

Questionnaire:

A Place to Live in Dignity for All : Making Housing Affordable

Report of the Special Rapporteur on the right to adequate housing to the 78th session of the UN General Assembly

National law, policies and jurisprudence relating to affordable housing

1. Does your country's national law, including constitutional, housing or social protection law, refer to affordability of housing or provide any other guarantees to ensure a minimum standard of living? Or in its absence, are there national policies that refer to affordable housing or minimum standard of living? Please provide references and links to the respective key laws or constitutional provisions as well as policies. Please explain if there is any official definition or criteria to assess whether a household faces housing costs above the level of affordability in your country.

Answer: Answer: Yes, the State of Kuwait undertakes housing care for citizens, as stipulated in Part Two of the Constitution of the State of Kuwait and as stipulated in Articles 21 and 24 of Part Three of Law No. 47 of 1993 (attached)

2. Please share any important court decisions in your country that relate to the issue of affordable housing or enjoyment of a minimum standard of living, including important judgements on State policies or measures aimed at ensuring housing affordability. Please provide if possible a short summary of the decision and a link to its text. (e.g. judgements by international, constitutional, supreme or high courts, to rent control measures or rent freezes, to access to housing subsidies, public or social housing, non-discrimination and equal access to affordable housing etc.)

Answer: With regard to obtaining housing subsidies, Article 19 of Part Two of Law No. 47 of 1993 stipulates that the head of the family is entitled to a monthly rent allowance that the institution pays to him on a monthly basis. Or by buying it or increasing its use, as Article No. A stipulates with regard to non-discrimination and equality, that the Savings and Credit Bank provides suitable housing at a low rental value for several categories, namely Kuwaiti women married to non-Kuwaitis, Kuwaiti women divorced by irrevocable divorce and widowed Kuwaiti women.

(attached)

Data and trends on housing affordability

3. Is housing affordability regularly measured in your country, region or city, by the national statistical office or other entities? Please explain how housing affordability is measured and tracked. Where is the data published?

Answer: When the citizen receives the land allocated to him from the housing welfare, he pays the value of the land, and the credit bank grants him a loan of KD 70,000, provided that it is paid monthly through an easy installment, and the state also lends an amount of KD 30,000 to the citizen as subsidy from the Ministry of Commerce It is also paid monthly in an easy way.

4. Has housing affordability increased or decreased in your country over the past 10 years? In which regions or cities has housing affordability changed and for whom? Please describe which households, persons or groups are at particular risk of being exposed to housing affordability in your country, region or city.

(Please provide data on housing affordability disaggregated on the basis of household size, form of tenure (living in self-owned housing, rental, other), type and quality of housing (e.g. living in formal or informal housing); location (region, urban, rural), type of household (with or without children, single parent households), income, employment status, gender, disability, age, nationality, ethnicity, religious affiliation or immigration status.)

Answer: The State of Kuwait is committed, in accordance with the provisions of the constitution, to ensuring a decent life for its citizens. In this regard, the state, through the Public Authority for Housing Welfare, provides housing care for those who deserve it according to the principles and standards set by Chapters Two and Chapter Three of Law No. 47 of 1993, as the Foundation is committed to providing approximately 12 thousand One housing unit annually to cover housing welfare requests.

On the other hand, the state pays a cash amount of 150 dinars as a rent allowance for housing welfare seekers until the completion of the infrastructure works and the delivery of the units to them. The ownership of the land on which the unit is allocated shall vest in the citizen after he pays the sums due from the state referred to in Chapter Five, Article 33 of Law No. 47 of 1993.

5. May certain specific groups or persons, such as persons experiencing homelessness, living in informal settlements, students, asylum seekers or refugees, potentially be left out in data collection in relation to housing affordability?

Answer: Not applicable.

Causes and Consequences of housing unaffordability

6. What are main reasons why housing is unaffordable to certain persons or groups in your country? Please provide if possible as well links to (scientific) studies that have analysed such reasons.

Answer: Decreased supply and increased demand.

7. What percentage of land is owned or otherwise controlled by the State or other public entities, as contrasted with private entities (both for profit and not for profit)? Please explain if there are any policies or laws which seeks to control the price of land, prevent land speculation including its supply and finance?

Answer: The percentage of the lands of the Public Authority for Housing Welfare is equal to 865.65 km², which is equivalent to 5% of the total area of the state (approximately).

8. How many households have, during the last ten years been evicted because of their non-payment of housing costs? Please provide, if possible, more information on the socio-economic profile of the concerned households.

Answer: Not applicable.

9. How many individuals, households or groups have, during the last ten years, been rendered homeless because of inability to afford housing? Please provide a breakdown of the socio-economic characteristics of such individuals.

Answer: Not applicable.

10. Please describe how housing unaffordability impacts the capacity of individuals and families to enjoy their other human rights including rights to work, health, education, and access to personal security in all its dimensions.

Answer: Article 8 of the Constitution of the State of Kuwait guarantees that the state preserves the pillars of society and guarantees security, tranquility and equal opportunities for citizens, just as Article 28 of Law 47 of 1993 guarantees the right of all family members to the right to housing even in the changes that occur in the family such as marriage, divorce and death and others

Laws, policies, programmes and practices aiming to ensure that housing is affordable to all without discrimination

11. Please share an overview of the laws, policies, programmes and practices adopted in your country/region/city to ensure that housing is affordable for all without any discrimination, Please, provide links to relevant official texts.
(e.g. affordable housing, social and energy cost subsidies, preferential mortgage, building support schemes, provision of social and public housing, of serviced land for self-construction, rent containment and rent control measures, taxation, measures to reduce housing vacancy, multi-stakeholder initiatives by State, local Governments, construction industry, housing providers, tenant unions etc).

Answer: Chapter Two, Chapter Four, and Four bis (concerning the provision of loans, low-cost housing) of Law No. 47 of 1993 (attached)

12. Please share an assessment of the success, limitations or potential failures of the above mentioned laws and policies in your country/region/city, including any studies or independent evaluation reports related to them. Who has benefited from them, who has not? What has worked well, what - less? What lessons can be learned? What could potentially be replicable in other countries/regions/cities?

Answer: The Public Authority for Housing Welfare was established in accordance with Law No. 47 of 1993 with the aim of providing housing care to eligible citizens, and the institution is the executing body of the government's housing policies, and its directions are an integral part of the economic and social system of the state, as the processes of planning and organizing residential areas and cities have developed This is from the establishment of the Construction Council in 1954 until it was transformed into the Public Authority for Housing Welfare in January 1993 (and Chapter Six, Table No. (1) details the history of the sequence of the development of planning and organizing residential areas and cities through government legislation to establish bodies concerned with providing housing care).

Since then, the Public Authority for Housing Welfare has sought to work on legislative amendments, which in turn contributed to the development of housing care and the acceleration of the provision of housing units to citizens. The most prominent of these amendments is the issuance of Law No. (113) of 2014 to amend some provisions of Law No. (47) of 1993 in the matter of housing care. And Law No. (27) for the year 1995 regarding the contribution of the private sector in the reconstruction of vacant lands owned by the state for the purposes of housing care. The Corporation also took several measures in this regard, most notably:

First: Executive procedures according to legal amendments to legislation regarding housing care:

Initiating the participation of the private sector to implement the projects of the Public Authority for Housing Welfare.

Carrying out the procedures for establishing companies related to the purposes of residential care.

Signing a memorandum of understanding with international companies (Land & Housing Company) to develop lands and implement housing units for them in different areas (South Saad Al-Abdullah City Project, Second Suburb)

Second: Increasing the number of distributions:

The laws that were amended in accordance with the honorable National Assembly and the procedures and plans taken by the Public Authority for Housing Welfare resulted in a quantum leap in the rate of meeting housing requests, especially in light of the increasing and accumulating number of housing requests in previous years, as approximately 12,000 housing units were distributed annually since In 2014, the waiting period for citizens to obtain the due allocation of their homes decreased.

It is worth noting that since the issuance of the law establishing the institution in the year 1993 until the year 2013, the total number of distributions amounted to approximately 46,607, and since 2014, that is, after making legislative amendments to the aforementioned housing care laws, the total number of distributions amounted to approximately 66,188 until the year 2022, as The rate of distribution increased during the last eight years by nearly 42%.

Third: Activating the role of the private sector:

Private companies have been contracted to develop a number of huge investment opportunities in residential care projects that vary between investments in buildings of a commercial nature such as commercial centers, commercial complexes and investment character such as logistical warehouses.

Fourth: Diversification of residential care products and social care products:

- The Foundation has implemented and completed several projects related to housing care, as it has provided 13,895 houses, 840 apartments, and 27,145 vouchers since 1993, and Chapter Six, Table No. (2), shows in detail all completed housing projects from 1993 to date.
- The Foundation has also developed products for social care, which are as follows:
 - Provisions of Law No. (2) of 2015 (who sold his house) regarding the provision of suitable housing for those who sold his house to suit the needs of specific groups of citizens, as homes of a special nature were provided in terms of area and components to serve this group in the regions of East Taima and East morning as described in chapter two.
 - Provisions of Law No. (2) of 2011 (Kuwaiti women) regarding the provision of adequate housing at a low rental value to Kuwaiti women married to non-Kuwaitis, divorced Kuwaiti women, and widowed Kuwaiti women, as they

provided 2,037 housing units (apartments) in the city of Sabah Al-Ahmad, income 1,110 Flat of them in the implementation phase.

- The Foundation is also implementing 9,800 housing units that will include cases sponsored by the Public Authority for Housing Welfare and are not included in those waiting for housing care. It is considered an alternative to the existing housing units in the Sulaibiya and Taima regions.