SCOPe OF WORK
FOR

THE STRATEGIC URBAN DEVELOPMENT MASTER PLAN STUDY
FOR A SUSTAINABLE DEVELOPMENT OF
THE GREATER CAIRO REGION
IN
THE ARAB REPUBLIC OF EGYPT

AGREED UPON BETWEEN
MINISTRY OF HOUSING, UTILITIES AND URBAN DEVELOPMENT
AND
JAPAN INTERNATIONAL COOPERATION AGENCY

CAIRO, Month Date, 2006

Dr. Hazem El Kouedi
Chairman
General Organization of Physical Planning
Ministry of Housing, Utilities and Urban Development

Mr. Katsuhiko Ozawa
Resident Representative
JICA Egypt

Witnessed by:

Mr. Nabil Abdel Hamid Hassan
Under Secretary of State
Ministry of International Cooperation

18.12.2006
I. INTRODUCTION

In response to the request from the Government of the Arab Republic of Egypt (hereinafter referred to as “the GOE”), the Government of Japan (hereinafter referred to as “the GOJ”) has decided to implement “the Strategic Urban Development Master Plan Study for a Sustainable Development of the Greater Cairo Region” (herein after referred to as “the Study”) with the framework of the Agreement on Technical Cooperation between the GOJ and the GOE signed on June 15th, 1983 (hereinafter referred to as “the Agreement”).

Accordingly, the Japan International Cooperation Agency (herein after referred to as “JICA”), the official agency responsible for the implementation of the technical cooperation programs of the GOJ, will undertake the Study, in close cooperation with the authorities concerned of the GOE.

The Ministry of Housing, Utilities and Urban Development (herein after referred to as “MOHUUD”) shall act as the responsible agency repressed by the General Organization for Physical Planning (herein after referred to as “GOPP”). GOPP shall act as a counterpart agency to the JICA Study Team, under the supervision of MOHUUD. GOPP shall act, on behalf of the GOE, as the coordinating body with the other relevant organizations for the smooth implementation of the Study.

II. OBJECTIVES OF THE STUDY

The objectives of the Study are as follows:

1) To formulate the strategic urban development master plan for the Greater Cairo Region (herein after referred to as “the GCR”) in the target year of 2027, which will enable the GCR to achieve a sustainable social-economical development through a balanced urban development.

2) To demonstrate the validity of the combination of urban development and transportation corridor development, through a pre-feasibility study for one/two development corridor(s) – which connect the inner city with new urban communities.

III. STUDY AREA

The Study area, showed in Attachment 1, shall cover the GCR, adjoining regions with consideration of 20 km in diameter from the city center and new communities which are located out of this boundary.
IV. SCOPE OF THE STUDY

The Study shall consist of one strategic urban development master plan and one pre-feasibility study as follows:

1) Strategic urban development master plan for 2027 (in consideration with urban functions relocation and new communities' revitalization)

(1) Work for urban planning for the GCR
   a. Collecting basic data for urban planning (population structure and distribution, economic structure, existing urban development plan, existing land use, existing environmental pollution, existing infrastructure, existing traffic congestion, etc.)
   b. Analyzing issues resulted from mono-polar concentration
   c. Evaluating development potential of land
   d. Analyzing development trend in the GCR
   e. Formulating urban development strategies for the GCR
   f. Formulating strategic spatial structure for the GCR
   g. Formulating master plan which will propose land-use zoning and strategic urban development actions by areas (these actions will include “transferring urban functions from the center of Cairo” and “revitalization of new communities”)
      i) Work for the plan of transferring urban functions from the center of Cairo
         ➢ Conducting social survey to grasp the conscious of the people in the GCR on urban functions relocation
         ➢ Identifying urban functions which should be transferred from the center of Cairo and identifying destination of these urban functions
         ➢ Formulating redevelopment plan for the center of Cairo after the transfer
         ➢ Preliminary estimating cost for urban functions transfer and revenue from redevelopment
      ii) Work for the plan on revitalization of new communities
         ➢ Revising development plans in new communities, taking into account relocation of urban functions which are transferred from the center of Cairo
         ➢ Preliminary estimating cost for revitalization of new communities
   h. Assessing social and economic impacts - including impacts on existing transportation plan - resulted from the urban functions/facilities transfer from the center of Cairo, from redevelopment of the center, and from revitalization of new communities
   i. Identifying priorities of urban functions transfer projects and new community development projects, formulating implementation and investment plan

(2) Selecting one/two prioritized development corridor(s), which connecting one central area and one new community, for pre-feasibility study
a. Setting criteria to select feasible development corridor(s)
b. Selecting one/two feasible development corridor(s) based on the above mentioned criteria

2) Pre-feasibility study for prioritized development corridor(s)
   (1) Work for urban development plan of the corridor(s)
       With sufficient consideration on master plan formulated in the strategic urban development master plan in 1) and the development of transportation system, the Study will conduct following work:
       a. Redevelopment/development plan of areas surrounding existing/new stations (if existing)
          • Land use plan
          • Main facilities location plan
          • Cost estimation and financial analysis for facilities development projects
       b. Revision of development plan of new communities
          • Land use plan
          • Main facilities (transport, water, housing, industry, etc.) location plan
          • Cost estimation and financial analysis for facilities development projects
          • Economical analysis of new communities’ development
       c. Revision of plans in a. and b. with consideration on development of transportation system in 2)-(2)
   (2) Work for Pre-F/S of transportation system
       a. Collecting data on economic growth, demographic, employment, existing travel demand etc.
       b. Forecasting travel demand in the future, taking into account the impact from urban development/redevelopment along the corridor
       c. Suggesting technical solution for transport system
       d. Economical and financial analysis
   (3) Proposals for implementation for developing the corridor
       a. Proposal on Public Private Partnership scheme (hereinafter referred to as “PPP scheme”) applied for urban redevelopment/development projects
       b. Proposal on PPP scheme applied for transportation system development project
       c. Proposal for strategies in attracting private investment on areas surrounding existing/new stations and new communities
V. STUDY SCHEDULE

The Study will be carried out within thirteen (13) months period in accordance with following tentative schedule. The schedule, including report submission dates stated in the next clause (VI), is tentative and subject to be modified when both parties agree upon and any necessity that arises during the course of the Study.

<table>
<thead>
<tr>
<th>Month</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
<th>11</th>
<th>12</th>
<th>13</th>
</tr>
</thead>
<tbody>
<tr>
<td>Work in Japan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Work in Egypt</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

VI. REPORTS

JICA shall prepare and submit the following reports in English to the GOE.

1. Inception Report:

   Thirty (30) copies, at the commencement of the Study.

2. Interim Report, which contains the basic result in strategic development master plan for the GCR:

   Thirty (30) copies, within five (5) months after the commencement of the Study.

3. Draft Final Report, which contains after the commencement of the Study:

   Thirty (30) copies, within twelve (12) months after the commencement of the Study.
   The written comments on the Draft Final Report from the GOE shall be delivered to JICA within one (1) month after the receipt of the Draft Final Report.

4. Final Report, which contains the final results of the Study and is the revision of the Draft Final Report based on the comments from the GOE:

   Fifty (50) copies, within thirteen (13) months after the commencement of the Study.

VII. UNDERTAKING OF THE GOE

In accordance with the Agreement, the GOE shall accord privileges, exemptions and
benefits to the JICA Study Team (hereinafter referred to as “the Team”) as follows:

1. To facilitate smooth conduct of the Study, the GOE shall take the following necessary measures:
   (1) To permit the members of the Team to enter, leave and sojourn in Egypt for the duration of their assignment therein, and exempt them from foreign registration requirements and consular fees;
   (2) To exempt the members of the Team from taxes, duties, and other charges on equipment, machinery and other materials brought into Egypt for the implementation of the Study;
   (3) To exempt the members of the Team from income tax and charges of any kind imposed on or in connection with any emoluments or allowances paid to the members of the Team for their services in connection with the implementation of the Study;
   (4) To provide necessary facilities to the Team for remittance as well as utilization of the funds introduced into Egypt from Japan in connection with the implementation of the Study.

2. The GOE shall bear claims, if any arises, against the members of the Team resulting from, occurring in the course of, or otherwise connected with, the discharge of their duties in the implementation of the Study, except when such claims arise from gross negligence or willful misconduct on the part of the members of the Team.

3. The GOE shall, at its own expense, provide the Team with the following:
   (1) Security related information as well as measures to ensure the safety of the Team;
   (2) Available data and information related to the Study;
   (3) Counterpart personnel;
   (4) Suitable office space with necessary office equipment and furniture in Egypt;
   (5) Credentials or identification cards; and
   (6) Information on as well as support in obtaining medical services. These expenses will be chargeable on the members of the Team.

VIII. UNDERTAKING OF JICA

For the implementation of the Study, JICA shall take the following measures:

1. To dispatch, at its own expenses, the Team to Egypt; and
2. To pursue technology transfer to Egyptian counterpart personnel in the course of the Study.
IX. OTHER CONCERNS

JICA and the GOE shall consult with each other in respect of any matter that may arise from or in connection with the Study.