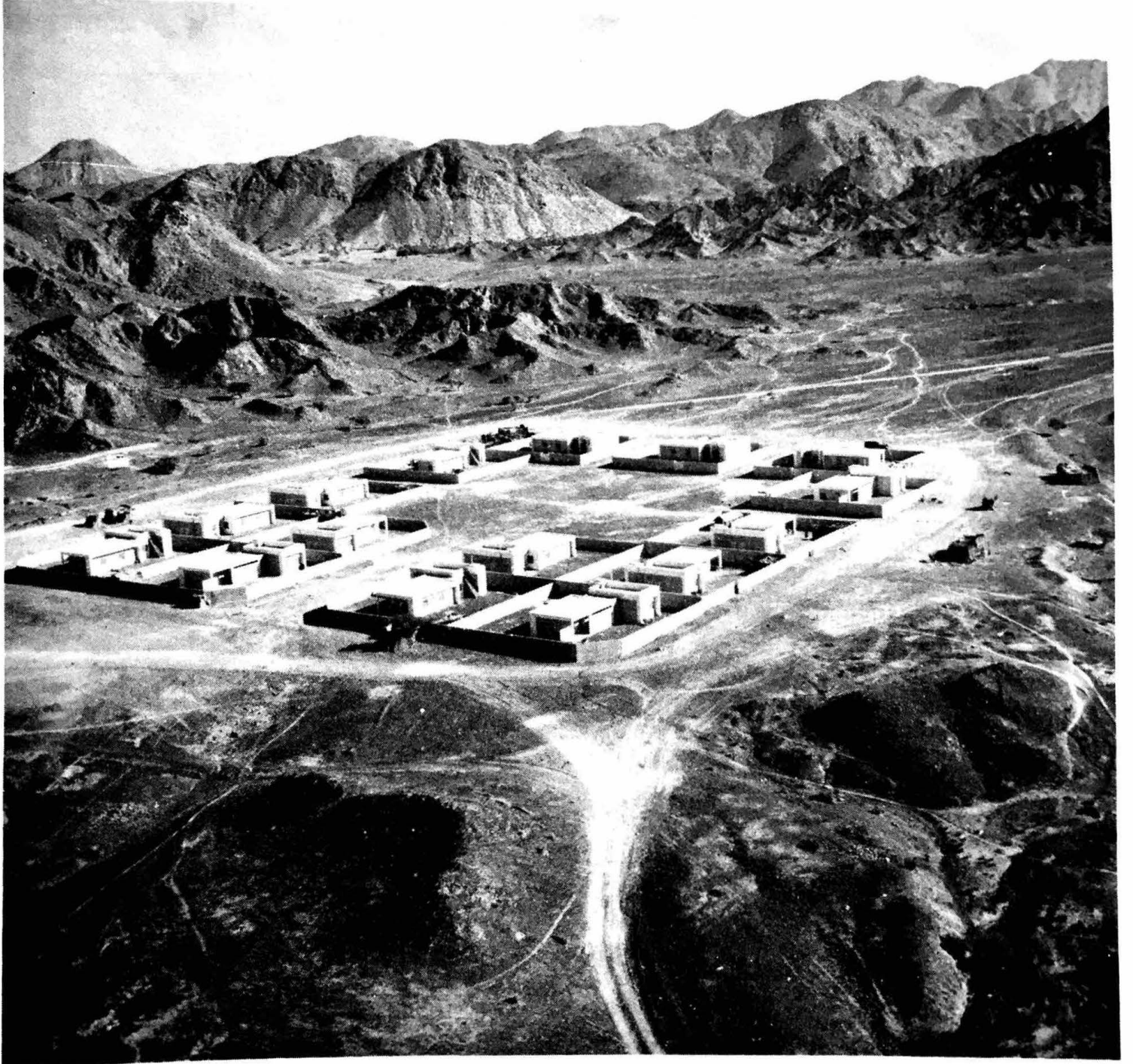
7. P R O B L E M S

The Federal Government intends to provide a suitable house to both the nationals and non-nationals but it is facing the following problems:

- ▶ 1. Lack of data and information needed for the housing plans.
- ▶ 2. Limited ability of the contractors to execute housing projects.
- ▶ 3. Lack of comprehensive social studies needed to accomplish this goal.
- ▶ 4. Building materials are imported, the case which makes the prices uncontrolled. In order to avoid this problem, the Country is taking the following measures:

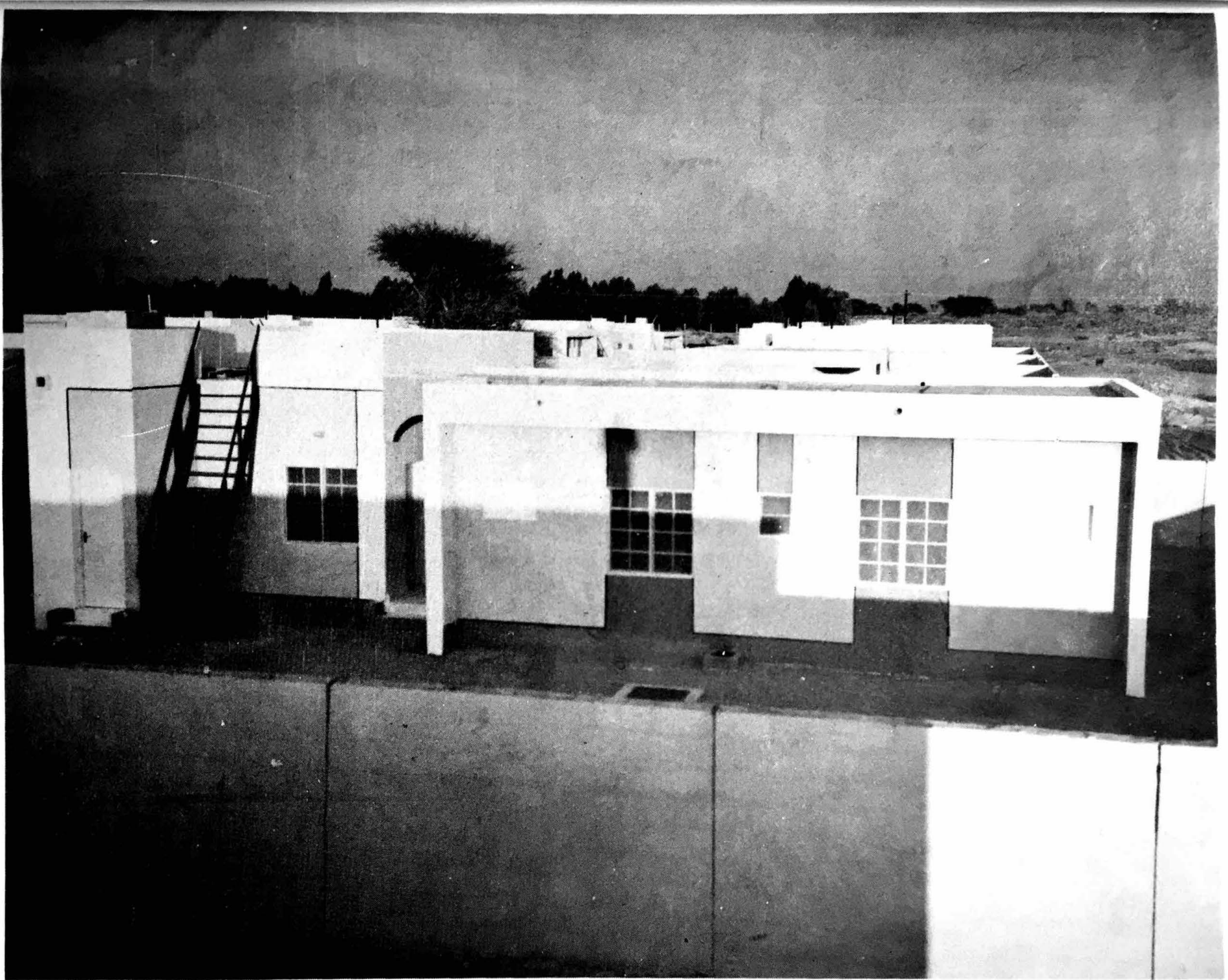
- a) Four cement factories are being erected - one in Abu Dhabi with production capacity of 250,000 tons annually, one in Dubai with a capacity of 300,000 tons, one in Ras Al-Khaimah with a capacity of 250,000 tons and one in Sharjah with a capacity of 200,000 tons.
- b) The country has already signed a contract for carrying out a feasibility study for prefabrication and a first step towards using prefabrication on a large scale is in the process.
- c) A factory for cement blocks is being erected.
- d) Another factory for aluminium products is being built in Dubai.
- e) The population and housing data is being prepared using the 1975 Census in order to use it as a base for the Five-Year Plan.
- f) A United Nations Mission is cooperating and helping the Government to identify and solve its housing problems.





New Housing Units in Shoka

وحدات سكنية جديدة للبدو بمنطقة شوكا



A New Housing Unit in Ras Al Khaimah

وحدة سكنية جديدة برأس الخيمة