

## **:The Right to Housing** I-

On Monday 24/12/1429 AH – 22/12/2008 AD, on the occasion of the International Day for Human Rights, the National Society for Human Rights has held a seminar entitled "The Right to Housing" in the King Faisal center for Research and Islamic Studies in Riyadh. The Society has discussed the "Right to Housing" which is considered one of the basic rights of the individual and of the most important pillar for the civilization and development building

Because of the fast and continuing increase in the population rate, the need for the housing projects has become urgent and important. Consequently, many countries have to reconsider the priorities of using its sources, resources and efforts and directing them to fulfill this urgent need

### **:Symposium Themes** -

Developing, adopting, and applying the legislation for the property sector

Revising the construction system and specification in order to help in decreasing the cost and increasing the offered land and housing

Developing and modernizing the real estate development fund in order to offer the Real Estate lending services for all the citizens who need it promptly and considering to increase the amount of the Real Estate's loan to at least 500,000 Riyal as well as considering to find a unified system for the mortgage finance in the Kingdom

Preparing a comprehensive plan for housing and enhancing the coordination between the governmental agencies and the private sector as well as the nongovernmental and charitable organizations in order to facilitate the citizens' access to private housing

Directing the Ministry of Municipal and Rural Affairs and the provinces to facilitate and accelerate the transfer of the governmental land to the Public Authority for Housing in accordance with its system •

Directing the Public Authority for Housing to initiate in the implementation of the housing schemes, to provide them with the necessary services, grant them to citizens for housing construction and support and enable them to do their functions •

Working on developing the neighborhoods especially that are granted by the state and providing them with all necessary services •

Caring about designing buildings intended for low-income housing but be sure that they are not noted that they are dedicated for this category as it will be a proof for their poverty and hence will affect the equality principle •

Developing the procedures of addressing the non-performing Real Estate contributions which will speed getting the contributors their rights and make use of the lands of these contributions •

Establishing a large company for Construction and Building shared between the government and the private sector and has branches in all regions of the Kingdom that will contribute in building the governmental housing projects and the infrastructure projects related to them. In addition, all citizens, who want to finance their home construction and Real Estate projects, will benefit from its service in the home building field as this will decrease the construction cost and increase the quality level •

Supporting, encouraging and facilitating the procedures of establishing the development and Real Estate finance companies specialized in the affordable housing according to fair and clear systems as well as working to aware the citizens with the ways of investment in the housing field •

Preparing a Real Estate database available for all official and civil authorities in order to make use of it in developing plans and projects regarding housing

Supporting, encouraging and facilitating the function of the charitable organizations and authorities in the field of housing provision and shelters building for those who need in the different regions of the Kingdom

:Recommendations -

Developing and modernizing the mortgage finance system offered by the Real Estate development fund and largely support the fund in order to quickly offer the Real Estate lending services for all the citizens who need it

Concentrate on supporting the more needy groups for housing which are: (beneficiaries of the social security, low-income, women, retirees, youth)

The importance of non-discrimination and equality between all those who need the loans of the Real Estate development fund

Revising the construction system and specification in order to help in decreasing the cost and increasing the offered land and housing

Aging a rent system that defines the relationship between the lessor and the lessee and put an annual percent for the increase of the rent that should not be exceeded

Increasing the amount of the Real Estate's loan to at least 500,000 Riyal

Establishing a large company for Construction and Building shared between the government and the private sector and has branches in all regions of the Kingdom that holds the building the citizens' houses and the governmental housing projects

