ABSTRACT

Modern residential housing in United Arab Emirates

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Affordable housing is becoming one of the most important issues for city officials in UAE. With the aim of improving the housing conditions of UAE citizens, the government established low-cost housing programs in early 1970s. Housing policies in UAE had a main objective to settle its native nationals and to achieve better housing for youth and low-income inhabitants.

Serial types of housing concepts were tested in order to meet the social and cultural requirements of the citizens. Also, the government, through the Federal Ministry of Public Works and Housing (PW&H), embarked on building finished housing units, which it allocated to citizens at no cost.

The enormous wealth and small population of the country, which did not exceed 200,000, combined with a desire for rapid development, resulted in the building of huge numbers of low-cost houses and the offering of them to citizens at no cost.

This paper will analyze the background of housing policies and discusses the challenges faced by governments in order to review the new strategies initiated by the government to enhance future development.

The study discusses general housing projects disciplines, design bases in The United Arab Emirates. Factors such as climate, economics, social conditions and other determinants will be outlined. The research will use an analytical approach for the inputs, outputs, disadvantages, and problems of the designed housing units. Finally, the paper suggests some steps to be followed in applying current housing policies in UAE to achieve better results and avoid having such problems in the future.

Keywords: housing policy, low-cost housing, United Arab Emirates