PLANNING FOR THE UNPLANNED

A CASE STUDY OF SLUM SETTLEMENTS IN JEDDAH, SAUDI ARABIA

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ABSTRACT

RESEARCH PAPER: Planning for the Unplanned: A Case Study of Slum Settlements in Jeddah, Saudi Arabia

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Slums or unplanned settlements have a long history in the world and in the Middle East. Unplanned settlements are regarded as one of the main problems facing cities. They may seem only an urban issue but in fact, they result for several reasons such as economic, political and social.

Unplanned settlements happen for several reasons such as population growth and migration from rural areas to the cities. General characteristics of unplanned settlements worldwide and in the Middle East in particular, are a lack of basic services such as infrastructure, schools, hospitals and safe areas.

There are many strategies to address unplanned settlements such as clearance, upgrading and conservation. However, concerted efforts by public sector, private sector and informal sector are important to fix these problems of unplanned settlements.
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CHAPTER ONE

INTRODUCTION

United Nations (UN-HABITAT) defines a slum household as a group of individuals living under the same roof in an urban area who lack one or more of the following:

- Durable housing of a permanent nature that protects against extreme climate conditions.
- Sufficient living space, which means not more than three people sharing the same room.
- Easy access to safe water in sufficient amounts at an affordable price.
- Access to adequate sanitation in the form of a private or public toilet shared by a reasonable number of people.
- Security of tenure that prevents forced evictions. (United Nations, 2003)

Unplanned settlements have become a big problem of many cities around the world, even though they are different in location, size, function and social mix. Saudi Arabia is no exception to that. Unplanned settlements are not a new phenomenon in cities. They have been part of the history of most cities, and a place for people who do not have
money to rent or buy a house because that is the only option for these people in most countries. (Cities alliance, 2003)

Unplanned settlements are among the major urban problems. They may seem only an urban issue but in fact, they result for several reasons such as economic, political and social. Today, there are more than 1 billion people living in unplanned settlements in the world. Residents of unplanned settlements in the world will rise to about 2 billion by 2030. (United Nations, 2003)

There are many words are often used to describe unplanned settlements within cities such as shanty town, illegal areas, autonomous urban settlement, uncontrolled urban areas, squatting areas, slum areas, marginal housing.

**Research Paper Problem**

Unplanned settlements in Saudi Arabia are characterized by the following:

- Lack of basic services and amenities such as water, sanitation, waste collection, storm drainage, street lighting, paved footpaths, roads for emergency access.
- Residents of unplanned settlements live in poor quality, and often unsafe.
- Lack of schools and clinics within easy reach, safe areas for children to play.
- Lack of places for the community to meet and socialize.
Study Objective & Purpose

- The study objectives are to discuss problems of unplanned settlements such as urban, economic, social and health. The purpose of this study is to identify a way to encourage private sector to improve unplanned settlements to make a better life for low-income people in Jeddah city.

Causes of Unplanned Settlements in Saudi Arabia

Unplanned settlements in Saudi Arabia happen for several reasons:

- Population growth.
- Migration from rural areas to the cities.
- High urban land prices.
- Weakness of the municipal administration.
- Illegal residents.

Below, I explain in greater detail, these five factors.
Population Growth of Saudi Arabia

![Population Growth of Saudi Arabia](image)

The total Saudi population as of 2012 stands at 29.19 million, compared with 20 million in 2010, 16 million in 1990, 6 million in 1970 and 3 million in 1950. The population growth rate in the Kingdom of Saudi Arabia is 2.9%.

**Migration from Rural Areas to the Cities**

During the last few years, Saudi Arabia had a huge migration from rural areas to cities. According to King Saud University, 74% of people who had been living in rural areas migrated to cities. The main reason for that is absence of regional planning in Saudi Arabia. (King Saud University, 2003) In that time Saudi cities were attraction areas, had job opportunities, social services (health, education, etc.) and entertainment. Now,
ministry of municipal and rural affairs realizes that issue and starts supporting the rural areas by universities and hospitals building, etc.

**High Urban Land Prices**

High urban land prices happen for a number of reasons such as infrastructure and social services. In addition, there is another reason, which is oil price. There is a direct relationship between oil prices and land prices. When oil price goes up, the land price would be high. For example, in Saudi Arabia especially from 2002 to 2005, house prices rose 13.7% annually while average land prices rose 16.5% per year. (National Commercial Bank Capital, 2012) (NCBC), the largest bank in the Middle East.

![Crude oil, Spot Average price chart](Image)

**Figure 2**: Oil barrel price. Source: Mongabay in the San Francisco Chronicle, 2012.

This chart shows that, U.S. dollars (USD-) per oil barrel, and we note that oil barrel price goes up from 1999 until now 2013. That indirectly effects on land prices because economy of Saudi Arabia depends totally on oil.
Weakness of the Municipal Administration

Ministry of Municipal and Rural Affairs and ministry of higher education in Saudi Arabia are among the major reason for unplanned settlements. For example, in 2001, Saudi Arabia had just seven universities in main cities. Now, there are more than 35 universities.(Ministry of higher education, 2012). In addition, the municipalities could not address housing crisis in Saudi Arabia. This is because weakness of regional planning and housing strategy. So, the government sets up new ministry for housing in 2011. (Ministry of housing, 2012)

Illegal Residents

According to Makkah province, 450,000 people had overstayed their Hajj and Umrah visas and decided to live illegally in Saudi Arabia. They have been living in the Kingdom for more than 40 years and no longer hold the nationality of their home countries. (Makkah province, 2012). Hajj is one of the five pillars of Islam, and may be undertaken at specific time of the year at the holy sites and the Holy Mosque in Makkah. Umrah may be undertaken it at any time of the year at the Holy Mosque in Makkah.
The Methodology

Unplanned settlements

Issue, urban, economic and social problems

Goal, making a better life for people who live in slums.

Development types

Clearance
Up-grading
Conservation

World experience

World
Middle East

Analyses

quantitative approaches

Secondary sources

Pick One of Jeddah slums

Urban Characteristics
Economic Characteristics
Social Characteristics
Jeddah municipality
Gov. Policies

Identify a way to encourage private sector to improve unplanned settlements

opportunity & Constraints

Analysis

Figure 3: Research Procedure.
The Methodology

In figure 3, planning for the unplanned, a case study of slum settlements in Jeddah, SA. This is a topic of my thesis, I chose it because there are urban, social and economic problems in slums of Jeddah. My goal is to identify a way to encourage private sector to improve unplanned settlements to make a better life for low-income people in Jeddah city.

Firstly, I am going to study development types of slums such as clearance, up-grading and conservation, and world experiences to know more about how these countries deal with slum problems.

Secondly, after analyzing all of that, I am going to pick one of Jeddah slums to study it and to know more about it such as, who lives there, who owns the land, how and when slums exist in Jeddah city. In addition, I am going to analyze urban, social and economic characteristics of the area that I picked in Jeddah city.

Thirdly, I am going to study Saudi Arabia's government policies about unplanned settlements. Then I am going to identify a way to encourage private sectors to improve unplanned settlements. Finally, it is going to be about recommendation, summary and conclusion.
Outline of the Rest of Research Paper

Chapter two is going to be about Literature Review. It is going to focus on five factors which are: who wrote what about unplanned settlements, types of unplanned settlements, the problems of unplanned settlements and finally how they address these problems.

Chapter three is going to be about a case study which is Cairo city. After that, I am going to pick one of Jeddah unplanned settlements to describe the characteristics of urban, economic and social.

Chapter four is going to identify a way to encourage private sector to improve unplanned settlements. Chapter five which is the final chapter, is going to be about conclusion and recommendations.
Slums or unplanned settlements have a long history in the world and in the Middle East. In Egypt, informal settlements (called Al- ashwaia’t or “random” zones in Arabic) “are ubiquitous in both urban and rural areas. Unplanned settlements are illegal, or extra-legal, in that they breach one or more laws regulating planning, subdivision, construction, registration of property, or preservation of agriculture lands”. (The Cities Alliance, 2003)

In Sao Paulo, there is an academic definition of slums which is "favelas are urban agglomerations in public or private areas, occupied by non-owners, in which dwellers build houses outside the legal codes of allotment and building. The favelas' illegality, however, is determined by the conflict between the land's owner (public or private) and the possessor, and by the non-observance of legal rules for occupation of urban land. Their existence within the urban fabric also results from the devaluation of the plots around them" (Bueno, 2000)
Morocco slums as elsewhere, they are located inside and outside the formal city, reaching 293,000 households in 83 towns and cities. (Baverel. 2002). According to Global report on slums, slum in Morocco is defined as any settlements of precarious housing either on private plot of land, or with the settlers being provisionally tolerated on publicly owned plots of land. (United Nations, 2003)

According to global report on slums, there are several types of unplanned settlements of Cairo city. They are classified into four types based on location:

A- Informal settlements on former agricultural land.
These are happening in agricultural land by private residential buildings without subdivision plans and permitting to build there. (See figure 4)

B- Informal settlements on desert land.
This type of unplanned settlement is defined as private residential buildings that happened out of the urban area on vacant lands. It is expanding slowly with lack of control by the government.

C- Deteriorated historic land.
These are located in heart of Cairo. It is a result of the urban expansions of Cairo. For example, Darb el Ahmar and El Gamalia. (See figure 5)

D- Deteriorated urban pockets.
These are located inside urban scope of Cairo. They are defined as an old development that happened around the beginning of the 20th century.
Figure 4: Slums on former agricultural land Cairo. Source: Yhaya Shdyd, 2000.

Figure 5: slums in the old city of Cairo. Source: Yhaya Shdyd, 2000.
In Sao Paulo, there are two types of unplanned settlements, they are Favelas and Cortico. "Favelas are agglomerations of dwellings with reduced dimensions, built with inadequate materials (old wood, tin, cans and even cardboard) distributed irregularly in plots almost always lacking urban and social services and equipment, forming a complex social, economic, sanitary, educational and urban order". (Municipality of Sao Paulo. 2000)

Cortico is “a unit used as collective multi family dwelling, totally or partially, which present a lot of characteristics such as, made up of one or more building constructed on an urban lot, subdivided in several rented, sublet or ceded units on any ground whatsoever and several function performed in the same room”. (United Nations, 2003)

There are many challenges of slums facing the cities. For example, the main challenges of slums facing the Cairo city are the following:

Firstly, there is poor infrastructure, public services, and transport. According to Global Report on slums, 32 % of households who live in Manshiet Nasser which is Cairo Slums, are living without public water supply inside dwelling unit.

Secondly, there is a lack of household income for example, according to Global report on slums, household income of Ezbet Bekit residents are as follows, 50,1 percent between $44 to $88 per month. 15,2 percent below $44 per month, and 34,7 percent above $88 per month. (United Nations, 2003)
Thirdly, there is air pollution and health problem. For example, residents of Ezbet Bekit have health problems such as diarrhea, kidney, liver and eye skin ailments. Finally, there are ‘a complex set of institutional arrangements that fragment responsibilities and constrain an efficient service delivery mechanism’. (United Nations, 2003)

Cairo city has some policies and actions taken to improve slums area and alleviate poverty, such as ‘geographical targeting and the government's national fund for urban upgrading, socio-economic targeting and the rural bias in poverty alleviation and non-governmental organization activities (NGO)’. (United Nations, 2003)

In Sao Paulo, there are obstacles to improve slum area. They are the following:

Firstly, high urban land prices to build new housing units, given the scarcity of land in the formal real estate market. Secondly, household income, there is the low indebtedness capacity and the parallel difficulties encountered by low-income families to secure access to housing finance. Finally, ‘high crime rate caused by the presence of organized criminal gangs. This can make it hard to improve the slum areas’. (Cities Alliance, 2003)

According to the municipality of Sao Paulo, there is ‘a program brought by the federal and state governments. The program has made housing investments directed at other areas, especially the building of new housing projects and basic sanitation. Luiza Erundina was São Paulo's mayor from 1989 to 1992. She made a specific program to upgrade slums in the areas near watersheds, with the aim of maintaining settlements and
improving urban infrastructure, water and sewage services, and the collection and final disposal of garbage’. (United Nations, 2003)

That program served more than 41,000 families, with about US$ 50 million in investments. The financial support came from three sectors which are; the World Bank and a quite differentiated institutional arrangement, networking with three neighbouring city governments and the state government. (United Nations, 2003)

In Morocco, there are many problems of slums facing the cities which have slums. The problems are an absence of the state and public facilities, slum dwellers suffer from insecure tenure, household income, dilapidated housing, poor infrastructure, lack of paved roads, lack of water, lack of electricity networks and lack of school. (The Problem of Slums, 2011)

To address all of these problems, ‘Morocco government launched the national Moroccan program aimed to eradicating all slums by 2012 through making home ownership affordable for the urban poor’. (Baverel, 2002)
To improve unplanned settlements in Morocco, the government created the national Moroccan program aimed to address all problems of slums, the program is based upon the following principles

- “City Contracts” which bind the local authorities and other stakeholders to the success or failure of citywide programs by setting a date by which time a city should be declared a “City Without Slums”;
- The willingness to let the private sector play the lead role in housing supply.
- An increase in affordable housing stock to meet the demand. The Government’s goal is to produce 100,000 social housing units and service land plots annually. (Baverel, 2002)
In this chapter, I will discuss Cairo, Egypt as an example of slums in a country and related this to my case study city, Jeddah.

**Cairo, Egypt**

Cairo, Egypt. It is a famous city to most readers. It is the largest city in Africa and the Middle East, and located near the Nile Delta. The population of Cairo is around 15 million inhabitants. In Cairo, there are more than 81 slums. (United Nations, 2003)
“Today, 45 percent of Egypt’s population is living in slum conditions. There are about eight million slum dwellers in greater Cairo.” says Abdallah Adel Aziz Attia, professor of architecture and urban planning at Ain Shams University.

“Cairo is a big informal city with strips, just strips, of formality,” explains Naglaa Arafa, programme analyst for the UN Development Programme’s slum upgrading initiative.

“It’s far worse higher up the hill. People don’t have water, toilets or electricity. In winter people cannot sleep because of the rain coming through their roofs – they crouch under tables and chairs,” Essam explains, vividly describing what the UN Human Settlements Programme. There is no official definition in Egypt for slums. But, there is a word, called, Asshwai which means (Slum area). Asshwai indicates underserved urban area or deteriorated. (United Nations, 2003)

Cairo city, slums area have been classed into four types based on location: (Chapter 2 mentioned that)

A- Informal settlements on former agricultural land.
B- Informal settlements on former desert state land.
C- Deteriorated historic land.
D- Deteriorated urban pockets. (United Nations, 2003)
Types of slums based on location in Cairo city.

Figure 7: Cairo Map. Source: United Nations, 2003.
The Zeinhum Slum in Cairo

Zeinhum is a slum area, located in the South-Eastern part of Cairo, Egypt. It is regarded as one of Cairo’s largest informal settlements. It is a very poor district of Cairo. It has been redeveloped by a Non-governmental organization (NGO) which is Egyptian Red Crescent (ERC), public sector which is engineering department of the Ministry of Defense and private sector which is a private company. The project began in late 2000, and aims to create a good quality of community life. Population of Zeinhum is 18,764 persons. (Urban Renewal, 2000), It occupies an area of 123.55 hectares.

Unplanned settlements of Zeinhum are characterized by narrow streets, very high residential densities and insufficient infrastructure, illiteracy, services, poverty the average income mounting to LE272 (less than $50) per month (ERC, 2000).

The program of Egyptian Red Crescent to upgrade Zeinhum was focused on:

- The root causes of the health problems and poverty in Zeinhum.
- A healthy and proper environment.
- Social, economic activities and citizen participation in the upgrading process.

(Egyptian Red Crescent, 2000).
Zeinhum Before Development

In this picture we note the narrow streets and dilapidated housing. Also, we note the lack of paved roads and an absence of the state and public facilities.

In this picture we note the materials of construction are woods. Also, we note the area does not have the basic services such as lighting and water.
Zeinhum After Development

There are three Zones in Zeinhum (Three steps). Below, I explain in greater detail, these three zones.

The First Zone

In this plan;

- The building blocks are 28.
- Each building block has 12 apartments.
- The average area of apartment is 70 m².
- There are a social, cultural and health center to provide the needed services to community members.
- According to ERC, the total number of residents who returned to Zeinhum was 344 families.
The Second Zone

This plan began in 2003 and finished at the end of 2004.

In this plan:

- The building blocks are 49.
- Each building block has 12 apartments.
- There is a shopping mall.
- There are a women’s club, a child’s club, computer lab, and sewing and needlework workshops.

Figure 11: Shows Layout of Zone two. Source: Egyptian Red Crescent, 2000.
The Third Zone

This plan began in August 2005 and finished in the end of 2004.

In this plan:

- The building blocks are 71.
- Engineering department of the Ministry of Defense built 18 building apartment blocks.
- A private company built 53 building blocks.
- Each building block has 12 apartments.
- There is a school.

Figure 12: Shows Layout of Zone three. Source: Egyptian Red Crescent, 2000.
Some Pictures of Zeinhum After Development

Figure 13: Shows the new building blocks in Zeinhum. Source: Egyptian Red Crescent, 2000.

Figure 14: Shows the Nursery in Zeinhum. Source: Egyptian Red Crescent, 2000.

Figure 15: Shows the computer lab in Zeinhum. Source: Egyptian Red Crescent, 2000.
Lessons Learned

We learn that there are many ways or strategies to deal with slum areas such as slum clearance, slum upgrading and conservation. Slum clearance means removing all the area and builds the area as a new one. Slum upgrading means to provide basic services such as streets, water, schools, hospitals and electricity to the slum area without removing it. Conservation means keeping the slum area that is located in downtown. Each type has advantages and disadvantages.

Based on financial support, urban, social and economic characteristics of the slum area, the countries can choose one of strategies to deal with slum areas.

Cairo city chose the first strategy which is slum clearance, and to avoid the social and culture problems of slum dweller, they created social and cultural programs to help these people to adapt with community.

Also I learn that, public sector, private sector and non-organization government worked together to develop Zeinhum area.
**Brief History of Saudi Arabia**

The official name of Saudi Arabia is the Kingdom of Saudi Arabia; also it is known "The Land of the Two Holy Mosques". Saudi Arabia is located in the Middle East and is the largest Arab country in Asia. It is bordered by the Red Sea on the West, the Arabian Gulf, the United Arab Emirates and Qatar on the East, Yemen and Oman on the South and Jordan, Iraq and Kuwait on the North.

The total Saudi population as of 2012 stands at 29.19 million. (Center department of statistic and information, 2012), and the land area of Saudi Arabia is approximately 2,194,000 km². Source: Ministry of Municipal and Rural Affairs, 2012.

*Figure 16: The world map shows that location of Saudi Arabia. Source: Ministry of Municipal and Rural Affairs, 2012.*
Administrative Divisions of Saudi Arabia

Saudi Arabia has 13 provinces, each headed by a governor, who is the regional representative of the Ministry of Interior.

This map shows the 13 provinces and main cities such as Makkah which is the birthplace of the Prophet Muhammad and regarded as the holiest city in the religion of Islam. Madinah is regarded as the second holy city in Islam, the city where Prophet Muhammad lived and laid to rest. Also, this map shows Riyadh which is the capital city of Saudi Arabia, and Dammam which, located in the east of Saudi Arabia, is famous for oil.
Jeddah City

Jeddah is located in Makkah Province on the coast of the Sea, and is known as the 'Bride of the Red Sea'. It is the second largest city in Saudi Arabia after Riyadh which is the capital city of Saudi Arabia. Jeddah city is the commercial capital of Saudi Arabia.

Also, Jeddah is a gateway to Makkah and Medina, where Muslims come throughout the year for Umrah and Hajj. This is because of the unique location of Jeddah. In addition, there is no airport in Makkah and no port in Madinah.

The urban area of Jeddah is 1765 Km$^2$, and the total area is 5460 Km$^2$. Its population is estimated around 3.4 million. (Jeddah Municipality, 2012)

Some pictures of Jeddah city

Figure 18: Old Jeddah. Source: Jeddah Municipality, 2012.

Figure 19: Fatima Mosque. Source: Jeddah Municipality, 2012.

Figure 20: King Fountain. Source: Jeddah Municipality, 2012.
Slums in Jeddah

Jeddah is not an exception from unplanned settlements and problems of unplanned settlements. According to Jeddah municipality, there are more than 50 unplanned settlements in Jeddah city which occupy over 4,800 hectares. Unplanned settlements of Jeddah house over a million people. (Jeddah Municipality, 2009)

Figure 21: Shows that, location of unplanned settlements and planned area in Jeddah city. Source: Jeddah Municipality. 2009.

Figure 22: Shows that, 63% of Jeddah areas are planned area and 37% are unplanned settlements. Source: Jeddah Municipality, 2009.

Figure 32: Shows that, 76% of Jeddah resident live in planned area and 24% live in unplanned settlements. Source: Jeddah Municipality, 2009.
Unplanned Settlements Formation in Jeddah City

During 60 years, unplanned settlement formations in Jeddah city have passed through four stages. The first unplanned settlements existed in 1948 when Jeddah municipality demolished Old Jeddah Wall. It existed outside the city wall developed to support the growing pilgrim movement. (See figure 24). The second stage was in 1956 when expanding urban land of Jeddah, unplanned settlements became as part of the urban area of Jeddah. (See figure 25).

The third stage was 1971, Unplanned settlements started to exist in remote locations outside the urban area of Jeddah.(see figure 26). The finally stage was in 2007, after the new expanding urban, unplanned settlements became a part of the urban area of Jeddah. (See figure 27). (Jeddah municipality, 2009)
A Study of Jeddah Unplanned Settlements: Almuntazahat

Almuntazahat is a sample of Jeddah unplanned settlements to show the characteristics of these areas. Also, to explain the problems of unplanned settlements in Jeddah such as problems of social, economic and urban.

Almuntazahat is located in Jeddah east. It has existed for around 50 years (Municipality of Jeddah, 2009). It is bordered by the Makkah Road on the west, mountainous area on the east, Kilo 11 on the South and Jordan, Qouzah district on the north.
The urban area of Almuntazahat is 172 hectare, and its population is estimated around 45,389 people. So, population density of Almuntazahat is 263 person/ hectare. (Jeddah municipality, 2012)
Social and Economic Characteristics of Almuntazahat

Sex;

52% of Almuntazahat residents are male, and 48% of them are female. These percentages are very important to know what they need in future.

Single& Family

84% of Almuntazahat residents are family. That shows these families are probably Saudi families because residents illegal immigrants could not bring their families.
22% of Almuntazahat residents are Non-Saudi; they came to Makkah or Madianh, and decided to live illegally in Saudi Arabia.

47% of Almuntazahat residents are students, also 16% of Almuntazahat residents are employed. They come to study at King Abdulaziz University or to get a job.
Income

Income of 66% of Almuntazahat residents are less than 800$ per month, this is why Almuntazahat residents choose this area to live.

Housing:

The government owns the land of Almuntazahat. So, 51% of Almuntazahat residents own the building, and 49% of Almuntazahat residents just rent the building.
Urban Characteristics of Almuntazahat

This is a map of Almuntazahat, showing urban pattern, building size, narrow streets and lack of basic services such as green spaces and paved footpaths.
Land Uses of Almuntazahat

Based on land uses map, we note that, distribution services lack to standards of urban planning. For example, streets are narrow and not paved. Also, commercial stores are just 4% of the land area. According to standards of Jeddah municipality, standard of commercial should be around 12% to 15% from percentage of land use.
Building qualities of Almuntazahat

Building qualities map shows that, 52% of buildings are good; this is because of the approximate age of buildings which are 50 years.

High Buildings of Almuntazahat

Based on high buildings map, 62% of buildings are between 0-1 story, so it is easy to deal with it by removing or upgrading.
Building Materials of Almuntazahat

Building Materials map shows that, materials of 57% of buildings are brick.

Some Pictures of Almuntazahat to Explain Current Situation

Figure 43: Percentages of Building Materials. Source: Jeddah Municipality, 2009.

Figure 44: building Materials of Almuntazahat. Source: Jeddah Municipality, 2009.

Figure 45: Shows Narrow Street. Source: Talal, 2013.

Figure 46: Shows high population density. Source: Talal, 2013.
In addition, Almuntazahat area does not have bus services, sewers. Also, there are no social and health centers. On another hand Almuntazahat area has some basic service such as water and electricity.

Almuntazahat has poor infrastructure, housing etc. So, Almuntazahat needs for intervention public, private sector to improve it to create a good life for people who live there.
CHAPTER FOUR

The Private Sector’s Role in Slum Redevelopment.

In this chapter, I will discuss institutional framework for implementation by federal court, provincial court and private sector to improve unplanned settlements.

Concerted efforts by public sector, private sector and informal sector are important to fix these problems of unplanned settlements. In Saudi Arabia public sector represents the ministries of government which is federal court. The private sector represents companies such as Aramco and Petro Rabigh. Provincial court represents Makah province. All sectors in Saudi Arabia should work together to improve unplanned settlements to make a good life for people who live there.

Based on analyzing and understanding the urban, economic and social characteristics of Almuntazahat, that represents one of Jeddah slums, several factors come to our attention. Each unplanned settlement has dilapidated buildings, and cost of maintaining it is more expensive than to rebuild.
In Almuntazahat, 33% of building qualities are dilapidated buildings. Actually, this point is a strength, not weaknesses in the research paper. As we see in chapter three, Almuntazahat is lacking wide streets, open spaces, schools, hospital, gardens, etc.

**Research Paper Suggestions**

In this part, I will discuss some suggestions that would be attractive for private sector to improve unplanned settlements. They are the following:

1- Classification of residential slum areas depends on building quality based on the following;

2- Giving free land and interest-free grant to private sector

Provincial court, which represents Jeddah municipality, should give free land and interest-free grant to private sector to encourage it to improve unplanned settlements. In addition, the free land should be inside urban areas of the city in order to be close to the attraction areas.
3- Provide free land by infrastructure services

Federal court, which represents Ministry of Municipal and Rural Affairs (MOMRA), should provide basic services to the free land given to the private sector. Infrastructure services are roads, water supply, sewers, electrical grids, and telecommunications.

4- Grants to slum dwellers

Saudi Arabia created a new ministry three years ago, which is called the Ministry of Housing. One of the objectives of this ministry is to provide interest-free grants of up to $133,333 to residents of Saudi Arabia. I suggest that the Ministry of Housing should give priority to people who live in unplanned settlements. Also, I suggest the Ministry of Housing grant should be classified into two types based on buildings quality as follows:

- This first one is a grant for people who have dilapidated buildings which are so hard to maintain and where the cost of maintenance is more expensive than to rebuild.

- The second one is a grant for people who have buildings in slum areas to fix or maintain own building.
5- Housing units

Private sector should build housing units on the free land by interest-free grant which comes from the government. The number of these housing units depends on how many families have dilapidated buildings in the slum area. Then, people who have dilapidated buildings can transfer to there.

6- Remove dilapidated buildings

After that, the private sector should remove dilapidated buildings from the slum areas. Then, the slum area is going to have more spaces. In these spaces, the same private sector should use it to provide the basic services such as streets, gardens, schools etc., depending on the needs of the community

7- Rehabilitation programs

Ministry of Social Affairs should provide rehabilitation programs for people who live in slum areas or transfer to the new area. The advantage of this step is to integrate slum dwellers with the community.
Recommendations

1- Jeddah municipality should classify unplanned settlements based on location.

2- Government of Saudi Arabia should encourage private sector and non-governmental organization to improve unplanned settlements.

3- There are many strategies to develop unplanned settlements; government of Saudi Arabia should focus on upgrading strategy due to cheap it, and to avoid social and economic problems of residents.

4- Government of Saudi Arabia should provide the rural areas by services such as universities and hospital, to avoid migration to the cities.

5- Imposing taxes on undeveloped lands where, located inside the urban area to avoid high urban land prices.

6- Support urban regional in Saudi Arabia.

7- Create a new housing strategy to absorb all the population growth in Saudi Arabia.

8- Build a new housing for low income people to avoid new slum areas.

9- Municipalities should control the areas where are located out of the urban area.
CHAPTER FIVE

CONCLUSION

Conclusion

Unplanned settlements are regarded as one of the main problems facing cities around the world, even though they are different in terms of urban, economic and social characteristics. No country is an exception to that. Now, unplanned settlements are the only option for these people who do not have money to rent or buy a house.

General characteristics of unplanned settlements worldwide, and in Saudi Arabia in particular, are a lack of basic services such as infrastructure, schools, hospitals, safe areas and. Unplanned settlements may seem to be only an urban issue, but in fact, they are the result of several factors including population growth, migration from rural areas to the cities, high urban land prices and weakness of regional planning and housing strategy.

There are many strategies to address unplanned settlements such as clearance, up-grading and conservation. All these types depend on characteristics of urban, economic and social aspects of the unplanned settlement area. Also, concerted efforts by the public sector,
private sector and informal sector are important to address problems of unplanned settlements.

The government of Saudi Arabia gives a lot of facilities to the private sectors such as lands, infrastructure, financial support and tax exemption. Therefore, I believe that it is time for them to give back and to participate in improvement efforts of unplanned settlements in Jeddah city and building on urban, economic and social studies of Almuntazahat. I suggest that giving free land and providing basic services to the private sector to develop the land housing units, the Ministry of Housing should give priority to grants for people who live in unplanned settlements to buy new housing units from the private sector or to maintain their buildings. Also I suggest that residents who have dilapidated buildings transfer to the new housing units.

In addition, I suggest that private sector that builds the new housing units should also replace dilapidated buildings with basic services such as wide streets, gardens, schools, open space, etc., depending on the needs of the community. Furthermore, the Ministry of Social Affairs should work with the private sector to provide rehabilitation programs for people who live there or transfer to the new area in order to integrate with the community. Free land with basic services, grants from Ministry of housing for slum dwellers to buy housing units form the private sector. That should be incentive to private sector to improve unplanned settlements.

Finally, Jeddah city is the gateway to Makkah, Madiana and the holy sites. Jeddah welcomes thousands of pilgrims each year, so I wish to see Jeddah without unplanned settlements.


