

Mapping the Legal Framework Governing Urban Development in Egypt

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Introduction: Overview & Legal Framework of Egypt

This document provides an overview of the key legislations and decrees that govern urban development in Egypt. The Constitution of the Arab Republic of Egypt is the fundamental law of Egypt. The current Constitution was issued in 2012 and was amended in January 2014 where it passed in a referendum. According to the current legal framework, the House of Representatives has the competency of drafting and passing laws where the responsibility then falls on the President to approve those laws; bearing in mind that all laws must adhere to constitutional provisions. Laws in Egypt are subject to review by the Supreme Constitutional Court to ensure the adherence to the Constitution.

Presidential decrees have the power of law; however, they still need the approval of the People's Assembly before they can be implemented. The Prime Minister has the power to issue decrees necessary for the creation and organization of public utilities and services, upon the approval of the Council of Ministries. Ministers and governors have the power to issue decrees; however, they should not contradict with the Constitution, laws, Presidential decrees or Prime Ministerial decrees.

This document is divided into five parts. The first presents the key articles of the Egyptian Constitution that stipulate the principles governing urban development and the role of the key actors. The second presents key laws related to property and tenure, urban governance, planning, housing, infrastructure and basic services, municipal taxation and finance, environment and natural resources. The third outlines the presidential decrees concerned with urban development and the establishment of new organizations. The fourth presents key Prime Ministerial decrees, and the fifth presents the decrees issued by the Minister of Agriculture and the Minister of Housing, Utilities and Urban Communities.

Part 1: The Egyptian constitution of 2014

The Constitution of the Arab Republic of Egypt is the fundamental law of Egypt. The Egyptian Constitution of 2014 was passed in a referendum in January 2014. The Constitution took effect after the results were announced on 18 January 2014. The new Constitution of 2014 introduces for the first time in the history of Egypt, comprehensive articles that stipulate that “the state shall develop and implement a plan for the comprehensive economic and urban development of border and underprivileged areas. This is to be achieved by the participation of the residents of these areas in the development projects and the priority in benefiting from them, taking into account the cultural and environmental patterns of the local community.” Relevant articles include Articles 29, 33, 34, 35, 38, 41, 63, 78, 101, 148, 175, 176, 177, 178, 179, 180, 181, 182, 183 and 236.

Article (29): The State shall protect and expand agricultural land, and shall criminalize encroachments thereon. It shall develop rural areas; raise the standard of living of their population and protect them from environmental risks; and shall strive to on develop agricultural and animal production and encourage industries based thereon.

Article (33): The State shall protect ownership with its three types: the public, the private and the cooperative.

Article (34): Public properties are inviolable and may not be infringed upon. Protection thereof is a duty according to the Law.

Article (35): Private properties shall be protected, and the right to inheritance thereto is secured. It is not permissible to impose guardianship thereon except in the cases defined by Law and by virtue of a court judgment. Expropriation shall be allowed only in the public interest and for its benefit, and against fair compensation to be paid in advance according to the Law.

Article (38): The tax system, as well as other public liabilities, aim at developing State resources and achieving social justice and economic development.

Public taxes may not be created, altered, or cancelled except by a law; and exemption therefrom may only be made in the cases defined by the law. No person may be required to pay other taxes or fees except as provided for in the Law.

Multi sources shall be observed in imposing taxes. Progressive multi-bracket taxes shall be imposed on incomes of individuals according to their respective financial capabilities. The taxation system shall ensure promoting labour-intensive economic activities and motivating their role in the economic, social and cultural development.

The State shall improve the taxation system and develop modern systems that guarantee efficiency, easiness and control in tax collection. The Law shall define the methods and tools of collecting taxes, charges and any other sovereign proceeds, and amounts thereof to be deposited into the State Public Treasury.

Tax payment is a duty and tax evasion is a crime.

Article (41): The State shall implement a population programme aiming at striking a balance between population growth rates and available resources; and shall maximize investments in human resources and improve their characteristics in the framework of achieving sustainable development.

Article (63): All forms and types of arbitrary forced displacement of citizens shall be prohibited and shall be a crime that does not lapse by prescription.

Article (78): The State shall ensure the citizens' right to adequate, safe and healthy housing in a manner which preserves human dignity and achieves social justice.

The State shall devise a national housing plan which upholds the environmental particularity and ensures the contribution of personal and collaborative initiatives in its implementation. The State shall also regulate the use of State lands and provide them with basic utilities within the framework of comprehensive urban planning which serves cities and villages and a population distribution strategy. This is to be applied in a manner serving the public interest, improving the quality of life for citizens and safeguarding the rights of future generations. The State shall also devise a comprehensive national plan to address the problem of unplanned slums, which includes re-planning, provision of infrastructure and utilities, and improvement of the quality of life and public health. In addition, the State shall guarantee the provision of resources necessary for implementing such plan within a specified period of time.

Article (101): In the manner stated in the Constitution, the House of Representatives is entrusted with the authority to enact legislations and approve the general policy of the State, the general plan of economic and social development and the State budget. It exercises oversight over the actions of the executive power.

Article (148): The President of the Republic may delegate some of his powers to the Prime Minister, his deputies, ministers or governors. None of them may delegate such authorities to others. All of the foregoing shall be regulated by Law.

The Local Administration

Article (175): The State shall be divided into administrative units that enjoy legal personality. Such units shall include governorates, cities and villages. Other administrative units that have the legal personality may be established, if public interest so requires. When establishing or abolishing local units or amending their boundaries, the economic and social conditions shall be taken into account. All the foregoing shall be regulated by Law.

Article (176): The state shall ensure administrative, financial, and economic decentralization. The law shall regulate the methods of empowering administrative units to provide, improve, and well manage public facilities, and shall define the timeline for transferring powers and budgets to the local administration units.

Article (177): The State shall ensure the fulfilment of the needs of local units in terms of scientific, technical, administrative and financial assistance, and the equitable distribution of facilities, services and resources, and shall bring development levels in these units to a common standard and achieve social justice between these units, as regulated by Law.

Article (178): Local units shall have independent financial budgets. The resources of local units shall include, in addition to the resources allocated to them by the State, taxes and duties of a local nature, whether primary or auxiliary. The same rules and procedures for the collection of public funds by the State shall apply to collection of such taxes and duties. The foregoing shall be regulated by law.

Article (179): The law shall regulate the manner in which governors and heads of other local administrative units are appointed or elected, and shall determine their competences.

Article (180): Every local unit shall elect a local council by direct and secret ballot for a term of four years. A candidate shall be at least twenty-one (21) Gregorian years of age. The law shall regulate the other conditions for candidacy and procedures of election, provided that one quarter of the seats shall be allocated to youth under thirty-five (35) years of age and one quarter shall be allocated for women, and that workers and farmers shall be represented by no less than 50 per cent of the total number of seats, and these percentages shall include an appropriate representation of Christians and people with disability.

Local councils shall be competent to follow up the implementation of the development plan, monitor of the different activities, exercise of oversight over the executive authorities using tools such as providing proposals, and submitting questions, briefing motions, interrogations and others, and to withdraw confidence from the heads of local units, as regulated by Law. The law shall define the competences of other local councils, their financial sources, guarantees of their members, and the independence of such councils.

Article (181): Local councils' resolutions that are issued within their respective mandates shall be final. They shall not be subject to the interference by the executive authority, except to prevent the council from overstepping its jurisdiction, or causing damage to the public interest or the interest of other local councils.

Any dispute pertaining to the jurisdiction of these local councils in villages, centres or towns shall be settled by the governorate-level local council. Disputes regarding the jurisdiction of governorate-level local councils shall be resolved, as a matter of urgency, by the General Assembly of the Legal Opinion and Legislation Departments of the State Council. The foregoing shall be regulated by Law.

Article (182): Every local council shall develop its own budget and final accounts, as regulated by Law.

Article (183): Local councils shall not be dissolved by virtue of a general administrative action. The Law shall regulate the manner of dissolving and re-electing local councils.

Article (236): The State shall guarantee setting and implementing a plan for the comprehensive economic and urban development of border and underprivileged areas, including Upper Egypt, Sinai, Matrouh and Nubia. This shall be made with the participation of the residents of these areas in the development projects, and they shall be given a priority in benefiting therefrom, taking into account the cultural and environmental patterns of the local community, within ten years from the date that this Constitution comes into effect, as regulated by Law.

The State shall work on setting and implementing projects to bring back the residents of Nubia to their original territories and develop such territories within ten years, as regulated by law.

Part 2: The Egyptian Laws

The People's Assembly passes laws and the President approves those laws. All laws must adhere to constitutional provisions. The Supreme Constitutional Court has the right to review the constitutionality of laws. Presidential decrees have the power of law; however, they still need the approval of the People's Assembly. In 2008, Law 119/2008 promulgating the building law was released with the intention to condense and include all laws related to building related legislations. However, Law 70 / 1973, known as the planning law, is still considered the main law organizing the urban planning processes.

In addition, Law 43/1979 on the local government system specifies the relationship between different national, regional and local governmental entities which are entrusted with implementing the state's urban development policies and plans. Additionally, there are tens of other laws that are related to urban development governing in Egypt. Relevant Laws include:

Law 119/2008 (The Building Law)

The Building Law 119/2008 is considered a solemn attempt towards including urban planning and building related legislations in one integrated law. In brief, Article 2 of the law stipulates meanings assigned to important urban phrases, Articles 3 & 4 state the specific responsibilities of the Supreme Council for Planning and Urban Development and Articles 5 & 6 stipulate that the General Organization for Physical Planning (GOPP) is responsible for drawing the general policy for planning and sustainable urban development. This policy will then be used to prepare plans and programs of this development on the national, regional and governorate levels. Article 16 discusses what is meant by the regulations of the betterment levy. Article 24 states the conditions where expropriation of properties for public interest is applicable. Articles 26, 27 & 29 state the objectives of The National Urban Harmony Authority.

Article 2 stipulates meanings assigned to each of following phrases:

The Strategic Plan

It is the plan which defines the future vision for urban development. It could be on the national, regional, governorate, city or village level. It exhibits the objective, policies, economic and social development plans, and the urban environment necessary for sustainable development. It defines future requirements for urban expansion, use of diverse lands,

programmes, priorities, execution mechanisms and financial resources for each planning level.

The National Strategic Plan

The plan which defines the objectives, policies and urban development programmes on the whole republic's space. It exhibits the national projects which shall be implemented, implementation stages and the role of each of the public and private bodies in this implementation.

The Regional Strategic Plan

The plan which specifies the objectives, policies and urban development programmes for each the economic region, and exhibits the regional projects that shall be implemented, execution stages and the role of each of the public and private bodies in this implementation within the national strategic plan's framework.

The Governorate's Strategic Plan

The plan which specifies the objectives, policies, urban development programs for each governorate within the regional framework that includes the governorate, and exhibits projects that shall be implemented, their priorities, their implementation stages and the role of each of the public and private bodies in this implementation.

The General Strategic Plan for the City and The Village.

The city's or the village's plan which exhibits the future requirements for urbanization expansion, the projects and the economic, social, environmental and urban development plans which are necessary to materialize sustainable development on the local level within the future framework vision of the governorate's plan that includes the city or the village. It defines the urbanized space of the city or the village, land uses, planning and building regulations within the urbanized boundaries, programs, priorities, execution mechanisms and financing resources.

Articles 5 & 6 stipulate that the General Organization for Physical planning (GOPP) General Organization for Physical planning (GOPP) is the State's instrument that is responsible for drawing the general policy for planning and

sustainable urban development, to prepare plans and programmes of this development on the national, regional and governorate levels. Also, to audit and to ratify urban plans on the national level within the objectives, the national, regional and local framework for planning sustainable urban development. The General Organization for Urban Development shall specially have the following responsibilities:

1. To set forth the national programme for the preparation of strategic plans for urban development on their diverse levels
2. To prepare the strategic plans for urban development on the national, regional and governorate levels and the general strategic plans for cities and villages
3. To review, endorse and monitor the execution of the general strategic plans for cities and villages and their urban areas
4. To prepare sectorial researches and studies specialized for planning and urban development works
5. To prepare guidelines for urban plans and to oversee its application
6. To organize the practice of planning and urban development's works
7. To evolve and to develop the capabilities of the urban planning departments of the local units
8. To develop the execution mechanisms for the strategic plans for their diverse levels and detailed plans
9. To evaluate and to update data and urban indicators in coordination with the information centres on the diverse levels
10. To suggest and express opinion regarding laws, regulations and decrees organizing planning and urban development.

Article 7 of the Building Law indicates that every economic region shall have a regional centre for planning and urban development affiliated to the General Organization for Physical planning (GOPP), which shall undertake the competencies of this authority in the region, follow-up, prepare and execute the cities' and villages' plans in these governorates. A decree from the competent minister shall be issued to organize these centres and their competencies.

Article 9 of the same law indicates that the governorate's executive council, in cooperation with the regional centres affiliated to the General Organization for Physical planning (GOPP), shall prepare the objectives and the local urban policies on the governorate level. This shall follow the requirements decided by the governorate's Local Popular Council, within the framework of the objectives included in the national and regional policies.

Article 10 of the same law sets The General Organization for Physical planning (GOPP), as the authority responsible for the preparation of the national, regional and governorate strategic plans for urban development. This shall follow what GOPP undertakes of development studies in coordination with the competent parties involved in planning and development, taking into consideration the military's point of view and the necessity for the safe defence of the state.

Article 16 stipulates that the betterment levy is imposed on any and all properties and lands benefiting from an increase in value as a result of the accreditation of the detailed plans by the competent governors. The aforementioned betterment levy is imposed in compliance with the rules and regulations stipulated in the law No. 222 for the year 1955.

Article 17 stipulates that the Supreme Council for Planning and Urban Development shall have with a justified decree, to realize a national objective, the right to bind a city or an area or even a building itself to some of the regulations stated in the general strategic plan, or exempt it from them. In such case, procedures are taken with compliance to the law No. 222 for the year 1955, and a betterment levy shall be imposed on any and all buildings or lands benefiting from an increase in value resulting from public improvement works.

Article 24 clearly articulates the executive regulations to be followed with regard to expropriation of properties for public interest in compliance with the law No. 10 for the year 1990. The competent administrative party for planning

and building control affairs shall, upon the endorsement by the Supreme Council for Planning and Urban Development and based on the proposal of the competent governor, declare the re-planning zones as zones subject to amending land utilizations, in conformity with the standards prescribed by the executive regulations of the aforementioned law. Following the declaration, the competent governor shall issue a decree stating the status of these zones as ones of special position, and defining the priorities for the preparation of renovation and development projects for these zones. The competent administrative body for planning and building then negotiates with the property owners inside the designated planning area, with the purpose of setting forth a plan for its revision and redistribution. In the event where a disagreement with any of the property owners occurs, The Supreme Council for Planning and Urban Development shall, upon the proposal of the competent governor, issue an expropriation decree for these properties in the area of public interest, and shall decide the offset against expropriation according to the kind of use of the expropriated lands, giving the owners the liberty of selecting between:

1. Taking the indemnity on the basis of their shares' value in the area's lands, immediately upon the issuance of the expropriation decree, in accordance with the estimate put forth regarding the value of the land prior to the execution of the replanning project
2. Taking the indemnity after the implementation of the replanning project and the sale of the new plots of land, in accordance with the estimate put forth regarding the new value of the land (excluding lands allocated for roads and utilities)

The state is under an obligation to ensure the provision of substitute places for the residence of dwellers apart from owners in the area, or those practicing their activities prior to the commencement of implementation.

Articles 26, 27 & 29 state that The National Urban Harmony Authority supervised by the competent Minister of Cultural Affairs, is responsible for beautification and civilization's values for the external forms of buildings, urban void spaces and antiquities, basis of vision tissue regarding all urban zones in the

state and the architectural and urbanization's characteristics together with safeguarding the natural environment locations and elements. The authority shall materialize the objectives of the urban harmony provisioned in the decree of the President of the Arab Republic of Egypt No. 37 for the year 2001, and shall especially have the following:

1. To draw the general policy for urban harmony, set forth plans and detailed and executive programs in coordination with the competent parties. The Supreme Council for Planning and Urban Development shall accredit the general policies and plans according to the procedures decided by the executive regulations of this law.
2. To suggest and to express opinion regarding law bills and organizational decrees relative to urban harmony
3. To set forth basis, standards and guidelines for urban harmony works that are accredited by the Supreme Council for Planning and Urban Development. The competent administrative parties shall comply with them when issuing permits for works relative to urban harmony. This is according to the rules of this law and its executive regulations, and conditions decided for issuing the permit.
4. To undertake research and detailed studies in the field of urban harmony sphere
5. To coordinate with the competent parties to ensure the execution of conditions and organizational controls to materialize the objectives of urban harmony

Article 25 states that the competent administrative party with planning and building control affairs shall have to declare the unplanned zones which are defined by the general strategic plan or the detailed plan accredited by the Supreme Council for Planning and Urban Development upon the proposal of the competent governor, being considered zones subject to development and improvement. The competent administrative party with planning and building control affairs in cooperation with the local competent popular council and the representatives of the civil community shall decide the most important projects

required to develop these areas. The competent administrative party with planning and building control affairs shall lay down a development and improvement plan for the area. It shall also be undertaken regarding the necessary of negotiations measures with properties' owners, the issuance of expropriation decrees for public interest for the purposes of development and improvement and the arrangement of substitute residences for those occupants apart from owners.

Articles 33, 34 & 35 stipulate that The zones (areas) of distinguished value shall be delineated upon the proposal of the authority and according to the basis and standards that it sets forth to safeguard these zones, and a decree in this respect shall be issued by the Supreme Council for Planning and Urban Development. It may not be erected, amended, elevated or restored any building or projects or fixed or movable establishments. Nor shall be placed temporary or permanent works, and neither move or transport architectural elements, or statues, sculptures or decoration units in the public urban un-built areas in the aforementioned zones in the precedent paragraph except after obtaining a permit for this from the competent administrative party. The authority may suggest the expropriation of some buildings of distinguished value or parts of them for public interest to safeguard them.

Law 70 / 1973 (Planning Law)

Law 70/1973, known as the Planning Law, is mainly concerned with the different aspects affecting the process of designing the Egyptian Social Economic Plan. The Law aims to develop and establish efficient economic, administrative and geographical distribution of the projects, from the social economic development plan, in a way that guarantees the establishment of economic regions beside the local administration. The Law points out that planning for economic and social development in the Arab Republic of Egypt aims at raising the standard of living, melting differences between classes through the increase of national income and expansion of the services scope until it reaches communities sufficiently and justly according to the principles of the charter, the constitution, and the national work programme. Additionally, the Law states the principles supporting comprehensive national income, which are mainly: the comprehension and integrity of the Plan; Planning centralization together with safeguarding the widest participation by the local ruling units, the economic units and the public and,

finally, public control over all production tools, and the guarantee that the private sector shall exercise its role in development. In order to achieve such responsibilities, the Ministry of Planning undertakes the operation of central planning that is represented in preparing the General National Plan for economic and social development, and has the right to obtain all confidential information that are necessary to prepare and follow up the Plan's execution. Relative articles include:

Article 1 of the Planning Law points out that planning for economic and social development in the Arab Republic of Egypt aims at raising the standard of living, melting differences between classes through increase of the national income, expansion of the services scope till reaching a sufficient and just community, according to the principles of the charter, the constitution, and the national work programme

Article 2 of the Planning Law describes the principles supporting comprehensive national income as follows:

1. The comprehension and integrity of the plan which guarantee for it the use of all national physical, natural and human resources according to practical, scientific and humane method
2. Planning centralization together with safeguarding the widest participation by the local ruling units, the economic units and the public in the preparation of the plan, its execution and defining the execution responsibilities
3. Control of people over all production tools, and to direct the excess through the bearing of the main responsibility for the development plan by the public sector, and the guarantee that the private sector shall exercise its role in development within the Plan's framework without deviation or exploitation
4. The economic, administrative and geographical distribution of the projects of the Social Economic Development Plan in a way that guarantees the establishment of economic regions beside the local administrative units

Article 3 of the planning law guides Comprehensive Planning for the National Economy which indicates that a long term general national plan for the economic and social development shall be set forth. This plan is divided into time phases of medium terms and these, in turn, are divided into annual detailed plans that have the necessary flexibility to confront what arises of developments during the execution of the plan. The medium term and annual term plans include the regional and local plans in a way that materialized the association and coordination of these plans within the frame work of the general national plan.

Article 4 of the Planning Law explains that 'The economic and social targets of the long term general plan, the medium term plans and the annual plans are defined within the framework of the general objectives of the state and in the light of the basic development of the main changes in the national economy during the years of the plan. These objectives are decided on the gross national economy level, on the sectors level of the main economic and social activities and also on the regional level.'

Article 5 of the same Law indicates that the Plan shall be the basis of the Law bills and decrees that are decided by the public authorities and are executed within its framework. The rules stipulated in the Plan's Law shall have precedence in application over any other rule stipulated in another Law. It shall be taken into consideration when preparing the general budget of the state to comply with the objectives of the Annual Plan. The funds for investment usages stated in the general budget of the state may not be amended except according to the rules endorsed by the Cabinet and in a way that shall not violate the priorities stated in the plan.

Article 6 additionally prohibits being tied to any of the projects or special works for economic and social development or fund them or execute them in violation to the Plan's general accredited framework.

Article 7 of the planning law indicates that in order to enable the finalization of the Socioeconomic Plan, it shall be observed to estimate the following:

1. National production quantitatively and value, gross and on the level of the sectors and activities of the national economy, and distributed between the public sector, the cooperative sector and the private sector, the requirements to achieve this production the national income resulting from it and its components, provided that the evaluation shall be according to fixed prices of the base year and the prices of the Plan's year.
2. The labour force and labour, the volume of the new job opportunities together with the volume of wages and their average, their growth rate, the production of the worker on the level of the national economy and the main sectors and activities' levels
3. The volume of investments uses necessary to execute the new projects, substitutions and renovation distributed between a real investment, investment expenditure and capital formation distributed between the fixed and changeable investment in the commodities stock. This is together with stating the investment of each of the public, cooperative and private sectors and distributing them between the main diverse sectors and activities of the economy, the schedule to execute it, the production, and income estimated from them, and also the regional investment distribution.
4. The growth average and the household consumption size distributed between rural and urban and according to the commodities group, evaluated by each of the fixed price of the base year, and the prices of the Plan's year, besides the rate of growth and size of the group consumption that represents the volume of the general (public) services
5. The size of local savings available for investment on the base of the economic equilibrium existing in the Plan, also from the diverse saving vessels and the available foreign resources to achieve its investment and current objectives
6. The exports and imports quantitatively valued according to fixed prices of the base year, and according to the prices of the plan distributed ac-

according to the geographical zones, the industrialization degree and the other importer and exporter sectors. Also, the receipts and the payments for the diverse factors of production together with the standard numbers and the exchange proportion with the external world.

Article 8 also indicates that the Plan shall define the directions and dimensions of the economic equilibrium as regards the rate of the gross local production's growth, the growth rates of the commodities, distribution and service sectors and also the growth rate of labour, wages, final consumption and the position of the balance of payment, which shall guarantee the correlation of the Plan's objectives, and the continued growth of the economy and its development according to the targeted rates together with safeguarding the general level of prices. The Plan shall have to observe the possibilities of coordination and cooperation with the diverse Arab countries.

Article 9 of the Planning Law states that the Ministry of Planning shall prepare the general framework of the long- and medium-term development plan in the light of the general objectives of the state, and this project shall be brought before the Cabine, and the General National Conference of the Arab Socialist Union, then it shall be submitted to the parliament for its endorsement and the issuance of a law.

Article 10 of the Planning Law requests the ministries, the organizations, the public institutions, the central authorities and the regional units shall send through the competent ministers to the Ministries of Planning, Finance, Economy and External Trade the projects of their plans that shall achieve the defined targets for each sector and its activities in the light of the Plan's general framework, and also the projects of the cooperative sector and the opposite private sector for their activities in array and according to the priorities which they set and in the shape of integral coordinated substitute plans within the volume of investments allocated for each of them. The Minister of Planning shall define the dates for sending the projects of the long- and medium-term plans to be effectuated. As for the projects of the annual plans, every party shall be committed to submit them on the maximum date of mid-July of every year. The Minis-

try of Planning shall study the proposed plans, analyze all the projects stated in them and review all the studies submitted by the executive parties. It shall select the projects that are proven their validity for execution from the economic aspect to enter it in the Plan together with the statement of the Annual Plan's elements, provided that it is observed when listing these projects the coordination and integration between them in a way that achieves the Plan's objectives.

Article 11: The Minister of Planning has the right to form by a decree from him and in agreement with the executive parties, joint committees from the employees in the governmental administrative authority, the central authorities, the public organizations and institution, which undertake the provision of information and reports that are required to prepare the Plan or to study some of the planning problems, and in general to undertake all that is assigned to them of works by the Minister of Planning.

Article 12 : The Annual Plan's project shall be brought with the State's general budget project before the Cabinet in preparation to refer it to the parliament two months prior to the commencement of the financial year to endorse it and issue it with a law.

Article 13 of the Planning Law require the executive parties to comply with the accredited framework of the annual plan, its objectives, the defined mean in it and to prepare the Bills of Laws and decrees which it shall issue within the scope of this framework.

Article 14 specifies the governmental administrative authority, the central authorities, the public organizations and institutions and the regional and local units, each within its competency, shall execute the accredited projects and programmes of the plan according to their decided time and work on achieving completely the objectives included. These parties shall have to especially undertake:

1. The execution of investment projects within the estimated costs for them and on aspects defined in the plan
2. The achievement of the objectives of the commodity and service production quantitatively and qualitatively together with observing the special rates of the production requirements and their cost
3. The achievement of the plan's objectives, as regards the local income and its distribution between the diverse factors of production and also as regards labour, the volume of wages and the productivity of the worker
4. The control of the final consumption within the limits of the Plan
5. The achievement of the imports and exports' objectives stated in the Plan
6. The issuance of decrees and organization directives and to prepare studies and recommendations that entail the practice of the private sector to its activities that are stated in the plan whether in production or consumption, saving, investment, labour or dealing with the external world

Article 15 forces the parties which are not working according to the uniform accounting system to be committed to maintaining accounting books and statistical records that exhibits the execution phases of its plan and the extent of progress to materialize its objectives.

Article 16 states that the Ministry of Planning, following the approval of the competent ministerial committee, shall review the executive measures for the Annual Plan according to the internal and external changes in the state of affairs and which shall not breach the general framework of the Plan.

Article 17 additionally obliges the ministries, the organizations, the public institutions, the central authorities and the regional units to make a periodical report to the Minister of Planning every three months and also every year; that includes work in progress in executing the plan and the extension of progress

to achieve its targets, including in this the private sector's activity that is connected with its competency. The Minister of Planning regulates by a decree from him or her the methods of preparing the periodical reports and of following up the execution of the Plan.

Article 18 requires the Minister of Planning to submit the annual follow up report to Parliament after its accreditation by the Cabinet and within a period that shall not exceed one year as from the date of the financial year's termination.

Article 19 of the Planning Law, indicates that the Ministry of Planning undertakes the operation of the central planning that is represented in preparing the General National Plan for economic and social development and follows its execution. It shall be assisted in this by:

1. On the central level, the sectors, economic activities, planning organizations or units undertaking planning in the governmental authority and public organizations and institution
2. On the regional level, the regional planning organization which are established by a decree from the President of the Republic upon the proposal of the Minister of Planning
3. On the local level, the planning units in the local councils

Articles 21 and 22 forces provision of data by the Ministry of Planning, which has the right to obtain all confidential information that are necessary to prepare and follow up the Plan's execution and shall not be used for other than the purposes stipulated upon in this Law. A penalty of imprisonment that does not exceed six months and fine that is not over 100 Egyptian pounds or either of these two penalties shall be imposed on every person who abstains from submitting information and data required by the Ministry of Planning, or from providing the periodical follow up reports provisioned herein, and also every person who breaches the confidentiality of the information or data, or discloses a industrial

or trade secrets or others of information which he could have viewed on account of his work in preparing, executing or following up the Plan.

Law 43/1979 (the Local Administration Law)

Law 43 for the year 1979 states that the local government system is divided into two arms. The first is the executive council which is composed of governors, heads of cities, districts and villages, in addition to heads of directorates such as education, security or health. The second is the popular local council, whose members are elected, with at least 50 per cent of the seats allocated to workers and farmers. The elected council is supposed to monitor the performance of the executive council. According to the Ministry of Local Development, municipalities provide citizens with 70 per cent of basic public services such as paving roads, garbage collection, electricity, water and sewage in addition to issuing licenses to open shops and construct buildings, among many other areas of life. The Law also stipulates that the President is responsible for appointing the governors, while the prime minister is responsible to appoint the heads of districts.

In addition, the Law specifies the relationship between different national, regional and local governmental entities which are entrusted with implementing the State's development policies and plans. The law specifies the roles of the President, the Prime Minister, the Minister of Local Administration, the Minister of Planning, the Local Government's General Secretariat, the Supreme Council for the Local Government, the Supreme Committee for Regional Planning, the Governorate Local Popular Council, the Executive Council of the Governorate and the Governor.

President role according to the planning law:

Article (25) stipulates that each governorate shall have a governor, for whose appointment and release from his office a decree shall be issued by the President of the Republic.

Article (1) at Chapter One, related to the local government units and their competences, stipulates that the establishment of governorates and specifying their scope, changing their names, and their cancellation, shall be done by a decree of the President of the Republic and it is permissible that the scope of the governorate shall be one town.

Prime Minister's role, according to the planning law:

According to the law the Prime Minister has three main duties and responsibilities. The first responsibility is managing the local government units' scope, names and feasibility

of resumption. The second responsibility is monitoring and evaluating the governors' competences, and the third is the selection of chiefs for towns and districts. Relevant points in the Egyptian Law 43/1979 include the following:

Article (1) at Chapter One, the local government units and their competences, stipulates that the local government units are the governorates, administrative districts, towns, quarters and villages and each of them will have a legal person. The establishment of these units specifying their scope, changing their names and their cancellation, shall be according to a decree of the Prime Minister, after the approval of the Local Popular Council of the governorate.

Article (5) stipulates that a Supreme Council for the local government shall be formed under the leadership of the Prime Minister, with the membership consisting of the competent minister of the local government, the governors and the Heads of Local Popular Councils of the governorates.

Article (29) - 'Bis' stipulates that the governor shall be held responsible before the Prime Minister for practising his competences stipulated upon in this law and he shall submit to him a periodical report about work results in the various activities performed by the governorate, and any subjects requiring coordination with the concerned ministries. The Prime Minister is entitled to hold a joint meeting periodically, between the ministers and governors to discuss the methods supporting the relation between the ministries and governorates, and to exchange opinion about the manner of surmounting what may contradict the application of the local government order of difficulties.

Article (44) stipulates that each district shall have a chief who is the chief of the town (capital of the district, to be selected by the Prime Minister and who shall have the powers of deputy minister, and director of department in the financial and administrative matters with respect to the district machineries and budget, in the manner to be indicated in the executive regulations.

Article (133): stipulates that the Cabinet shall take charge of control of the work of the governorates, and evaluate their performance according to the provisions of the present law and its executive regulations. This control aims to execute the State general policy and general plan and the realization of the governorates for the aims stated for them, evaluation of their performance, and their carrying out the directions which will ensure coordination between the governorates and the ministries.

The Minister of Local Administration role according to the Planning Law:

The Law states the relationship between the Minister of Local Administration at one side and the House of Representative, Local Popular Council and The Local Government General Secretariat on the other. Relevant points in The Egyptian Law 43/1979 include the following:

Article (133) - Bis stipulates that the Minister concerned with Local Government shall submit to the People's Assembly an annual report about the activity and accomplishments of the Local Popular Councils, comprising what had been executed of the development plans and the budgets concerning each governorate, statement of the questions, briefing requests, the important proposals and the interpellations which were discussed in the local popular councils, and the decisions issued in their respect.

Article (145) (2) stipulates that, for dissolving the Local Popular Council of the governorate, a justified decree shall be issued by the Cabinet according to what shall be presented by the minister concerned with the local government.

Article (6) stipulates that the Local Government General Secretariat is subject to the relevant minister. This Secretariat shall take charge of the joint affairs of the local units, as well as studying and investigating the subjects received from such units. Furthermore, it shall assist the minister concerned with local government in preparing the studies and researches connected with the subjects submitted by it to the Cabinet and the Supreme Council for Local Government, and notifying the resolutions to the local units and following up their execution.

The Minister of Planning role according to the Planning Law:

Article 9 states that an authority for regional planning shall be established in each of the economic regions to be subject to the Minister of Planning, their organization, and specifying the relation between them, Planning and Pursuance departments in the governorates - a decree shall be issued by the Minister of Planning in agreement with the governor of the region.

The Local Government General Secretariat role according to the Planning Law:

Article 6 states that the Local Government General Secretariat is subject to the concerned ministry regarding local government. It is assigned to coordinate among the different governorates and enhance cooperation between the governorates and the different ministries to guarantee a better fulfilment of localities' duties. The same article states that the Local Government General Secretariat shall take charge of the following:

1. All joint affairs of the local units as well as studying and investigating the subjects received from such units
2. Organizing participation in the international and local conferences in respect of the local government, and training affairs of the personnel in the local machineries
3. Shall assist the minister of concerned with local government in preparing the studies and researches concerned with subjects submitted by it to the Cabinet and the Supreme Council of Local Government. As well as notifying the resolutions to the local units and follow up their execution.

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Supreme Council for the Local Government role according to the Planning Law:

Article 5 states that a Supreme Council for the local government shall be formed under the leadership of the Prime Minister, or whom he deputizes, and the membership of the competent minister of the local government, the governors and heads of popular councils of the governorates.

The same article stipulates that the Council shall take charge of reviewing all that is concerned with the local government system, regarding its support, and evolution, proposal of laws, regulations and decrees having effect on the local society.

Supreme Committee for Regional Planning role according to the Planning Law:

Article 8 states that a Supreme Committee for Regional Planning shall be established in each economic region, which shall be formed under the leadership of the governor of the region's capital and the membership of:

1. Governors of the governorates constituting the region
2. Heads of the local popular councils constituting the region
3. Chairman of the Regional Planning Authority - Secretary-General of the Committee
4. Representatives of the competent ministers, and a resolution shall be issued for selecting each of them, by the competent minister. This Committee shall be responsible for:
 - A. Coordination between the plans of the governorates and establishing the priorities suggested by the Regional Planning Authority, and which shall be taken as a basis for laying down alternatives for the plan of the region; this shall be in light of the available resources, locally and centrally
 - B. Reviewing the periodical reports to follow up carrying out the plan, and studying the amendments suggested by the Regional Planning Authority to the plan, according to the circumstances which it faces. The recommendations issued by the committee shall be submitted to the Supreme Council for Local Government.

Article 9 states that an authority for regional planning shall be established in each of the economic regions, to be subject to the Minister of Planning, and for their organization, and specifying the relation between them and planning, and follow up departments in the governorates - a decree shall be issued by the

Minister of Planning in agreement with the governor of the region. It shall be responsible for:

1. Carrying out the researches and studies required for specifying the possibilities and resources of the region, naturally and human, the facilities for their development and their ideal exploitation and proposing the projects necessary for the economic and social development of the region
2. Starting to prepare the technical machineries necessary for carrying out studies, research and planning works on the region's level

The Governorate Local Popular Council role according to the Planning Law:

According to the Law 43/1979, the Governorate Local Popular Council takes charge of carrying of the general plans regarding local development and their follow up, in the manner indicated in the law and the executive regulations. Article 10 of the Law 43/1979 states that: In each governorate, a Local Popular Council (LPC) shall be formed of ten members from each district, or administrative division, one of them at least is to be a woman.

The duties of the governorate LPC are listed in articles 12-18 of the Law 43/1979. Within the general plan and the authorized budget the governorate LPC shall be responsible for the following:

1. Determining the projects of the social and economic development plan, and the proposal for the annual budget of the governorate, following up its execution and the approving of the proposal of the final statement account
2. Specifying and determining the plan of popular participation by self help and possibilities for supporting local projects
3. The approval of the general projects which fulfil the requirements of housing, construction and proposing projects of rebuilding, planning and reconstruction
4. The approval on establishing utilities which will bring about public benefit of the governorate
5. Determining the establishment of local productive projects; especially the projects connected with food security

Articles 18, 19 and 20 draw the relation between the Governor, Governorate LPC, and the Cabinet as follows: the local popular council of the governorate shall express its opinion about the matters which the governor or the concerned ministers seek its consultation therein. And the governor should submit to the Prime Minister, the desires of the Local Popular Council, connected with the public requirements of the governorate, and which cannot be executed locally. In addition, each member of the Local Popular Council of the governorate has the right to address – to the governor or to the assistants of the governor, and to each of the heads of departments, and to the chairmen of public authorities within the scope of the governorate – questions about the affairs included in their competences; the question must be about a local matter, and not related to a private interest for its applicant, or a personal quality.

Executive Council of the Governorate role according to the Planning Law:

Article 32 of the Law states that an executive council shall be formed in each governorate. The Council shall be headed by the assistants of the governor, leaders of local units and the Secretary General of the governorate, who shall be the Secretary of the Council.

Article 33 of the Law 43/1979 lists the duties of the Executive Council of the Governorate:

1. Following up the work which is entrusted to the executive machineries of the governorate, evaluating the level of the performance and the agreeable level of execution of the projects and services on the governorate level
2. Preparing the governorate budget and the distribution proposal of the credits allocated for investment, after approving them, on the local units
3. Assisting the governor in laying down the administrative and financial plans of the governorate and for putting decrees

The Governor's role according to the Planning Law

Law 43/1979, Articles 26-29 state the responsibilities of the Governor:

1. The governor is assumed to be the representative of the president in the governorate
2. He shall take charge of the execution of the State's general policy
3. He has complete authority over all services, utilities, and production within the scope of the governorate with all respect of all the public utilities which enter within the competence of the local government units, pursuant of the provisions of this Law, the governor shall take charge of the powers and executive competences stated for ministries, according to this law and its active regulation, the governor, within the scope of the governorate, is the head of all local utilities.
4. The governor shall have the stated power of the minister with regard to the resolutions issued from the public authorities' boards of directors, which take charge of the public utilities for services within the scope of the governorate
5. The governor shall take charge of the supervision of the national utilities within the boundaries of the governorate and also all the branches of the ministries, whose competences have not yet been transferred to local units (this has only been active for the ministry of housing), except for the judicial authorities and their assisting bodies

The Socio economic Plan at the regional level:

Article 8 explains the formulation of the Supreme Committee for Regional Planning which shall be responsible for coordination between the plans of the governorates, and establishing the priorities suggested by the Regional Planning Authority, and which shall be taken as a basis for laying down alternatives for the plan of the region; this shall be in the light of the available resources, locally and centrally.

Article 9 of the same Law adds the establishment of an Authority for Regional Planning in each of the economic regions, to be subject to the Minister of Planning; and for their organization, and specifying the relation between them and

planning, and follow up departments in the governorates. It shall be responsible for carrying out the research and studies required for specifying the possibilities, and resources of the region, naturally and human, the facilities for their development and their ideal exploitation and proposing the projects necessary for the economic and social development of the region. Additionally, this Authority starts to prepare the technical machineries necessary for carrying out studies, research and planning works on the region's level.

Law 131/1948 (the Egyptian Civil Law)

Being one of the main comprehensive and largest laws among the Egyptian legal framework, the Egyptian Civil Law includes various articles that clarify the legal effect of a sales contract. According to the Law, the concession of the real estate is a legal act that implies that there are commitments on the seller. This gives the buyer legal rights to the real estate. Hence the benefits of properties are transferred to the buyer when the contract is concluded. That gives the buyer the right to make use of the real estate or the land and its benefits. The seller's commitments thus start when the real estate is turned over to the buyer. According to the Law, ownership is not transferred with registration; however, the state permits citizens to cultivate land and thereby obtain ownership. Relative articles include:

Article 418 defines a sales contract as 'a contract that commits the seller to transfer to the buyer the ownership of something or a financial right in return of a price'.

Article 458 states that the benefits of properties are transferred to the buyer when the contract is concluded. That gives the buyer the right to make use of the real estate or the land and its benefits. The seller's commitments thus start when the real estate is turned over to the buyer.

Article 802 recognizes the right of private ownership. The aforementioned article stipulates that the owner, in accordance with the law, has the sole right of using and/or disposing his property.

Article 803 provides a clear definition of land ownership which includes all things above and below the land, and in compliance with the Law, the separation of the property of the surface from the property of what is above or below it, is permissible.

Article 805 clearly states that ‘No one may be deprived of his property except in cases prescribed by law and this would take place with an equitable compensation.’

Articles 806 through 824 stipulate that proprietors shall comply with all laws and executive regulations pertaining to public and private interest while exercising their ownership rights.

Article 874 stipulates that, even if the contract is not registered, the State permitted citizens to cultivate land and thereby obtain ownership.

Law 142/1964 (Land & Real Estate Ownership Registration Law)

Cadastral surveying, mapping activities, and property registration are primarily governed by Law No.142 of 1964. Egypt applies the Real Folio System to register agrarian lands; introduced in Egypt by Law 142/1964. To date, most of the agrarian lands in Egypt are covered by the Real Folio system. The Real Folio System is based on two procedures: 1) Surveying (through General Survey Authority) and First Registration (Real Estate Registry to handle first registration of ownership) or 2) Registration of Consequent Transactions. Relative articles include:

Article 1 states that a Real Estate Registry refers to a number of journals that depict the characteristics of each property, state the legal status thereof, lay out the rights and obligations arising therefrom and illustrate the transactions and amendments related thereto.

Article 2 stipulates that the Real Estate Registration and Notarization Department, together with the bureaus and offices thereof, shall carry out the work related to the Real Estate Registry according to the provisions of the law hereof.

Article 3 states that each of the Real Estate Registry offices shall, exclusively, register the documents related to real estate properties falling within the jurisdiction thereof.

Article 10 states that all real estate units located within an area shall be counted, with each unit recorded in a separate journal that depicts the rights related thereto.

Article 15 stipulated that the journal of each real estate unit shall state the natural boundaries thereof and the names of the neighbouring landlords.

Article 58 states that each landlord shall be handed a copy of the real estate journal. Such copy shall be referred to as a 'Title of Ownership'

Law 100/ 1964 (State Land Leasing Law)

Law 100/ 1964 is meant to regulate the process of leasing lands owned by the State, which are classified into Fallow, Agricultural and Desert. This Law is not applicable on lands that are already allocated or owned by the Ministry of Housing or any other ministry as well as lands that are under the administration of the local councils. Relative articles include:

Articles 5 & 6 state that the rent of agricultural lands shall be assessed at seven times the basic land tax for a period of less than (3) three years.

Article 8 states that sale of agricultural lands and annexes thereof that are subject to this law shall be made by the Public Authority for Agrarian Reform through either negotiation or public auction.

Article 9 stipulates that Barren lands assigned by the State to public or private juristic persons for reclamation shall be disposed of through delivering them to public institutions and authorities, which are then assigned to cultivate, exploit,

manage and distribute them, or through delivering them to the Public Authority for Agrarian Reform, which shall then distribute them to small-scale farmers.

Law 136/1981 (Regulating the Relationship between Landlord and Tenant) relook

Law 136/1981 states the rules and measures of determining value of rent except for luxurious housing (Article 1 & 2). Annual rent value for premises licensed for habitation may not exceed seven per cent of the value of the land and the buildings on it, provided that the area rented for such purposes is not less than two-thirds of the building area. Land value shall be estimated in accordance with the actual cost at time of building. Other relevant articles include:

Article 3 states that a committee or more shall be, upon decision of the governorate concerned, formed in each governorate, comprising experts in preparing annual reports based on studies conducted within the domain of the governorate concerning: a) value of same land from prices applied in cities, neighbourhoods, or districts extracted from all disposals or legal transactions whether between individuals, government bodies, or public or private entities and the actual cost of the different levels of buildings according to the changes in the prices of the building materials, labour expenditure, tender results and other legal means followed in implementing the works. The estimates referred thereto in these reports shall, in accordance with the provisions of this law, be taken into consideration when setting the rental .

Article 7 stipulates that the rental of the places leased for non-residential purposes and constructed until 09 September 1977 shall be increased on 01 January each year by a fixed periodic increase calculated as a percentage of the rental value which is considered the basis for calculating the real estate tax on the same date of construction, even if significant amendments are introduced thereto. The owner shall allocate half of such increase to cover restoration and maintenance fees and this sum shall be kept as a trust at his/her disposal .

Article 10 states that the state shall ensure access to soft cooperative loans for buildings' restoration and maintenance and such credit shall have general concession over the debtor's funds as a guarantee for payment .

Article 15 states that the State shall, pursuant to the provisions of the legislation governing such activity, ensure supporting the housing cooperative activities and provide the necessary loans and building materials thereto. Furthermore, the individuals who heighten, complete or widen their buildings, as well as those who wish to invest in the various levels of housing, excluding the luxurious one, may receive the soft loans offered by the State, public entities and banks.

Article 19 stipulates that, in the case that the use of the property is changed to non-residential purposes, the legal rental shall be increased; provided that changing the use may neither fully nor partly affect the building or the occupants thereof.

Law 49/1977 (Leasing Law)

Law 49/1977 amended in 1997 states that one may not occupy more than one residence in the same country without a plausible motive. Premises destined for exploitation may not remain vacant for more than four months, if a tenant demands to rent them at the legal rate. Such shall be considered a deliberate delay in preparing the residence for exploitation and, in this case, the competent governor may notify the landlord to prepare the building for exploitation within a defined period. If the period expires, the governor may assign any entity to prepare the building for exploitation at the expense of the landlord.

Articles 11 & 12 state that the fixing of rent for premises and its division among apartments is carried out by committees formed by decree of the competent governor, each composed of two architects or civil engineers registered in the Engineers Syndicate who belong to two different entities, an official charged with the fixing or collection of the tax on buildings and two members chosen by

the local council (who are not members thereof) one from among owners of property and the other from among the tenants.

Article 49 stipulates that, in the case of demolition of non-residential buildings for reconstruction in enlarged shape, the landlord of a building with apartments leased for purposes other than residential, may advise the lessees by a notification through a bailiff to evacuate the building for the purpose of reconstruction and for increasing its surface area and the number of its units, according to the following conditions:

1. The owner should obtain the necessary permits, licenses and specifications for demolition and reconstruction in accordance with the provisions of the Law. The said permits shall include new units suitable for the same purpose as that for the units that were licensed to be demolished.
2. The total surface area of the new building floors shall not be less than four times those of the building floors before demolition.
3. The new building shall comprise residential or hotel units not less than 50 per cent of its total surface area.
4. The landlord shall provide a suitable unit with similar rent for the lessee to exercise his activities; otherwise, he shall compensate him.
5. The landlord should fix a date at which the evacuation of the unit would take place, provided that such date not be prior to the longest lease period agreed upon for any of the building units and not be less than six months from the date of the evacuation notice.

Article 68 states that: State entities, local administration units, public sector companies, building cooperatives, private insurance funds, private companies and individuals may construct buildings to sell all or some of their residential units. Authorities responsible for granting construction permits and licenses are prohibited from granting construction permits to private companies and individuals for constructing buildings or parts thereof for selling purposes un-

less such construction is within 10% of the total investments set for each of the various housing levels.

Article 73 states that when a building, divided into storeys or apartments, has over five (5) storeys or apartments that are possessed by over five (5) owners, such owners shall form a syndicate amongst themselves as set forth in Article (862) of the Civil Code.

Law 143/1981 (Desert Land Management Law)

This law stipulates that desert lands refer to state-owned lands located two kilometres outside the set limits. The set limits refer to the boundaries of lands which were surveyed in detail, recorded in the land survey records and were subject to real estate tax imposed on farmlands.

Article 2 states that the management, exploitation and disposal of desert lands shall be in the following manner and in accordance with the following procedures:

1. The Minister of Defence shall issue a decree delineating which areas of the desert lands are of strategic and military significance and may not be owned or used for non-military purposes unless such purposes were approved by the Minister and in accordance with the conditions he sets.
2. Except for the lands stated in item (A), the minister concerned with land reclamation shall issue a decree delineating the areas included in the land reclamation plan and projects. The General Authority for Reconstruction Projects shall be in charge of managing the aforesaid lands.
3. Lands located outside military zones or reclamation sites stated in the previous two paragraphs shall be utilized and managed and disposed by New Urban Communities Authority in coordination with the Ministry of Defence.
4. Upon request of the Ministry of Defence, the Cabinet shall have the right to expropriate and temporarily seize desert lands, and buildings thereon, if necessary for State safety and external and internal national

security and for preservation of its monuments. Owners shall be compensated by reimbursement of expenses of land reclamation and building establishment (in case of land expropriation), or by paying them amount of money equal to the profits they obtained from such land (in case of temporary seizure).

Law 53/1966 (Protecting Agriculture Lands from Encroachments Law)

Pursuant to the provisions stipulated in law No.116 of 1983, a third section titled 'Prohibiting the Destruction of Agricultural Lands and Preserving their Fertility' is added to the Law on Agriculture enacted by Law No.53 of 1966.

Article 15 thereof stipulates that 'No buildings or establishments shall be constructed on agricultural lands and no procedure shall be taken in regard to dividing these lands to construct buildings thereon. The following shall be excluded from such ban:

1. The lands located within the cordon of the cities approved until 1/12/1981, provided that any modification to the cordon as of such date may not be invoked unless by virtue of a decision from the Council of Ministers.
2. The lands located within the urban space of villages which is determined as per a decision from the Minister of Agriculture, in coordination with the Minister of Reconstruction.
3. The lands where the government establishes projects of public interest, subject to the approval of the Minister of Agriculture.
4. The lands upon which projects serving agricultural or animal production are established and which shall be determined by virtue of a decision from the Minister of Agriculture.
5. The lands included in the agricultural lands in villages, where the landlord establishes a residence or a building that serves his/her land.'

Law 84/1968 (Public Roads Law)

Law 84/1968 (Articles 1, 3, 4, 5) states that public roads are classified into the following types: freeways, highways, main roads and local roads. The freeways, highways and main roads are built, modified and their types are determined by virtue of a decision from the Minister of Transportation. The said types shall be supervised and their specifications are set by the General Authority for Roads, Bridges and Land Transport. The local roads are supervised and their specifications are set by the Local Administration Units. The State Treasury shall incur the costs of building the freeways, highways and main roads along with being responsible for all the necessary industrial works and maintenance; the Local Administration Units incur the abovementioned costs for the local roads.

Article 10 states that The ownership of the lands located on both sides of the public roads for 50m for high roads and 25m for main roads and 10m for local roads shall, for the purposes of this law, be subject to the following provisions: a) these lands may not be used for non-agriculture purposes and no buildings shall be constructed thereon and b) the body responsible for the road shall take from these lands the dusts necessary for improving the road and safety thereon. The owners of these lands shall receive fair compensation.

Law 5/1996 (Regulating the Disposal of State-Owned Desert Lands)

Law 5/1996 states that the desert lands owned by the State or other public judicial persons may be disposed for free, or leased at a nominal rental to establish investment projects or expand such lands. A decision on defining the areas located in the desert lands and setting the rules and procedures governing disposal for free or lease shall be issued by the President of the Republic.

Article 1 states that the lands needed for the project shall be allocated according to the project size, nature of the activity thereof and the value of the funds invested therein .

Article 2 stipulates that the ownership of the lands may not be transferred to the assignee prior to the completion of the project and starting the actual production.

Article 3 states that the term of lease may not exceed 40 years, to be renewed as long as the project exists.

Law 59/1979 (Promulgating the establishment of the New Urban Communities Authority)

According to Law 59/1979, an entity called New Urban Communities Authority was established, which according to Articles (1, 2 and 27) is a governmental sector in charge of the establishment and development of new urban communities. These communities are meant to combine all human and integral grouping taking part in the creation of new urban centres. They are to stress on the importance of social stability and economic prosperity (industrial, agricultural, commercial and all other purposes) for the purpose of population redistribution, through preparation of hinterland attraction outside the existing towns and villages.

Article 28 defines the objectives of the New Urban Communities Authority, as it stipulates that the authority shall be concerned with the discussion, proposal, drawing up, implementation and the following up of plans, politics and programmes for the establishment of new urban communities according to the economic and social development plan and within the scope of the general policy of the State. The authority shall specifically have the empowered to:

1. Draw up the policy and set plans and programmes for the urban development toward the establishment of new urban communities, and co-ordinate between them and the production and services plans and programmes. Conduct studies for selection of the most suitable sites for new urban communities.
2. Organize and coordinate and exchange consultations with the ministries, authorities and departments operating in the field of urbanization activities, and other related fields, and study and implement regional utilities and services establishments for new urban communities' projects.

3. Follow the implementation of plans set for rehabilitation of new urban communities and overcome all the financial and technical hindrances that may challenge implementation and evaluate achievements
4. Carry out general and detailed planning for the sites selected according to the previous provisions stated in this law and work for implementation of works and projects through bids, adjudications or international and local commercial bargaining or through direct contracting, in accordance with the regulations of the authority, and supervise the implementation of these projects, direct by itself, or through the development agency in each new urban community.
5. Study the best methods for implementation of regional utilities, on sites of new urban communities, in a way guaranteeing economic suitability to projects in these areas, divide the land, establish internal utilities for these communities, either direct by authority, or through the competent development agencies or by any other method the authority deems suitable.
6. Conclude loans or obtain grants, according to regulations legally specified, in addition to budgets as appropriated to authority in a way guaranteeing adequate finance for the projects.
7. Assist in providing equipment and materials necessary for implementation of the projects.
8. Propagate for promotion of selling, leasing or using the lands of new urban communities, among Egyptian and foreign investors, with the aim of economic development of the projects, without prejudice to the rules organizing proprietorship by foreigners.
9. Propose the determination of the concession or grant them and specify their periods according to the second paragraph of Article 11 of the present law.
10. The authority shall have the power to divide the new urban community into towns, villages, areas and districts, and to set forth, construction conditions, descriptions, specifications and patterns for each of them, which guarantee that a specific nature, height and colour for

the buildings is abided by. Licences shall be issued in accordance therewith, and the parties concerned shall abide by them.

Article 4 states that the appropriate local authority may, in accordance with the deals made between them, seek the assistance of the New Urban Communities Authority to construct whole new districts or demolish already existing districts to re-plan and reconstruct them.

Article 5 states that: Should lands owned by individuals or private entities are used in the projects of constructing new urban societies or the roads joined thereto, such lands shall be obtained amicably, at the agreed prices and pursuant to the terms agreed upon by the Authority and owner; however, should both parties not reach an agreement, such lands shall, in accordance with the law governing real estate expropriation for public interest or improvement, be expropriated and the indemnity shall be cash or in kind.

Article 9 stipulates that a decision shall be issued, subject to the approval of the Cabinet of Ministers, by the Prime Minister on the State-owned lands selected for constructing new urban societies, the roads and lands joined thereto and such decision shall be binding for all ministries, bodies and entities concerned with the various types of state property.

Article 13 stipulates that the Authority and bodies and units established thereby in order to be able to perform the tasks thereof stipulated herein shall, until the new urban society is delivered to the local administration, obtain all powers legally granted for the local units and the Authority shall also receive the same financial resources allocated for municipalities.

Law 7/1991 (Organizing the State-Owned Real Estate and Lands Law)

Law 7/1991 states that the management, exploitation and disposal of desert lands under Law 143/1981 shall be executed in the following manner and using the following procedures: A) The President of the Republic shall issue a decree delineating which are-

as of the desert lands are of strategic and military significance and cannot be owned. This decree is issued after obtaining the approval thereof from the Council of Ministers based on the proposal of the Minister of Defence. B) Aside for the lands stated in point (A), the President shall issue a decree, upon obtaining the approval from the Council of Ministers which is based on a proposal from the competent minister, delineating the areas included in the land reclamation projects plan- to create new urban communities or tourist areas. Relevant articles include:

Article 2 stipulates that a general authority shall be established under the name General Authority for Tourism Development and shall be regulated by virtue of a Presidential decree. The said authority shall be in charge of managing, exploiting and disposing lands allocated for the establishment of tourist areas, while the General Authority for Reconstruction Projects and Agricultural Development shall be in charge of managing, exploiting and disposing lands allocated for reclamation and farming purposes. The New Urban Communities Authority shall manage, exploit and dispose lands allocated for the establishment of new urban communities. Each of the aforesaid authorities shall exercise their powers as owners in relation to the property to which they were entrusted. Furthermore, they shall exercise their functions pertaining to such property in coordination with the Ministry of Defence in accordance with the conditions and rules it deems necessary to protect the State.

Article 4 states that the Local Administration units, subject to the jurisdiction thereof, shall assume the responsibility for the management, exploitation and disposal of lands allocated for construction which are either owned by them or by the State, as well as farming lands existing within their limits. The governor shall lay down rules for the disposal of the aforementioned lands after obtaining the approval of the governorate's LPC and, in accordance with the general rules set by the Council of Ministers, provided that the disposal priorities are given to the governorate's residents who work within its limits. The said rules may regulate cases in which the lands are disposed free of charge for purposes of construction, housing, farming or making them suitable for farming or any

other purposes determined by the Council of Ministers. The reclamation of the lands adjacent to the aforesaid lands which are located two kilometres outside the limits thereof, shall be implemented in accordance with a national plan developed by the Ministry of Land Reclamation, and the implementation thereof shall be carried out either by the Ministry itself, or the bodies it chooses in coordination with the competent governorate. The General Authority for Reconstruction Projects and Agricultural Development shall manage, exploit and dispose of the said lands, and the Council of Ministers shall determine the governorate's share of the revenue arising from the management, exploitation and disposal of the said lands .

Article 7 states that revenues arising from the management, exploitation and disposal of lands and property allocated for the General Authority for Reconstruction Projects and Agricultural Development, the New Urban Communities Authority and the General Authority for Tourism Development shall be considered public funds. The revenues from each authority shall be collected separately and spent for purposes related to each authority's area of work and to the essential requirements of the State budget, all in accordance with the Council of Ministers decisions in this regard and based on a proposal submitted by the competent minister regarding the purpose of the amount requested for spending .

Law 38/1967 (Public Cleanliness Law)

The main objective of this Law is concerned with public cleanliness is to keep cities and villages clean in order to protect public health and keep public areas well organized and beautiful. The law also aims at simplifying procedures and granting local councils more authority within the framework of decentralization. Local councils are closer in the hierarchy with the people and this would lead to effective protection of the environment, protection against diseases and spreading of diseases in order to enhance public health. The scope of the Law encompasses prohibiting disposal of garbage and waste in locations other than those dedicated for their disposal. The Law also obligates all institutions and individuals to store garbage and waste in special containers and regulates the processes of collections and transportation of garbage, wastes and dirt, in addition to

regulating their disposal. The Law also regulates methods of sanitary drainage in locations lacking sewerage networks, setting rules for sanitary waste collection and burning or draining of sanitary drainage tanks. The Law also states that owners of vacant lands should fence their land to prevent it being used as a garbage site.

Articles 1 & 2 stipulate that placing garbage, waste, rubbish or wastewater in places other than those specified by the local council shall be prohibited. Building inhabitants and owners and managers of public shops, amusement parks, and industrial and commercial facilities shall place all types of garbage, waste and rubbish in special containers. Owners of open lands, whether fenced or not, shall remove accumulated wastes and dust from these areas and keep them clean.

Article 4 states that committing any of the following actions is prohibited:

1. Bathing or washing housewares, clothes, vegetables, or other items in fountains and public waterways
2. Defecation in places other than those designated for this purpose in toilets
3. Washing animals, carts, or vehicles in places other than the pens or places designated for such purposes
4. Herding cattle or other animals through roads and streets other than those designated for such purposes by the local council
5. Leaving livestock and poultry in squares, roads, streets, passageways, lanes, and allies

Article 5 states that owners of buildings located where there is no sewer must install sanitary facilities to collect wastewater. Owners of places with septic tanks must pump them once they are full at the times specified by the local council.

Article 8 stipulates that a monthly fee shall be paid by occupants of buildings and utilized open lands within governorates as follows: a) EGP 1 - EGP 10 (USD

0.13 to USD 1.30) for each residential unit in provincial capitals; b) EGP 1 - EGP 4 for each residential unit in cities other than provincial capitals; c) EGP 10 - EGP 30 for commercial shops and industrial facilities and d) worship places shall be exempted from such fees.

Law 57/1978 (Disposal of Pools and Swamps Law)

This states that holes that can result in a pond or a swamp may not be made, widened, or deepened. Additionally, anyone whose work results in holes shall fill in such holes upon the completion of their work. If they do not fill in the holes within the period specified by the competent local unit, the local unit may then fill in the holes at their own expense, and collect the expenditures through administrative sequestration. Relative articles include:

Article 4 states that landowners and adverse possessors whose lands contain ponds or swamps shall inform the competent local unit of the locations and limits of such ponds or swamps within three (3) months from the date of the enforcement of the law hereof. Mayors and sheikhs whose areas contain ponds or swamps shall provide the competent local unit with all the data related thereto within the period specified in the previous paragraph.

The local unit shall count the ponds and swamps located within the area falling under the jurisdiction thereof. Additionally, it shall collect sufficient data about the landowners and adverse possessors within whose lands such ponds and swaps are located. To do so, the unit representatives shall be entitled to access the locations of ponds and swaps.

Article 7 stipulates that upon a decree from the competent governor, one or more committees shall be formed. Each committee shall consist of representatives from the Housing and Construction Directorate, Agriculture Directorate, Finance Directorate and the General Survey Authority, in addition to a local unit member from the said governorate, who shall be selected by the unit. The formation of this committee shall also include a representative from the local unit within the limits of which the ponds and swamps are located. Such committees shall assess the value of the lands with ponds and swamps prior to the disposal

thereof. Furthermore, posterior to the disposal, such committees shall re-assess the value of such lands again within no more than thirty (30) days from the date of the completion of the disposal process.

Law 4/1994 (Environment Law)

The law for the environment is the key legislation governing environmental protection in Egypt. The law includes articles that govern the following environmental aspects: 1) processing of Environmental Impact Assessment for development projects, as a step in the licensing procedure.;2) Handling of hazardous substances and wastes, such as the odorant agent used in Pressure Reducing Stations (PRSs) and 3) Controlling excavation works and corresponding waste disposal.

Article 2 stipulates that an agency for the protection and promotion of the environment shall be established within the cabinet premier ship under the name the Environmental Affairs Agency. The Agency shall have a public juridical personality and shall be affiliated to the competent Minister for Environmental Affairs. It shall have an independent budget and its head office shall be located in Cairo. The Minister for Environmental Affairs may establish branches for the Agency in the governorates by Ministerial decree, priority to be given to industrial areas.

Article 5 states that EEAA (Egyptian Environmental Affairs Agency) shall formulate the general policy and lay down the necessary plans for the protection and promotion of the environment and follow up the implementation of such plans in coordination with the competent administrative authorities. The Agency shall have the authority to implement pilot projects. The Agency shall be the national authority responsible for strengthening environmental relations between the MoE (Minister of Environment) and other countries and regional and international organizations. The Agency shall recommend taking the necessary legal procedures to adhere to regional and international conventions and prepare the necessary draft laws and decrees required for the implementation of such conventions. For the fulfilment of its objects, the Agency may:

1. Prepare draft laws and decrees related to the fulfilment of its objects and express its opinion on proposed legislation related to the protection of the environment.
2. Prepare studies on the state of the environment, formulate the national plan with the projects included for the protection of the environment.
3. Lay down the criteria and conditions which owners of establishments must observe before the start of construction and during the operation of these projects.
4. Lay down a plan for environmental training and supervise its implementation.
5. Compile and publish periodic reports on the main environmental indicators.
6. Propose economic mechanisms to encourage different activities and procedures for the prevention of pollution.
7. Implement pilot projects for the preservation of natural resources and the protection of the environment from pollution.
8. Participate in the preparation of an integrated national plan for the administration of coastal areas abutting on the Mediterranean Sea and the Red Sea in coordination with the authorities and ministries concerned.

Article 14 stipulates that a special fund shall be established in the Agency under the name the Environment Protection Fund to which shall devolve:

1. Amounts allocated in the state budget to subsidize the fund.
2. Grants and donations presented by national and foreign organizations and accepted by the Board of Directors of the Agency for the purpose of protecting and promoting the environment.
3. Fines levied and damages awarded or agreed upon for any harm caused to the environment.
4. The financial resources of the protectorates fund provided for Law 102/1983.

5. Amounts collected on a temporary basis on account of fines and damages for harm caused to the environment shall be deposited in the fund.

Article 27 states that an area of not less than one thousand square metres of State-owned land shall be allocated for the establishment of an arboretum for the cultivation of trees in each district and in each village. The output of these arboreta shall be available to agencies and individuals at cost price. The competent administrative authorities to which these arboreta are affiliated shall lay down guidelines for the cultivation and protection of these trees. The EEAA shall participate in financing the establishment of these arboreta.

Law 117/1983 (Protection of Antiquities Law)

Law 117/1983 states that any real estate is considered an antiquity whenever it meets the following conditions: 1) is a product of Egyptian civilization or the successive civilizations or part of the creation of art, science, literature or religion that took place on Egyptian lands since the prehistoric ages and during the successive historic ages, 100 years before the present date. 2) To be of archaeological and artistic value or historical importance in respect with different aspects of Egyptian civilization or any other civilization that took place on Egyptian lands. 3) To be produced and emerged on Egyptian lands and represents a historical relation thereto. Other relevant articles include:

Article 11 states that The Supreme Council for Antiquities (SCA) is entitled to accept cession of corporations or individuals for their ownership of historic real-estate through donation or sale for a symbolic price or through laying such under the Council's disposal.

Article 13 stipulates that registration of such real antiquity and notifying the owner of such shall result in the hereinafter provisions: 1) pulling down all or part of the real estate is not permitted; 2) expropriation of land or real estate is not permitted; 3) renovation of the real estate or changing its characteristics by any means is not permitted and 4) The SCA is entitled, at any time, to carry out on its expense whatever it deems necessary for the conservation of the antiquity.

Article 15 states that any existing exploitation of any archaeological site or land or building of historical value shall not result in any right of ownership by prescription, and the SCA is entitled, whenever it deems necessary, to evacuate it against a valuable consideration.

Article 18 states that lands owned by individuals may be expropriated for their archaeological importance. It also may be, by virtue of a decree from the President of the Republic, temporarily seized until the expropriation procedures are completed. Such land shall thereby be considered antiquity as of the date of the provisional seizure.

Article 20 states that granting licenses for building at archaeological sites or lands may not be permitted. Implanting or cutting of trees or carrying rubble or taking soil or fertilizers or sand or carrying out any other acts which result in changing the characteristics of the said sites and lands shall be prohibited.

Article 21 stipulates that archaeological sites and lands, and buildings and places of historical importance shall be observed when the layout of cities, districts and villages where they are located is being changed. Modernized planning or expansion or modification of archaeological and historical areas may not be permitted unless upon the approval of the SCA in writing.

Law 66/1956 (Advertisement Law)

The Law aims to regulate advertisements on roads and inside the means of transportation to protect the environment from distortion, and to ensure citizen road safety. The provisions shall be effective in the cities having local councils and in other locations identified through a decree issued by the competent minister. Authorities responsible to execute the law include: Ministry of Housing & Utilities, Ministry of Interior and the Ministry of Transportation and Local Councils. Relative articles covering Environment Protection and Financial Penalties issues include:

Article 2 of the Law stipulates that no advertisements can be launched / made unless a license issued in this connection by the competent entity.

Article 4 identifies advertisements exempted from said license.

Article 5 specifies the places, buildings, and establishments wherein it is banned to make any kind of advertisement such as antique buildings, mosques, churches, statutes located at public land designated for citizens, parks, sidewalks and fences.

Article 8 sets a fine not less than LE 1 and not in excess of LE 10 to any violator together with removal of such advertisement at his expenses. The competent entity may remove advertisements on administrative road should such advertisement hinder the traffic flow or jeopardizing the lives of citizens and passengers.

Law 5/1966 (Cemeteries Law)

The Cemeteries Law 5/1966 explicitly defines the cemeteries as special areas. It states that burial activities are only allowed in public cemeteries. In addition, cemeteries' properties are considered public wealth; land titling and disposition is not allowed, even after abolition of burial (for ten (10) years). The Law states that local councils carry on the responsibilities of establishing, maintaining and removing cemeteries. It also prohibits conducting burial outside public cemeteries. However, the Law does not mention regulations related to construction activities in these areas which is a challenge that needs to be addressed in Egypt. Relative articles include:

Article 1 states that Cemetery lands are considered public funds and shall maintain such status even after the ban of burial therein for ten (10) years.

Article 2 states that Local councils, subject to the jurisdiction thereof, shall establish, maintain, and shut down cemeteries. Additionally, they shall determine the cemetery use fees.

Article 5 stipulates that Burial may only take place in open public cemeteries.

Law144/2006 (Preservation of Architectural Heritage Law)

Law144/2006 states that it is prohibited to issue permits for the demolition or addition to buildings and structures of outstanding architectural style that are associated with the national history or a historic personality that represents a historic era or any buildings that are considered a tourist attraction. A decree shall be issued by the Prime Minister for the identification of these buildings and structures. The indemnity referred to in clause 1 shall be decided and, in the case of expropriation of a building or structure, a

committee shall be formed by a decision from the Minister concerned with housing matters. In either case the remuneration may be in kind as per the owner's request.

Article 3 states that the State shall initiate at any time and on its own expenses and after having informed the landlord and occupants the necessary works for the consolidation, restoration and maintenance of buildings and structures that are protected from demolition. The foregoing shall be implemented pursuant to the executive regulation of this Law.

Article 4 states that a permanent committee shall be formed in each governorate by a decision of the Governor and composed of a representative of the Ministry of Culture; a representative of the Ministry of Housing, Utilities and Urban Development; two representatives of the governorate; five members from the university's faculty members that are specialized in the fields of architectural engineering, structural engineering, antiquities, history, and arts, nominated by the concerned university presidents. The Committee shall survey the buildings and structures referred to in Clause 1 of article 2 of this Law and shall revise this survey on a regular basis. The concerned Governor shall submit the committee's decisions to the Prime Minister.

Article 11 stipulates that the heads of towns, cities and neighbourhoods and the engineers responsible for the regulatory works in the administrative units shall have the status of judicial police as well as other engineers and specialized employees that are assigned by a decision from the Minister of Justice in agreement with the Minister concerned of local administration affairs. The foregoing shall be implemented in proving the violations of the provisions of this Law and its executive regulation and to take the necessary action regarding them. The concerned governor or his delegate shall issue a decision to stop demolition works that are unauthorized or not in accordance with the provisions of this Law.

Law 14/1981 (Co-operative Housing Law)

Law 14/1981 amended by Law 122/2008 states that Housing Co-operatives is a branch of the co-operative sector. Housing co-operatives provide houses to their members;

they provide the required services to housing compounds and take the responsibility of providing maintenance and management. The foregoing shall be in accordance to the co-operative principles and the state plan for economic and social development, with the aim of improving social and economic levels of the members.

Article 6 states that, during the first ten (10) years after allocation, members are not allowed to dispose of the unit to any person but his/her spouse, relatives to the third degree.

Article 10 states that Units of Housing Co-operatives are: a. Building and Housing Co-operatives, b. Joint Associations for Building and Housing, c. Federal Associations for Building and Housing and d. Central Housing Co-operative Union.

Articles 11 & 16 stipulate that building and Housing Co-operatives are 'democratic, popular organizations which aim at providing housing for their members, and the required services needed for integrating the housing environment'.

Articles 24, 66 & 67 state that projects of co-operative housing based on building blocks of flats for ownership or rent by members shall have priority over any other projects to receive lands, loans, building materials, and any other facilities determined to the co-operative housing. Housing co-operatives receive a 25 per cent discount on all State-owned land which could go up to 50 per cent with the Minister of Finance's approval. Housing co-operatives are exempted from 1) taxes on industry and trade profits, on non-commercial professions, and on the interest of deposits in banks and saving funds; 2) taxes and fees levied by municipalities in accordance with law of local administration; 3) custom taxes, statistical fees, and importing fees, 4) stamp taxes; 5) fees paid on contracts and documents related to its establishment or the amendment of its internal system; 6) fees of registration, and fees of notarization and authentication of signatures; 7) fees of notarization and registration of all documents and contracts of buildings, mortgages, assignments, subrogation and write off and 8) fees for building licences and land allocation.

Articles 76 & 79 stipulate that, in accordance with the plan set and adopted by the minister concerned, the Central Housing Co-operative Union shall be responsible for supporting housing co-operatives in implementing its missions, for supervision of its performance, and popular control. The Union shall, in particular, assume the following responsibilities:

1. Propose the public policy of housing co-operatives
2. Production of statistics and data relevant to housing co-operatives
3. Promotion of cooperative culture and enhance co-operative education, including developing enlightened co-operative leadership, exchanging co-operative experiences at the Arab, African and International levels, conducting specialized researches and studies, publishing co-operative newsletters, and establishing, possessing and managing training and support centres concerned
4. Protection of interests of the union units by all means, including providing technical consultation, giving legal opinions, and settlement of disputes which may arise between units, boards of members, or members of each board
5. Monitoring work in co-operative units to ensure it is properly performed
6. Clearance of displaced units

Law 107/1976 (Establishment of the Social Housing Funding Facility)

This Law states that a fund to be called the Fund for the Financing of Economic Housing Projects is hereby established. This Fund will be responsible for the financing of economic housing and for supplying such housing with the necessary public utilities. The Fund shall have a separate legal status. Its funds shall be considered as public funds. It will be affiliated with the Ministry of Housing and Reconstruction. Relevant articles include:

Article 2 states that the Fund shall be managed by a Board of Directors that is composed of the following: A representative of the Ministry of Housing and Reconstruction (Head), a representative of the Ministry of Finance, a representa-

tive of the Secretariat of Local Administration, a representative of the Egyptian Waqf Authority organization. The resolutions of the Board will not be enforced, except after ratification by the Minister of Housing and Reconstruction. The Chairman of the Board of the Fund shall represent it before courts or other bodies.

Law 138/2006 (Promulgating the State's Responsibility in Providing Buildings with Needed Infrastructure Services)

This Law states that buildings, established prior to the enforcement of this law and their units, shall be provided basic facilities in accordance with controls and measures decided by the Cabinet upon proposal from the minister responsible for housing, utilities and urban development.

Law 62/1974 (Promulgating General Reconstruction Provisions)

This Law states that in the framework of the State comprehensive social and economic development plan, the Ministry of Housing and Reconstruction shall develop a reconstruction plan for the Sinai Peninsula, Canal cities, Western Desert and any other area that is to fall within the Ministry's jurisdiction in the future. The said reconstruction plan shall, among other things, focus on the enhancement of the facilities and services within the cities and areas falling within the Ministry's jurisdiction. Relative articles include:

Articles 3 & 4 state that the Minister of Housing and Reconstruction shall, for the purposes of developing the areas stated in Article (1), have the power to use the foreign funds allocated for the Ministry within the State's monetary budget or the foreign funds arising from the loans made by the Ministry, without having to abide by the rules regulating the use of foreign exchange by the government. Additionally, the Minister may issue financial regulations organizing the financial aspects of construction works, without the need to comply with the rules applied in government or the public sector in the following areas: (1) purchase of items, supplies, and vehicles needed for the said reconstruction projects; (2) tenders or negotiations that require a payment to be made abroad; (3) contracting and transportation; (4) conclusion of contracts with local and foreign advisory houses; (5) bids and auctions and (6) accounts.

Articles 5 & 6 state that foreign contracting companies and foreign advisory houses engaged in construction projects shall enjoy the tax exemptions applicable to foreign capital, according to Law 43/1974 concerning the Investment of Arab and Foreign Funds and Free Zones. In addition, the Minister of Housing and Reconstruction may, when necessary, temporarily appoint non-Egyptians to the posts that require special academic qualifications or experience that are not met by Egyptians or assign some temporary tasks and works to them.

Law 148/2001(Real Estate Finance Law)

Law 148/2001 amended in 2014 states the establishment and the objectives of both The General Authority for Real Estate Finance Affairs (which shall follow the Ministry of Economics and Foreign Trade) and a National Fund that shall be established for securing and supporting the real estate activity. Relevant articles include:

Article 2 states that a General Authority for Real Estate Finance Affairs shall be established and attached to the Ministry of Economics and Foreign Trade. A Presidential decree shall be issued concerning the formation and powers thereof. This Authority shall regulate, monitor, and oversee all real estate finance activities stated in the law hereof, according to the rules and criteria set out by the Authority Board of Directors (BoD), and in a way commensurable with the financial potential of the finance applicant in light of the market general condition. Additionally, the Authority shall determine the finance rules, procedures, terms and credit limits as well as the ratio of finance to the value of the realty or the guarantee provided, as appropriate. Authorized finance and refinance authorities shall have the right to determine the finance costs without abiding by the maximum limits set out by any other law. The value of the security realty shall be estimated by expert appraisers whose names are registered in the lists prepared by the Authority for such purpose, provided that such appraisers are not working for any of the finance parties. The State shall provide real estate finance for low-income brackets and support their housing options through allocating certain lands, free of charge, for the erection of economy-level dwellings; in addition to bearing the actual cost, wholly or partially, of the provision of

public utility services for such dwellings or providing any other form of support .

Article 3 stipulates that the following entities shall exclusively have the right to exercise the real estate activity as prescribed in the present law, conditional upon being recorded in a register to be provided by the administrative authority for such purpose:

1. Public juridical persons whose purposes include the real estate finance activity
2. Real estate finance companies stated in Part 5 of the present Law
3. Banks registered at the Central Bank of Egypt (CBE) may, upon the latter's approval and according to the rules thereof, exercise the real estate finance activity without being registered at the administrative authority

Article 35 states that a fund shall be established for securing and supporting the real estate activity. Such fund shall have a public juristic personality and be attached to the competent minister. It shall support the real estate activities related to the sale or utilization of houses as well as the lease of houses that ends with ownership transfer to the lessee. In addition, the fund may, in all possible ways, support the lease of houses for low-income brackets. That includes charging a part of the instalment value to the fund in case of the sale of houses or the lease that ends with ownership transfer to the lessee, ensuring that the finance burden is lifted to the extent that suits the income of such brackets, and provided that the instalment does not exceed the maximum ceiling established by the Authority BoD .

Law 222 /1955 (Betterment Levy Law)

This Law stipulates that a charge shall be imposed on all buildings and lands benefiting from an increase in value, as a result of the undertaking of public improvement works. The collection of this charge falls under the jurisdiction of each municipal council; the charge then becomes a main constituent of the municipal council's financial resources. Relative articles include:

Article 2 defines the works falling under the category of public improvement; these include but are not limited to the following: widening or modification of public roads and squares, sewage projects, and the construction or modification of bridges, grade crossings and underground passages.

Article 3 details the areas to be included in the improvement works in relation to the aforementioned public improvement categories:

1. Concerning the construction or modification of public roads and squares, the areas to be included are any and all real properties situated in an area bordered by parallel alignments to the limits of the road or square falling within a radius of no more than 150 metres.
2. Concerning sewage projects, the areas to be included are any and all real properties directly connected to a road containing a sewage line, as well as real properties located on roads which do not contain sewage lines, given that the distance between those real properties and the new public works does not exceed 100 metres.
3. Concerning the construction or improvement of bridges, grade crossings and underground passages, the areas to be included are any and all real properties located within an area delimited by two lines parallel to the axis of the bridge, ground corridor, or underground passage and two lines parallel to the terminal points of the aforementioned constructions, given that they fall within a 300 metre-radius from the axis.

Article 6 stipulates that the value of the real property located within the improved area shall be determined by a committee which estimates the value before and after the completion of the works. The aforementioned committee specifies the value of the real property by taking into consideration many factors including price of purchase and improvements and modifications made to the property to reflect the normal price of the transactions through comparison to real property of the same nature in an area nearby the improved one.

Article 10 indicates that the betterment levy shall be equal to one half of the difference between the values of the real property set by the aforementioned committee, before and after the improvement.

Article 11 clearly states that the owner must choose a method of payment of the betterment levy within a period of 60 days from notification of the definite estimation of the value of the real property. The owner may pay in cash, pay in ten equal annual instalments, or in kind (total or part) in cases relating to vacant land in accordance with the conditions stipulated by the order of execution.

Article 12 relates to cases where the owner fails to choose a payment method within the aforementioned period prescribed. Here, the betterment levy shall be payable in the following cases according to these conditions:

1. If a vacant land is constructed, or an existing building is elevated or modified in a way which increases revenue, the betterment levy is to be collected in a maximum of five equal annual instalments, payable at the time of obtaining the license for construction, elevation or modification
2. If the property is transferred by means of inheritance, the betterment levy is to be collected in a maximum of five equal annual instalments, payable one year after the death of the previous owner
3. In case of disposing of the property ownership, the betterment levy shall be equal to one half of the difference between the evaluation of the committee before and after improvement. However, if the disposal is only partial, the increase in value demanded is proportional to the relationship between that part and the whole property.

Article 13 stipulates that in all aforementioned cases, the competent Municipal Council may collect the betterment levy in the form of deduction from the amounts owing to stakeholders, as compensation for expropriation for public purposes or improvements.

Article 15 stipulates that the betterment levy is a lien upon the property and follows judiciary costs and taxes; it is to be collected by means of administrative sequestration.

Article 17 states that the authority in charge of organization works may refuse to grant a license for the construction of buildings, elevation or modification if

the stakeholders fail to comply with the payment of amounts due for improvements or instalments thereof.

Article 20 stipulates that all Ministers, within their individual authority, shall implement the aforementioned Law, in accordance with the decrees to be issued by the Minister of Municipal and Rural Affairs for the implementation thereof.

Law 10 /1990 (Expropriation of Real Estates for Public Interest Law)

The current Law governing the expropriation of real estate for the purpose of public interest (Law 10/1990) is preceded by the Law 577 for the year 1954, which stipulated that the President delegated expropriation decision-making power to the Prime Minister who would act on his behalf. Expropriation process is also permitted to include, apart from the real estate necessary for the original project, any other real estate deemed necessary by the entity in charge of the road and building works. The determination of the public interest shall be by means of a decree issued by the President.

Article 2 clearly defines all the works that shall be considered ones of public interest; these include but are not limited to the following:

1. Building of roads, streets and squares, or having them enlarged, amended or extended, or the setting up of new districts
2. Water and waste water projects
3. Irrigation and drainage projects
4. Power and energy projects
5. Setting up of bridges and surface passages (railroad crossings), underground passages and the amendment thereof
6. Transport and communication projects
7. Objects and purposes of urban planning and improvement of public utilities

Works classified as public utility work in any other law

Article 5 outlines the role of a designated committee established to carry out the assessment process of the real estates and establishments which have been

resolved to be necessary for public interest. The committee is constituted of a delegate of the entity on charge of the expropriation procedures and one of the officials of the local administration, and of the cashier.

Article 6 relates to the assessment of the indemnity by means of a committee to be constituted in each governorate by means of a decree from the Minister of Public Works and Water Resources. The indemnity shall be evaluated in accordance with the prices prevalent at the time of promulgation of the expropriation decree, which is to be deposited by the entity requesting the expropriation within a period not exceeding one month from the aforementioned promulgation date. It is permissible, upon the agreement of the owners, to receive the indemnity, all or part thereof, in kind.

Articles 8 through 13 detail the stipulations, procedures and regulations relating to the contestation and opposition rights of owners, or any other party concerned in compliance with the executive regulations put forth by this law.

Article 15 outlines temporary cases of appropriation in exceptional circumstances. The competent Minister shall be entitled, as per request by the competent entity, to order temporary appropriation of the necessary real estates with the purpose of conducting the restoration and protection works in cases of emergencies or contingencies.

Article 17 states that, if the value of the part of the real estate which has not been expropriated has either increased or decreased as a result of public interest works in fields other than roads and building projects inside cities, this increase or decrease shall be taken into consideration by the committee aforementioned in Article 6, in the assessment of the indemnity.

Article 19 stipulates that the proprietors of the real estates which shall undergo public interest improvement works in the fields of roads and buildings projects in the cities, without taking away parts thereof, shall be obligated to pay the counterparts responsible for such improvements a betterment levy.

Law 27/1978 (Public Sources of Water Law)

Law 27/1978 states that public authorities and authorities concerned with housing and reconstruction may install the connections to the public sources of

water underneath the surfaces of privately-owned roads or lands. Owners of the said lands or roads, or those who have rights to such lands, shall be entitled to compensation for any damages occurring to their property, as a result of the implementation of the aforementioned works.

Articles 4 & 5 state that the following shall be determined by virtue of a decree issued by the Minister of Housing and Reconstruction and based on the approval of the Higher Water Committee at the Health Ministry: licensing charges incurred due to the establishment of public sources of water; conditions and specifications for such sources and technical conditions and specifications for transferring the water from its sources to buildings.

Law 106/1976 (Reorganization of Construction Work Law)

Law 106/1976 stipulates that, except for buildings constructed by the ministries, governmental departments, organisations, and public sector companies, it is prohibited to modify or restore any existing building in any part of the Republic within the boundaries of cities and villages or outside unless the approval of a committee, formed by virtue of a decision from the Minister of Housing and Reconstruction that specifies the functions, is gained (Article 1). Other relevant articles include:

Article 4 states that it is prohibited to construct, widen, heighten, modify, underpin buildings or cover up the facades of buildings with paint, unless after getting a license from the administrative department in charge of organization.

Article 13 states that a Technical Inspection of Building Works Agency shall be established and be responsible for inspecting, observing and monitoring the work of the administrative bodies responsible for planning and organization in the local units all over the Republic regarding the issuance of permits to construct, widen, heighten, modify, underpin or demolish buildings or cover up the facades of buildings with paint.

Article 14 stipulates that the engineers charged with organization in the Local Administration Units, and other engineers who are defined by a decision issued by the Minister of Justice, in coordination with the Governor, shall have the right of judicial arrest.

Law 104/1992 (Promulgating the Establishment of the Egyptian Union for Construction and Building)

Law 104/1992 stipulates that a general union for contracting works shall be established in Egypt. This would be named The Egyptian Union for Construction and Building and shall have a judicial personality (Article 1 & 5). The Union shall be composed of contractors working in construction, building, public works, land reclamation, installations, dredging, marine construction works and any other works of the same nature. It shall also include non-Egyptians in Egypt who are working on the same activities as correspondent members.

Articles 3 & 4 state that the Union shall serve the common interests of the members thereof, represent them before the appropriate bodies, organize the professions and develop the techniques used therein and set the controls and practices necessary to protect and upgrade such professions, settle the disputes arising between the members thereof and third parties, propose what it deems necessary to achieve such purpose and help implement the state public plan in its area of competence. The Union may, to achieve this, adopt the following: develop a code of ethics and ensure respect of the profession; set the provisions governing the process of counting, classifying and arranging all the members of the Union according to their specializations and abilities to serve the profession; be keen to help the Egyptian members thereof to participate significantly in implementing the state development projects and plans; study the economic and technical issues related to the contracting activity and present the result of such studies to the members thereof; participate in defending the interests of the members thereof before courts and third parties; set an optional arbitration system that ensures settling the disputes arising among the Union members and between them and third parties promptly; cooperate with the similar Arab and Foreign organizations and entities, strengthen relations therewith, share experiences and join conferences that relates to the Union goals and establish training centres to provide the trained technical labour needed for the profession.

Article 5 stipulates that the Minister of Finance is permitted to issue treasury bonds to be called Housing Bonds that will have a redemption period of 20 (twenty) years from the date of their issuance. The categories of such bonds,

conditions of its issuance and its interest rate shall be stated by a decree of the Minister of Finance. Such bonds, together with the proceeds and its interest, will be exempt from taxes.

Law 67/2010 (Regulating the Partnership between the Public and Private Sectors)

Law 67/2010 stipulates that administrative authorities may enter into Public Private Partnership (PPP) contracts. A project company shall be entrusted with financing, constructing, equipping and operating infrastructure projects and public utilities. The company is also responsible for making their services available or financing and rehabilitating such utilities with an obligation to maintain what has been constructed or rehabilitated. The responsibility of providing services and facilities necessary for the project to be capable of production, regular service provision and progressiveness throughout the PPP contract duration also falls upon the project company. Relevant articles include:

Articles 14 & 15 states that a Supreme Committee for Public Private Partnership Affairs shall be formed chaired by the Prime Minister and with the membership of the Ministers of Finance, Investment, Economic Development, Legal Affairs, Housing and Utilities and Transportation as well as the Head of the Public Private Partnership Central Unit. In the case of the absence of the Prime Minister, the Minister of Finance shall chair the Committee. The Supreme Committee for PPP Affairs is competent for the following: setting of an integrated national policy for the PPP, and identifying the frameworks, objectives, mechanisms, and targeted scope of the projects; endorsing the application of the PPP structure on projects of Administrative Authorities; monitoring the allocation of financial funds to ensure the fulfilment of financial obligations resulting from the implementation of PPP contracts; issuing the rules and general criteria for the PPP, and endorsing standard PPP contracts for use in different sectors; endorsing the recommendation of the Competent Authority of the Administrative Authority related to the selection of the contracting party entering into the PPP contract, and approving the conclusion of the contract and conducting studies and proposing means to provide and develop the market tools.

Article 34 states that the PPP contract must include, in particular, a number of controls, the nature and scope of works and services that the Project Company must carry out as well as the conditions for their implementation; the ownership of the project's funds and assets, the mutual financial obligations, means of quality assurance and quality control and contract duration.

Law 196/2008 (Real Estate Tax Law)

Law 196/2008 amended in 2014, states the types of real estate that are applicable to taxes. In addition, the law states the establishment of survey and estimation committee. This committee shall be formed in each governorate to survey and estimate rental value of buildings. Relevant articles include:

Articles 8 & 9 state that the real estate judged as buildings are those allocated for managing utilities that are run by means of commitment, permission to utilize or by means of usufruct, whether these utilities are held on land owned by the State, the persons committed, utilizers or infrastructures; plots that are utilized whether annexed to buildings or separate, fenced or without fences and constructions held on roofs or at the frontages of buildings whether rented or the construction is in return of benefit or charge .The annual tax is to be imposed on buildings regardless the material used for construction or the purpose of their utilization whether or not permanent, constructed on or under the surface of land, on water surface, whether completely constructed and occupied, completely constructed and not occupied or occupied without being completely constructed.

Article 13 stipulates that a Survey and Estimation Committee shall be formed in each governorate. The committee shall be competent to survey and estimate rental value of the buildings after being classified on the basis of the building standard, the geographical location and the utilities connected to them. Such committees shall be formed by a decree of the Minister or his delegate, headed by a representative of the authority, with the membership of a representative of the governorate which the building exists within its province, and one of the

taxpayers within the domain of the committee, nominated by the concerned governor .

Article 18 defines 'tax exempt' as buildings owned by charities; educational institutions, hospitals, dispensaries, orphanages and charitable institutions; real estate owned by political parties, syndicates and labour unions; each unit of a building used for housing, whose annual rental value is less than L.E. 6000; courtyards and graveyards; the buildings of the youth centres; real estate owned by foreign governmental bodies; real estate allocated for the utilization of the surrounding agricultural lands and centres used for holding social events without profits.

Part 3: Presidential Decrees

Presidential Decree 495 /1977 (Dividing the Arab Republic of Egypt into Economic Regions and Promulgating the Establishment of the Regional Planning Authorities)

This Presidential decree states that the Arab Republic of Egypt shall be divided into seven economic regions. According to the decree, a Higher Committee for Regional Planning shall be established to manage regional development plans in each region, which shall be overseen by the relevant minister in the competent local governance. The decree states the establishment of a planning body under the authority of the Ministry of Planning in each of the economic regions, to be responsible for preparing, proposing and supervising the implementation of the regional planning plans for the region.

Article 1 stipulates that the Arab Republic of Egypt is to be divided into the following economic regions: 1) Province of Greater Cairo and its capital Cairo; 2) Province of Alexandria and its capital Alexandria; 3) The Delta province and its capital Tanta; 4) The province of the Suez Canal and its capital Ismailia; 5) The province of Assiut and its capital Assiut and 7) South region and its capital Aswan.

Article 2 states that, in each province, a higher committee for regional planning is to be established. It will be overseen by the relevant minister in the competent local governance and shall be constituted as follows: the governor of the provincial capital, governors of the provinces, heads of the local councils of the provinces, the chief of Regional Planning, and representatives of the relevant ministries. The committee will be responsible for approving the priorities proposed by the Regional Planning and which will be considered by this body mainly in the development of alternatives to the plan of the province and in the light of the resources available locally and centrally. It will also be in charge of approving one substitute plan proposed by the Regional Planning; approving periodic follow up reports on the implementation of the plan and reviewing any amendments proposed by the Planning Commission and the regional plan in accordance with the problems facing the implementation and taking the necessary decisions and measures related to the issue with the Minister of Planning.

0. Article 3 stipulates that, in all of the economic regions, a planning body under the authority of the Ministry of Planning is to be established, where the relationship between these new bodies and the departments of Planning and Follow-up in each governorate to be regulated by a decree by the Minister of Planning after agreeing with the competent minister in the local administration, and the new planning bodies will specialize in studying the social and economic present and future conditions of the province; conducting the research and studies necessary to determine the potential of the province's resources, natural and human resources and means to develop and optimize their use; proposing development trends and lines for social development in the region and translating these trends into studied and specific project; preparing and developing the technical personnel needed to carry out the studies, research and planning at the level of the province and preparing for the regional planning considering the priorities and criteria determined by the Supreme Committee for Regional Planning as well as the follow-up of the implementation of the plan when approved.

Presidential Decree 531 / 1981 (Managing lands evacuated by the Egyptian armed forces)

This Presidential decree sets the procedures of the establishment of a unit responsible for managing the land and property evacuated by the Egyptian armed forces. The decree states the authority the ministry of defence has over the land it occupies. Even after evacuation, the Ministry of Defence, through the established unit, has the power to decide the future use of the land. The unit is responsible for the establishment and the preparation of new alternative cities and military zones in replacement of those evacuated, as well as responsible for selling or renting the land.

Article 1 stipulates that a unit with its own legal entity in the Ministry of Defence to be established, to be responsible for the selling of land and property owned by the state and renounced by the armed forces, and identified by the President in a statement and a decree identifying the location and the date of evacuation. This unit will also be responsible for the establishment and the preparation of new alternative cities and military zones in replacement of those evacuated. The President of the Republic will issue a decision for the organization of the unit, and determine its competencies.

Article 4 states that the Minister of Defence has to handover the evacuated land and real estate to the relevant authorities, and it should not be sold in consideration for the national interest. These units will oversee the rent this land and real estate after seeking the opinion of the Minister of Defence.

Article 5 stipulates that the proceeds of the sale and rent of land and real estate referred to will be directed to the establishment of alternative cities and military zones in replacement to the evacuated areas, as well as housing projects for the members of the armed forces. The proceeds will be deposited in a special account in one of the public sector commercial banks. The Board of Directors of the unit will establish the rules governing the exchange of these proceeds to ensure good running of the business and the services assigned, and should be approved by the Ministry of Defence following a decision by the President of the Republic to allocate a percentage not exceeding 20 per cent of the proceeds to military armament purposes.

Presidential Decree 29/1993 (Promulgating the establishment of The Technical Inspection of the Construction Work)

This presidential decree sets the procedures of the establishment of a technical inspection on the construction work specified in supervising and following up the relevant administrative departments responsible for the planning and organization of the local units. In addition the authority is responsible for the inspection on the implementation of all buildings and establishments, construction of foundations and concrete buildings, sanitary and electrical systems, elevators and any other job licensed.

Article 1 states that the Technical Inspection Authority is established according to directing and organizing the construction work law amended by Law No.25 of 1992. The authority is specialized in performing of the functions of inspection and supervision and follow-up on the work of the competent administrative authorities' affairs planning and organizing in the local units all over the country and is affiliated to the Ministry of Housing and Utilities.

Article 2 stipulates that the authority will proceed on the competences conferred upon it by law as follows:

1. To technically supervise all the duties of the relevant administrative departments responsible for the planning and organization of the local units and related to the issuance of construction permits, or expansions, or amendments, or strengthening of demolishing, or make the necessary external finishing, as specified in the executive regulations of the Law directing and organizing construction works.
2. The verification of matching of licenses referred to the provisions of the Act related to directing and organizing the construction work and its implementing regulations and implementing decisions and all applicable legislation related to the establishment of facilities and the provision of safety and security, as well as all the of public or private requirements that should be available in various types of buildings, particularly those relating to security and fire in buildings and provide places to accommodate cars.
3. The inspection on the implementation of all buildings and establishments, construction of foundations and concrete buildings, sanitary and electrical systems, elevators and any other job licensed, as well as the

verification of their implementation in accordance with the licenses issued and supported graphics, conditions and technical specifications, and ensure the necessary procedures for the analysis and testing of materials used in construction.

4. To make recommendations to the competent administrative body to undertake what he or she sees as the necessary measures necessary to stop the work or correct it if it is in violation of the licenses issued or graphics-based or if it is non-conforming to the technical specifications and according to the terms of the legislation in force in the manufacturing or process.
5. Inform the administrative agencies and judicial authorities to undertake all measures prescribed by the Law against violators, whether it is the owner of the building or the design engineer or supervisor of the execution or implementation of the existing contract or other officials of the administrative affairs of planning and organization, as per the case.
6. Follow up on all measures to implement the recommendations issued by the unit based on the findings of works inspections, supervision and follow-up, which were conducted within the limits of its powers
7. Prepare periodic reports on the results of the inspection and supervision and follow-up to be presented to the concerned minister and housing facilities, the Minister of Local Administration, as well as the concerned Governor to review them and take the necessary actions regarding their regularities and infractions disclosed by those reports.

Presidential Decree 281/1995 (Promulgating the establishment of the Public Economic Authority for Portable and Waste Water)

This Presidential decree sets the procedures of the establishment of General economic bodies in certain governorates, to be responsible for the projects and the works related to drinking water and sanitation and to maintain it in the governorate, and is responsible for the management, operation and maintenance of drinking water and sanitation.

Article 1 states that General economic bodies is to be established in Aswan, Minya, Beni Suef, Fayoum, Dakahlia, Gharbeyah and Sharkeyah, under the su-

pervision of the local Governor, located in the capital of each governorate, each with its legal entity and following the rules and provisions of the General Organizations Law.

Article 2 stipulates that each of the bodies identified in the previous article are responsible for the projects and the works related to drinking water and sanitation and to maintain it in the governorate, and is responsible for the management, operation, and maintenance of drinking water and sanitation. All establishment and installations related or associated or complementing such works, and which are currently administrated by the Water and Sanitation Authority shall be under their supervision with the right of exploitation. Their duties will be:

1. Preparation of general and detailed work plans for drinking water and sewage in the Governorate.
2. Management, operation and maintenance of drinking water, sanitation, and sewage facilities and do what it takes to expand and strengthen said facilities, as well as the management of local materials and equipment necessary for the operation and maintenance.
3. Conduct studies, applied research, economic and financial projects related to drinking water and sanitation
4. Develop relevant project designs and oversee the implementation according to the set programmes, and take the necessary measures for contracting.
5. Propose project intenders and auctions and contact local and foreign practices, contract and supervise its implementation.
6. Cooperate with stakeholders in the development of drinking water standards as well as the standards of disposing of liquid residues.

Presidential Decree 164/ 1996 (The internal system regulating the Ministry of Housing and Utilities)

This presidential decree sets the organizational structure and objectives of the Ministry of Housing and Utilities, in accordance with the objectives of the economic and social development plan in the scope of the General policy of the State. In addition, Article 2

states the jurisdiction of the Ministry of Housing, which includes but is not limited to designing the housing, utilities, urban communities and construction projects; supervising infrastructure programmes for drinking water and sanitation; studying and preparing plans for urban development of cities, villages and new communities and deserts and developing standards, models and rates in the field of housing. In order to carry such responsibilities, several authorities, organizations and centres fall under the management of the Ministry of Housing.

Article 1 states the aims and objectives of the Ministry of Housing, Utilities and Urban Communities, in accordance with the objectives of the economic and social development, plan in the scope of the general policy of the State, which are mainly: to discuss the proposal, formulation and implementation of plans and policies of Housing, Utilities and Urban Planning; the development of methods of building and construction and expansion in the construction of new cities.

Article 2 stipulates the jurisdiction of the Ministry of Housing, Utilities and Urban Communities, which includes the following:

1. Design the housing, utilities, and urban communities, study and prepare plans and programmes of urban development; coordinate between themselves and the production programs and services within the framework of the national plan and supervise the cities, villages and housing plans of various types at all levels.
2. The design and implementation of construction projects and channeling them to various kinds and levels, whether for private or public housing or the establishment of public buildings and housing units, utilities and construction of major factories and buildings of all kinds, and the development of standards, models and rates in this regard, and in accordance with the public policy of the State.
3. Study and preparation of plans, projects and executive programmes for drinking water and sanitation and the development of designs, conditions and standard and technical specifications, and supervise the im-

plementation and follow up of both in the design, operation or management.

4. Study and prepare a comprehensive regional planning for areas of economic and social priorities, and in accordance with what is determined by the Council of Ministers related to the projects included in the scope of this planning
5. Study and prepare plans for urban development of cities, villages and new communities and deserts to ensure utilization of the possibilities of geographical location and the possibilities of the environment for each of them, and this in coordination with other relevant bodies. The implementation of these plans and follow up aim to overcome physical or technical or financial obstacles, and evaluate achievements in order to ensure the achievement of the goals established.
6. Prepare technical and applied research in the areas of activities of the Ministry to ensure the keeping of pace with scientific development in the Housing, Utilities and Urban Communities programmes and plans and provide the necessary possibilities.
7. Develop standards, models and rates in the field of housing as well as the foundations for the designs and conditions of implementation of the construction works in accordance with the provisions of the law and decisions issued in this regard, constantly developing according to advance scientific research in this field. Provide necessary designs for projects of building and housing and supervise their implementation, and propose policy in the field of maintenance of public buildings and housing.
8. Conduct the necessary studies to invest Arab and foreign inflows money in the fields of competencies of the Ministry according to the rules permitted by the Law. Work on providing building materials and basic needs of the construction and utilities sectors and in collaboration with the Ministries and agencies and stakeholders.
9. Organize and coordinate the activities of public bodies and organisations that work in the areas of housing, utilities and urban communities.

10. Plan training programmes in the fields of competence of the Ministry in order to provide technical labour at various levels in order to sufficiently raise productivity in these areas.
11. Plan organize, and participate in the conferences, meetings and seminars related to the domestic and international areas of competence of the Ministry.
12. General policy to revitalise the cooperative sector and its development to achieve the goals established in the field of activity and the urban communities, and to provide assistance in various forms of cooperative societies in housing and closely monitor them.
13. To provide technical assistance in the areas of jurisdiction of the Ministry of Localities and follow up, supervise and carry out technical inspection on the work of planning and organising the local units.
14. Guide, develop, promote and encourage the private sector activity in different areas of housing, both in localities or urban communities, and within the framework of achieving the goals and policies of the ministry.

Article 4 states the authorities, organizations and centres that fall under the control of the Minister of Housing, Utilities and Urban Communities:

1. The Urban Communities Authority
2. The National Authority for Drinking Water and Sanitation
3. The General Authority for cooperatives, construction and housing
4. The executive body for joint ventures
5. The executive body for sanitation projects in Greater Cairo
6. The Research Centre and the construction of housing and urban planning
7. The Technical Inspection Authority on Construction Work
8. The General Authority for Urban Planning
9. The Fund for Research and studies for the projects involved in the fields of reconstruction activities

10. The fund set up by housing the Ministry of Construction and new Communities
11. The Central Agency for reconstruction
12. Oversees: the company 'Arab Contractors - Osman Ahmed Osman & Co.'

Presidential Decree 237/1997 (Leasing non-residential places decree)

This presidential decree sets the provisions on leasing non-residential places. In addition to providing some basic definitions for different parties mentioned in the Leasing Law, the Presidential decree sets the rules for the different conditions for determining and calculating the current legal rent for non-residential places leased before 03/27/1997.

Article 1 provides some basic definitions contained in the law, such as:

1. Rented: rented by a natural person, legal person or persons mentioned in Article 52 of the Civil Code as the State bodies and companies and associations.
2. The tenant: whoever rented the space as well as those who have the lease continue in their favour after the death of the testator, one or more, male or female. A tenant is also considered when the original tenant has waived all of his rights through rent or sale of a shop or factory in cases where it may legally be.
3. Current legal rent: Last fare accrued prior to 03/27/1997, calculated according to the following:
 1. The rate specified in the laws of rent places, each place, according to the law governing it, and this is specifically related to places that were established and which were rented or occupied until 5/11/1961.
 2. An estimate of the rental committees that determined the fare until Labour Law No.136 for the year 1981.
 3. In all cases, all calculated full increases and reductions stipulated in the laws of rent places.

4. The owners identification of the rent according to the foundations of Law No.136 of 1981 which was agreed upon by the tenant, or amended on the basis of his/her appeal and became a final amendment.

Article 3 states that the provisions of this section regarding the continuation of the lease for the premises leased to engage in commercial or industrial activity or vocational activities.

Presidential Decree 153 / 2001(Promulgating the establishment of The National Centre for Planning State Land Uses)

This presidential decree sets the organizational structure and objectives of The National Centre for Planning State Land Uses. According to the decree, The National Center is established to guarantee complete coordination between state authorities to achieve the maximum possible exploitation of state lands, to follow up the development of these lands, and to protect them against the assaults that befall upon them. The Center is also responsible for studying major national projects to assure and maximize revenue and incite the investment to reach the desired development rates through the general policy of the country. In addition the decree states the responsibilities and specializations of the National Centre in Coordination with other Specialized Authorities, and the Centre's organizational structure

Article 1 stipulates the establishment of a public body the "National Center for State land use planning" that has a legal entity and is under the jurisdiction of the Prime Minister, and this organization may establish branches within the Arab Republic of Egypt.

Article 2 states that the centre - in coordination with the concerned parties – will have the following functions:

1. Prepare an inventory and evaluate the territory of the State outside the reins of planning and setting a plan for their development and their uses in the framework of the general policy of the state.

2. Mapping the uses of the state territory outside the reins in all-purpose and use them after coordination with the Ministry of Defence.
3. Deliver to each ministry the land map allocated to use for their activities, of which it will have full authority in the allocation and supervision of the use, development and disposition.
4. Prepare an annual survey programs for the development and land uses for each ministry and balancing revenue and expenses in the development process.
5. Coordination between ministries regarding the pricing of land and the rules pricing, selling rules, collecting the price, and organizing protection.
6. Ensure that the State Treasury collects the net income from the development of land that is allocated for each ministry.
7. Coordinate with the Ministry of Defence on the various uses of land outside command area, without prejudice to the defence of the affairs of the state.
8. Participate in the selection and positioning required for major new state projects (roads-railways-ports and airports-economic zones, etc.) and coordination among state agencies on the uses of the territory of these sites.
9. Prepare special studies for the areas outside the territory of the State command area that have non-specific aspects of use.
10. Express opinions on the dispute between the ministries, public bodies and units of local administration or between these sectors and each other, or between them and individuals on the determination of the competent authority in the management and exploitation and alienation of any land dedicated to these parties outside the command area.
11. Conduct the necessary studies and technical research as well as environmental uses of state lands outside the command area in coordination with the ministries and departments of the concerned state

Article 3 states that the board of Directors of the centre is headed and formed by Deputy Prime Minister, under a decree issued by the Prime Minister. Headed by a centre director to be appointed and remunerated through the decision of the Prime Minister based on the nomination of the Minister of Defence. The Centre Director will direct, manage and conduct all the affairs of the centre, and will represent it before the court and in relation with others.

Presidential Decree 277/2001 (Promulgating the establishment of the General Organization for Real Estate Financing)

This presidential decree sets the organizational structure and objectives of the General Organization for Real Estate Financing. The decree states that the purpose of the entity is to conduct the affairs of mortgage finance, oversee the proper implementation of its law, the follow up and control of activities and work on the development and take actions and measures to ensure the efficiency of its market and the preservation of the rights of dealers. In order to achieve the purpose, the organization shall carry on the design and implementation of policies in the light of the provision of mortgage law, in addition to supervising the mortgage finance companies.

Article 1: The establishment of a public body named the General Organization for Real Estate Financing that will have a public juridical personality, under the supervision of the Minister of Economy and Foreign Trade, based in the city of Cairo, and the Commission may establish branches in the capitals of the provinces.

Article 2: The purpose of the entity is to conduct the affairs of mortgage finance, oversee the proper implementation of its law, the follow up and control of activities and work on the development, and take action and measures to ensure the efficiency of its market and the preservation of the rights of dealers.

Article 3: the Authority shall undertake the following:

1. Design a policy that will require the application of a direct mortgage to be implemented in the light of the provision of mortgage law.

2. Prepare and hold a schedule stating the names of the evaluation experts referred to in the stipulated Law, as well as supervise their activities.
3. Prepare a register that will record the names of the real estate agents as provided for in the Act, and supervise their activities.
4. Prepare a register with all the real estate brokers stipulated in the same Act, and supervise their activities.
5. Provide licenses for mortgage finance companies to perform their activities, follow up and control it.
6. Make decisions on the application for mortgage finance companies mergers; dissolve them or stop it or oversee liquidation of all or the greater part of their assets.
7. Enable interested parties to access what is available in the commission records, reports, documents, or other papers related to real estate finance, or to get an official extract of them.
8. Provide and disseminate information and adequate data on the activity of real estate finances.

Presidential Decree 37/2001 (Promulgating on the establishment of the National Organization for Urban Harmony (NOUH))

This presidential decree sets the organizational structure and objectives of the National Organization for Urban Harmony (NOUH). The decree states that the organization shall have at each economic region a regional centre for civil coordination following the organization to carry out its competencies in such region. Additionally, the decree stipulates that the purpose of this entity is to achieve the aesthetic values and the shape of the outside of buildings and urban spaces, archaeological sites and the foundations of the visual aesthetic vision of the city and the village and all urban areas the state, including the New Urban Communities. The organization's objectives according to the decree mainly focus on preparing a comprehensive database of all the monuments and palaces, villas and buildings with distinctive architectural character; setting control systems which ensure the prevention of change in architectural character and proposing urban development for architectural spaces such as parks, streets, sidewalks on the basis of lighting and colours used.

Article 1 stipulates the establishment of a national public body called the National Agency for the Coordination of Civilization that will have legal autonomy under the supervision of the Minister of Culture.

Article 2 states that the purpose of this entity is to achieve the aesthetic values and the shape of the outside of buildings and urban spaces, archaeological sites, and the foundations of the visual aesthetic vision of the city and the village and all urban areas for the State, including the New Urban Communities. For this entity to achieve its objectives and goals it has the right of making all the decisions and recommendations and, in particular, the following:

1. Rework aesthetic vision for all areas of the State and work on removing current distortions.
2. Prepare a comprehensive database of all the monuments and palaces, villas and buildings with distinctive architectural character of all the provinces of the Republic and establish necessary rules to preserve it.
3. Setting control systems which ensure the prevention of change in architectural form-based or additions that are on the existing buildings, and which distorts the overall view.
4. Lay the foundations for dealing with architectural spaces such as parks, streets, sidewalks, lighting and colours used while taking into account the nature of each region and recognized international standards and to insure respect for the movement of pedestrians and people with disabilities with the use of raw materials and colours that fit with the architectural character of each region.
5. Establish the conditions and controls necessary to control the form of ads and banner sin the streets and fields and on the facades of buildings in terms of area and height, colours, and the place where the ad or the banner is placed.
6. Redesign public squares based on an architectural vision consistent with the distinctive character of each region while retaining the orig-

inal form of the old models that represent distinct architectural character.

7. Express an opinion on draft laws and regulations that contribute to the coordination of cultural civilization.

Presidential Decree 4/2003 (Real Estate financing decree)

This presidential decree states the establishment of the Support and Guarantee Fund for Real Estate financing, with the purpose to ensure that the mortgage finance activity is to be of support to low-income population, and to take actions and measures to ensure the follow up and preservation of the rights of its clients. In order to achieve such responsibilities, the decree states the Fund's objectives as setting general policies with the provisions of the Real Estate Mortgage Law, and coordinating with concerned authorities and those engaged in mortgage activity in order to construct economic housing for people with low incomes

Article 1 states the Establishment of a Fund that shall enjoy juridical personality, and be under the supervision of the relevant minister responsible for the application of the provisions of the Mortgage Law No.148 of 2001. The Fund will be named the Support and Guarantee Fund for Real Estate financing. The Minister may take the decision to establish branches and offices in the capitals of the provinces

Article 2 stipulates that the purpose of the Fund is to ensure that the mortgage finance activity is to be of support to low-income population, and to take actions and measures to ensure the follow up and preservation of the rights of its clients.

Article 3 states that the Fund ensures the following in order to achieve its objectives:

1. Issuing general policies that will ensure the required support of the financial activity of real estate mortgage in accordance with the provisions of the Real Estate Mortgage Law.
2. Receive the land allocated by the government free of charge to set up housing of economic level with public utilities against payment of half the actual cost.

3. Coordinate with the General Authority for Financial Supervision and the New Urban Communities Authority as well as the concerned authorities and those engaged in mortgage activity in order to construct economic housing for people with low incomes, according to the size of demand and available resources.
4. Implementing models of requests for support of low-income citizens according to the criteria specified by the regulation and executive study and determine the percentage of support and take the necessary action to finalize a contract with the beneficiary.
5. Determine the value of support and percentage that will represent a premium of adequate funding for the low-income citizens, according to the limits prescribed by law, taking into account the value of the land and half the cost of utilities as part of the support in addition to, or deduction from them.
6. Developing rules, procedures and reports to prove the causes of failure of investors, including those with low incomes, to meet the mortgage instalments; actions taken accordingly to ensure the fulfilment of the mortgage instalments according to the statute of the Fund.
7. Accept requests to ensure the fulfilment of premiums of the mortgage finance from those unable to meet the financial requirements for those not exceeding three delayed instalments.
8. Preparation of rules and basic conditions to request support for people with low incomes or unable to fulfil the instalments of the original funding.

Presidential Decree 305/2008(Promulgating the establishment of the Informal Settlements Development Facility (ISDF))

Established by presidential decree in October 2008, the ISDF's mandate is to develop plans to deal with informal settlements in Egypt. According to this Presidential decree, the Facility's main objective is to survey informal settlements nationwide and proposes general policies for the development of unsafe areas and plans for improving slums.

Articles 2, 5, 6, 9 and 10 stipulate that the ISDF is directly headed by the Egyptian Cabinet. It is managed by a management board which is formulated by the Minister of Local Development (president) and has a membership of six Ministries, five experts and three representatives from civil society organizations, the private sector and NGOs. It has an Executive Director, who is in charge of managing and supervising the technical, administrative and financial affairs of the ISDF. The ISDF's main sources of funding include a share in the national budget, loans, donations, grants and revenues from cost recovery (President of the Arab Republic of Egypt, 2008).

Article 4 stipulates the responsibilities and objectives of the Informal Settlements Development Facility as follows:

1. Create an inventory of all the slum areas across the Arab Republic of Egypt
2. Classify slum areas through technical committees
3. Develop a public policy for the development of unsafe areas
4. Oversee the development plans of unsafe urban areas
5. Develop a plan for the development of slum areas in accordance with the urban schemes and with the priority of removing unsafe areas
6. Follow up on the implementation of development plans for urban slums in collaboration with the provinces
7. Encourage the civil society and the business sector to contribute to the development of slums
8. Create an inventory of establishments and units set up in unsafe areas
9. Develop a plan to remove buildings and structures built in unsafe areas
10. Follow up on providing shelters for those who will be evicted
11. Prepare periodic reports on the results of the work of the responsible technical committees concerned and take the necessary measures for the development of unsafe areas

Presidential Decree 289/2008 (Promulgating the establishment of the Supreme Council for Planning and Urban Development (SCPUD))

This decree sets the organizational structure and objectives of the Supreme Council for Planning and Urban Development (SCPUD).

Article 1 stipulates that the Prime Minister will head the Supreme Council for Planning and Urban Development with other members being the Minister of Defence and Military Production, the Minister of Culture, the Minister of Investment, the Minister of Housing, Utilities and Urban Development, the Minister of State for Economic Development, the Minister of State for Local Development, the Chairman of the General Authority for Urban Planning and the Director of the National Centre for the use and planning of State-owned land, along with a number of specialists in matters related to urban development.

Presidential Decree 160/2010 (Releasing licenses for commercial and industrial zones decree)

This decree sets executive building rules for the commercial and industrial zones. The decree states that the Minister of Domestic Trade and Industry shall undertake the responsibilities allocated to Minister of Housing, Utilities and Urban Communities in concern to trade and industrial zones. The decree speculates that the commercial, and industrial areas follow the application of the local administration law system, and that the unit of the development of internal trade is the competent administrative sector responsible of the planning and organization of the commercial and industrial zones areas.

Article 1 states that the minister supervising the affairs of Domestic Trade and Industry will undertake the responsibilities allocated to the Minister of Municipal and Rural Affairs and the Minister of Housing, Utilities and Urban Communities wherever they appear in the legal, industrial, commercial and public shops or in any legislation or other decisions, with regard to the areas of commercial and industrial areas and issued by a decision of the Minister of Trade and Industry.

Article 2 stipulates that the commercial and industrial areas of the facilities and those considered of a private nature will follow the application of the local administration law system, and the Minister of Commerce and Industry will be re-

sponsible for the identification of these areas for a period of five years starting from the date of the decision. Article 3 stipulates that, in applying the provisions of the Construction Law promulgated by Law No.119 for the year 2008, the unit of the development of internal trade is the competent administrative sector responsible of the planning and organization of the commercial areas which will be determined by the Minister of Trade Affairs.

Presidential Decree 33/2014 (Social housing decree)

This decree states that part of the duties of the Minister of Housing Duties is to prepare and propose a plan for social housing projects and supervise their implementation, in order to provide adequate housing for low-income citizens and small plots for families of middle-income. The decree stipulates that it is not permissible for a citizen to take advantage or own more than one unit of social housing programme, whether residential units or plots of land intended for construction. In addition, the decree sets the organizational structure and objectives of the Social Housing Fund, which shall undertake the funding, financing, management and the creation of residential units for social housing programmes, as well as the business and professional services required for these units.

Articles 1 and 2 state that the Ministry of Housing, Utilities and Urban Communities, within the framework of an economic and social development plan of the State and in accordance with the social housing programme, will prepare and propose a plan for social housing projects and supervise their implementation, in order to provide adequate housing for low-income citizens, and small plots for middle-income families. The programme of social housing is based on the following: providing housing units for low-income families in the areas to be determined by the Ministry of Housing in the governorates and the new urban communities and providing plots of land intended for construction up to a maximum of 400m in the new urban communities for middle-income earners

Articles 3, 4 and 5 stipulate that it is not permissible for a citizen to take advantage or own more than one unit of the social housing programme, whether residential units or plots of land intended for construction. Those benefiting from a housing unit from the social housing programme should adhere to the

condition of using it as a residence for their family and are banned from disposing of it or use it or conduct any kind of transactions related to it without the approval of the Fund for Social Housing. Those benefiting from a plot of land intended for construction in the new urban communities should construct in accordance with the rules and regulations decided by the new urban community authority.

Articles 8 and 9 stipulate that the establishment of a Fund that shall be called the 'Social Housing Fund,' which shall be under the supervision of the Minister of Housing, Utilities and Urban Communities and be a legal entity and will undertake the funding, financing, management and the creation of residential units for social housing programmes, as well as the business and professional services required for these units. The Fund is administered by the Board of Directors formed by the decision of the Prime Minister. It is chaired by the Minister of Housing, Utilities and Urban Communities and have as members the Minister of Finance, Minister of Planning, Minister of Local Development and Management, and Minister of Social Solidarity, one of the Vice-Presidents of the State Council, a representative of the Ministry of Defence, the Executive Director of the Fund, and five members qualified and experienced in the areas related to the Fund, and in the affairs of the economy and credit to be nominated by the Minister of housing, Utilities and Urban Communities.

Part 4: Prime Ministerial decrees

Prime Ministerial decree 707/1979 (Promulgating the executive regulation of the local administration law)

Article 2: Presidential decrees relevant to the establishment, naming, abolition and scaling of governorates are issued based on Prime Minister's proposals. The Prime Minister's decrees pertain to the establishment, naming, abolishing and scaling of *markaz* (district), cities and *hai* (neighbourhood) and are issued based on Local Administration Minister's proposals and upon the approval of

the local popular council. Decrees relevant to the establishment, naming, abolishing and scaling of villages are issued based on proposals from the *markaz* (district) local popular council, and upon the approval of the municipal council (Governorate level).

Article 3: Within the context of the state public policies and plans, and as regulated hereinafter in this legislation, local administration units are responsible for managing all public utilities located within its provincial boundaries. This does not apply for national utilizers or other utilities excluded by a presidential decree as a special purpose utility. Local administration units are also in charge of all the ministries authorities with reference to the applied laws and legislations. Governorates are in charge of managing all public utilities not managed by other local administration units. *Hai* (neighbourhoods) in the one-city governorates have the authorities of *markaz* (district) as per the relevant laws and regulations. A *hai* (neighbourhood) or *markaz* (district) has the same authority of a village *shieakhah* in villages with no councils.

Article 7: With relevance to housing, urban affairs and municipal utilities, governorates have the authority to approve plans and public projects relevant to housing, construction and utilities. As per rules and regulations set by the Cabinet and within their provincial boundaries, governorates also have the right to finance and establish economic housing projects. They also have authority of disposition for lands owned by the state and the local administration units. Meanwhile, governorates supervise local administration units in terms of the following:

1. Defining requirements of building materials and setting rules for their allocation.
2. Establishing, managing and maintaining water and sanitation operations in addition to drainage projects, farms and organic fertilizer-production projects.
3. Planning and establishing public parks, paving and maintaining roads and streets, in addition to implementing environmental improvement projects, setting provisions for public hygiene utilities and supporting them with workers, tools and equipment.

4. Ensuring the implementation of provisions relevant to the establishment of public markets, slaughterhouses and cemeteries.
5. Ensuring the implementation of Laws and regulations relevant to buildings and land planning and division in addition to compliance provisions and standards.
6. Supervising co-operative housing organizations.
7. Ensuring the implementation of Laws and regulations relevant to clubs and public parks, industrial and commercial places and squatters that might disturb citizens and be harmful to their health.

Ensuring the protection and good management of state public and private properties.

Article 11: Within the framework of the state public policies and plans, and upon the approval of the Ministry of Agriculture and Land Reclamation, governorates are responsible for reclaiming lands within their command and adjacent areas of up to two kilometres. Governorates are entitled to utilize the referred to lands in the light of general instructions and guidelines set by the Cabinet, knowing that the priority is for residents who work in agriculture and who should have the privileges to be on the top of the list in terms of land utilization.

Article 16: In cooperation with the Minister of Tourism, each governorate identifies its touristic areas and ensures the implementation of Laws and regulations relevant to the utilization of these areas for tourism purposes. The governorate is also in charge of issuing licences for establishing and utilizing hotels and touristic enterprises under regulations set by the Minister of Tourism

Article 16: In the field of transportation, governorates are responsible for the following: proposing projects pertaining to transportation, wired and wireless telecommunications, in addition to building, maintaining and renewing networks within the governorate zone; approving locations for transportation, wired and wireless telecommunications and post offices in addition to establish equipping private post offices; enhancing local savings by boosting post offices and setting standards and criteria for installing land lines and approving relevant requests. Each local unit is responsible for supervising work at the aforementioned offices to ensure perfect customer service levels.

Article 23: As per the plan set by the Organisation for the Reconstruction and Development of the Egyptian Village (ORDEV), governorates, *markaz* (districts) and Villages (*shieakhah*) are concerned with the following: assessing villages and governorates capabilities and defining areas of support; preparing, implementing and following up the ORDEV projects within credits allowed in the budget and as per the plan; participating in social, economic and urban researches and studies relevant to these projects; participating in preparing required training courses for labours working in villages development and implementing developmental projects included in agreements conducted between ORDEV and international organizations.

Article 29: The local council of each administration unit is composed of the following: members of the list from the party which won an election with an absolute majority of valid votes or by acclamation and the member who got the largest number of valid votes or won by acclamation as an individual.

Article 51: The Governor is considered a representative for the executive authority and is responsible for supervising the implementation of the state public policy in addition to monitoring services and production utilities within the governorate zone. The Governor is responsible for ensuring food security and improving efficiency of agricultural and industrial production. He or she is also responsible for security, ethics and public values in the governorate. In addition, the Governor approves plans pertaining to keeping governorate security and cooperates with the Security Directorate in taking actions required to deal with special accidents.

Article 62: Local administration units at *markaz* (districts), cities, *hai* (neighbourhood) and villages (*sheikhah*) are concerned with proposing their relevant development projects. The local council is responsible for approving social and economic development projects for the governorate within the scope of the state public policy and plan.

Article 63: In cooperation with local administration units, local planning authorities set development plans and projects to attain the best utilization for local units' resources and to satisfy the social and economic needs of their citizens. Accordingly, they should study local communities' capabilities and un-

leash investment opportunities for each unit, then propose best resource allocation scenarios.

Prime Ministerial decree 31/1981 (Disposing lands and buildings evacuated by the armed forces)

Article 1: Any commercial transactions in relevance to the State-owned lands evacuated by the armed forces through the Lands Projects Authority, is conducted only through public tenders and as per rules and regulations set by a Prime Ministerial decree.

Article 2: Tenders' financial values are defined by one or more technical committee(s) formed through a decree by the Minister of Defence or his delegates. The Minister can add other technical members to the committee representing specialised ministries and governmental authorities to give inputs regarding land and real estate prices, division and selling processes. The Committee defines its working procedures and has the right to study all official documents and data in order to set financial values properly. The Committee submits its report to the President of the Lands Projects Authority for final approval and endorsements.

Article 3: Only those who fulfil the following criteria are eligible to buy lands and real estates through tenders: should have Egyptian nationality; should not be an Armed Forces employee (civilian or military) nor have relatives in the Armed forces up to the fourth degree and should not be a member in the referred to committees nor have relatives members up to the fourth degree.

Prime Ministerial decree 834/1983, (Disposing lands and buildings evacuated by the Ministry of Interior)

Article 1: The fund of the Ministry of Interior Lands Projects Authority is responsible for handling lands and real estates owned by the state or by the Ministry of Interior. The authority might sell lands and real estate only through public tenders and as per rules and regulations stated in this decree.

Article 2: Tenders' financial values are defined by one or more technical committee(s) formed through a decree by the Minister of Defence or his delegates. The Minister can add other technical members to the committee representing

specialised ministries and governmental authorities to give inputs regarding land and real estate prices, division and selling processes.

Article 3: Only those who fulfil the following criteria are eligible to buy lands and real estates through tenders: should have Egyptian nationality; should not be an Armed Forces employee (civilian or military) nor have relatives in the Armed forces up to the fourth degree and should not a member in the referred to committees nor have relatives members up to the fourth degree.

Prime Ministerial decree 933/1988 (Land reclamation and reconstruction areas decree)

Article 1: The Prime minister decree defines feasible areas for agricultural reclamation and new urban communities.

Article 2: The Ministry of Agriculture and Land Reclamation, Ministry of Housing, utilities and urban communities and Ministry of Tourism are obliged to follow decrees issued by the Ministry of Defence that identify strategic areas with military importance. Using these lands or transferring its ownership would only be upon approval from the Minister of Defence.

Article 3: In cooperation with the Minister of Housing, utilities and urban communities, the Minister of Tourism is responsible for supervising touristic areas including organization and utilizing of these areas. The Ministers' actions are guided by building criteria, standards and conditions set by the Ministry and should be aligned with the comprehensive plan of touristic development and utilization.

Prime Ministerial decree 2906/1995 (Disposing lands allocated to the General Authority for Rehabilitation Projects and Agricultural Development)

Article 1: The General Authority for Rehabilitation Projects and Agricultural Development (GARPAD) is authorized to manage and utilize its allocated land, which is defined as follows:

1. Desert land allocated for the purpose of reclamation and agriculture based on a presentational decree and upon the Cabinet's approval and consent of the Minister of Agriculture. GARPAD enjoys all the

owners' authorities and conducts its responsibilities in coordination with the Ministry of Defence.

2. Lakelands and lands adjacent to the Nile. GARPAD enjoys all the owners' authorities and conduct its responsibilities with relevance to the lands adjacent to the Nile in coordination with the Ministry of Public Works and Water Resources

Adjacent lands up to 2 kilometres provided that reclamation of these lands would be within the framework of the national plan set by the Ministry of Reclamation.

Article 2: Desert lands would be rent for 3 years. In case the renter has proved seriousness, lands ownership would owe to the renter with the same price before reclamation

Articles 30, 31 and 43: The GARPAD board of directors will issue a resolution to define desert lands to be reclaimed. The resolution will outline reclamation methods and defines who would be in charge as per the nature of the region and in alliance with the state general policy. Disposition of the referred to lands would be only through public tenders and only in favour of the eligible parties mentioned in Article (14) of Law No143 of 1981, namely demobilized servicemen and women, families of servicemen and women who died during service and injured servicemen and women in military operations; small-scale farmers; graduates of agricultural colleges, institutes and schools and retired employees from the public business sector.

Prime Ministerial decree 338/1995 (Promulgating the executive regulation of the environment law)

Articles 2 and 7: The Egyptian Environmental Affairs Agency (EEAA) has been established by virtue of Law No.4 of 1994, to replace the Agency established by Presidential Decree No.631 of the year 1982, in all its rights and obligations. Staffs of the latter agency are to be transferred to the EEAA with the same grades and seniority levels. The EEAA board of directors is formed by virtue of a cabinet resolution whereby the Chairman of the board is the Minister of Environment. EEAA board members include EAAA Executive Director; representa-

tives of six ministries; two environment experts; three members representing NGOs working in the environment field; one EEAA senior employee; the head of the relevant Legal Opinion Department (Fatwa) from the Egyptian State Council;v three members representing the public business sector and two members from universities and scientific research centres.

Prime Ministerial decree 127/2000 (Promulgating the establishment of The Supreme Committee for Urban Harmony)

Articles 1 and 2: A Supreme Committee for Urban Harmony is to be formed out of the following members: Minister of Culture (Rapporteur), Minister of Housing, Utilities and Urban Communities, State Minister of Environmental Affairs, State Minister of local Development, Minister of Irrigation and Water Resources, Minister of Awqaf, Head of Egyptian Antiquities Authority, Head of the National Organization for Urban Harmony and four urban harmony experts to be selected by the Minister of Culture. The mandate of the committee is as follows:

1. Studying and setting criteria and conditions for aesthetic values for exteriors, buildings, urban and archaeological spaces, in addition to setting standards for visual structure of cities villages and other urban areas of all the state and the whole aesthetic outline for the new urban communities.
2. Approving the Urban Harmony Plan on the state level.
3. Proposing legislation contributing to the attainment of the urban harmony objectives.
4. Approving studies and subjects relevant to the committee mandate and objectives.

Studying other relevant topics as per the recommendation of the Ministry of Culture.

Article 4: The National Organization for Urban Harmony is concerned with studying and preparing topics that would be presented to the Supreme Committee of the Urban Harmony and would be in charge of following up the execution of approved plans and programmes in addition to the following responsibilities:

1. Studying and setting criteria and conditions for aesthetic values for exteriors, buildings, urban and archaeological spaces, in addition to the standards of visual structure of cities, villages and other urban areas of all the state and the whole aesthetic outline for the new urban communities.
2. Preparing the national draft plan for harmonizing city buildings, spaces and public spaces while setting recommendation and priorities.
3. Implementing recommendations of the Supreme Committee regarding Urban Harmony and ensuring the concerned local administration units abide by these recommendations.
4. Preparing an annual report about obstacles and achievements of the year to be submitted for the Supreme Committee of the Urban Harmony

Prime Ministerial decree 350/2007 (Regulating enterprises' ownership to lands and real estates)

Article 1: Companies and enterprises do have the right to own lands and real estates required to conduct their business activities. They have the right to expand regardless of the nationality of their partners and shareholders, and irrespective to their residence's percentage of shares in the company's capital; expect for lands and real estates mentioned in Articles 2 and 3.

Articles 2 and 3: Companies and enterprises cannot own or make use of the following lands and real estate: strategic areas with military importance; areas adjacent to Egypt's international boundaries (south, east and west); islands in both the Red and Mediterranean Seas; archaeological areas and their domains; nature reserves; the campus of the Red Sea coast and the Mediterranean Sea and the Suez Canal; all types of roads and their domains and lands located of the Sinai Peninsula.

Part 5: Minister of Agriculture decrees

Ministerial decree 359/ 2006 (Setting the reins and borders for the Egyptian villages)

Article 1: Reins and borders set for the 497 villages and defined by the Minister of Building, Utilities and Urban Development are obligatory. The governor endorses building licences within the newly referred to reins of villages as per the detailed urban plan approved by the General Organization for Physical planning.

Ministerial decree 985/2009 (Regulating construction work on agricultural lands)

Articles 1 and 2: All construction work on agricultural land must be conducted outside the defined borders of cities and villages and upon the approval of the Ministry of Agriculture and after examining all the required documents. Documents would be reviewed and approved by directorates of agriculture and on the central level in order to ensure compliance with conditions before license are being issued.

Articles 3, 4, 5, 6, 7 and 8: Conditions for approving construction projects serving animal husbandry, such as the production of meat and livestock or poultry projects, have been permitted. Conditions entail that these projects should be located on public roads and near public facilities of drinking water and sanitation, and electricity. In addition, these projects should be 300 metres away from villages' borders as per Ministry decree No.303 for the year 1978. Projects' designs should be approved by the livestock department and should abide by its

standards and conditions. If these buildings end up being used for other purpose such as housing, guarding and storing feed, the license would be terminated.

Ministerial decree 1836 and 1990/2011 (Regulating exceptional regulations that allows construction work on agriculture lands)

Article 1: Agriculture land referred to in this resolution denotes already cultivated lands and their equipment including sheds, warehouses and barns. It is prohibited to construct any buildings or facilities or to take any procedures related to the division and/or constructing on agricultural lands outside the boundaries that have been approved for cities and villages or lands without authorized strategic plans. The following are the exceptions for the aforementioned prohibition: lands where the government use for public utility after the approval of the Minister of Agriculture;; lands where projects serving agricultural and livestock production have been held and land adjacent to villages' borders where project owners build their own private house as per regulations set forth in this resolution.

Article 2: Approval of the Ministry of Agriculture is a must for all exceptional cases stated above.

Article 7: A license is required to establish a private house to serve agricultural lands:

1. For old agricultural land located within the Valley and Delta, a building license would be issued for a minimum of one hundred square metres and a maximum of two hundred and fifty square metres.
2. For new lands and newly reclaimed lands, a building could be increased by two per cent of the total area owned by official carrier of ownership.

Article 9: No licences would be issued to build concrete walls around agriculture lands, gardens or public seedbeds.

Part 6: Minister of Housing, Utilities and Urban Communities decrees

Ministerial decree 1314/1964 (Promulgating the delegation of specific terms of reference to the governors)

In past decades, the Minister of Housing, Utilities and Urban Communities has released tens of decrees delegating some terms and references to the governors. The following decrees are among them:

1. Ministerial decree 450/1961, delegating specific terms of reference to the governors
2. Ministerial decree 522/1961, delegating terms of reference concerning supervision of the ministry on the state's land in the cities/villages.
3. Ministerial decree 524/1961, delegating specific terms of reference to the governors
4. Ministerial decree 1294/1962, delegating terms of reference of the Ministry of Housing in specific laws, and withdrawing previous delegations.
5. Ministerial decree 1314/1964, delegating specific terms of reference to the governors
6. Ministerial decree 1338/1965, delegating specific terms of reference to local committees in each governorate to supervise building permissions.
7. Ministerial decree 1565/1965, delegating specific terms of reference concerning the management of real estate and lands, to the governor.
8. Ministerial decree 86/1969, delegating specific terms of reference to the governors
9. Ministerial decree 1017/1969, delegating specific terms of reference to the governors
10. Ministerial decree 496/1973, delegating specific terms of reference to the governors of Cairo, Alexandria and Giza

Ministerial decree 1314/1964, for example, stipulates that Governors are delegated to shoulder responsibilities of housing and utilities as described later in the following laws:

(1) Paragraph 2 of Article 12 of Law No.66 of 1956 concerning the regulation of advertising, 'The Minister may issue a decree to exempt some areas, neighbourhoods and squares from the application of certain provisions of this Act or its executive regulations and in this case the decree must include obligatory conditions for licensing.'

(2) Paragraph Article 17 of Law No.140 of 1956 regarding public road works. As per the proposals of municipal councils, the concerned Minister may exempt some country or neighbourhoods or roads from the application of some or all of the provisions of this Act or its executive regulations for historical commercial

or local considerations. The Minister then should state special provisions and fees for works in these areas so as not to exceed L.E. 200 per square metre per day.

Ministerial decree 134/1968 (Promulgating the release of the executive regulation of the law 38/1967 (The Public Cleanliness Law))

Article 5: Authorities responsible for public hygiene works should be in charge of collecting, disposing and despatching garbage to the allocated places. They can outsource these operations, or some of them to one contractor or more according to the conditions and specifications set by the local council

Article 5: Vessels dedicated for keeping garbage, residues and dirt should be made out of deaf metal or material alike, they should be free of holes and do not allow leakage of fluid or waste. They should be closed with a tight cover and have two handles that fit in in terms of capacity with the amount of residue held.

Article 13: Garbage should be sorted in the places designed for this purpose; it is prohibited to sort it in vehicles and cars.

Article 17: In addition to standards set by authorities specialised in managing public and private landfills with regard to disposing garbage, residues and dirt, the following conditions should be applied: landfill location should be in an easily-reached location and should be placed against the winds' directions; landfill should be carefully fenced; the locations should have a suitable water resource to control any fire; in the case of garbage burning, an oven should be provided and garbage should be sorted first; garbage could be disposed using burial methods and garbage and residues should not be used for animal feeding or lighting purposes.

Ministerial decree 268/1996 (Promulgating the amended executive regulation of the Law 106/1976)

Article 3: The Organization of Technical Inspection of Building at the Ministry of Housing is responsible for assessing the average cost value of establishing a flat metre in buildings of all kinds and at the various governorates. These prices

should be authorized by a decree issued by the Minister of Housing, Utilities and Urban Development.

Article 4: The governorate retains (0.2 per cent) in a special account for local development and services. Expenditures from this account is subject to a prior approval of the governor in charge and are directed to the following activities: removing or amending irregularities; removing irregularities resulting from the construction work if not removed within the period determined by the administrative body; fixing damages of public facilities, which occur as a result of construction work and charges for occupying public road and sidewalks.

Article 5: General construction conditions include providing each housing unit with an independent private bathroom including a toilet and basin at least; the inner flat of a residential room or/and office room should not be less than 10 square metres and the width should not be less than 2.7 metres; the width of the bathroom should not be less than 2.1 metres and the flat should not be less than 00.2 m squared; the width of the kitchen should not be less than 1.5 metres and the flat should not be less than 00.3 ٢2.4; balconies railing height should not be less 0.9. metres; in the case that the building will include shops, it should have toilets for the use of the shop owners and staff and a building with more than 30 residential rooms should have a guard room containing a toilet and basin for washing hands.

Article 9: Buildings higher than 16 metres should have two stairs at least with two entrances and one of them should be uncovered to be used as an exit for emergencies.

Article 12: Lighting and ventilation conditions stipulate that each room should have an opening space for ventilation and lighting overlooking the road and abiding by requirements set forth in these regulations. The opening space should not by any means be less than eight per cent of the flat floor of the residential rooms and offices; minimum of one metre square while ten per cent of space should be for the facilities (bathrooms, kitchen, toilet and a stairwell role) and this should be a minimum of half a square metre.

Article 20: Regarding the maximum height of building, the following conditions should be considered as per Articles below:

1. The overall height of buildings on both sides of the road should not exceed half times the distance between the two sides of the road if they were parallel and no more than 36 metres in height. The mentioned heights are to be measured in front of the middle of the building interface. Each interface is measured from the surface of the pavement, if any, otherwise it is measured by the surface level of the axis of the road.
2. The overall height of buildings located on more than a road or a square, etc. should exceed 36 metres and should abide by the following conditions: if the building is located at two joined roads opposite or non-opposite to each other and are different in their width, or if the building is located on more than two roads, the building should not exceed one and a half of the street width. and if the building is located to a turn or a U-turn at the join of two or more roads, the building's overall height should not be one and half times the pillar of the building's interface with the intersection of axial roads overlooking the building and half the width of the biggest street.
3. If the building is located on the corner or spine of two or more joined roads, the overall height of the building should be one and a half times the column primarily on the facade of the construction with the intersection of axial roads overlooking them, including at least once, and half the width of the street bulk. If the building is situated near a field, river or a train railway, then the building's height should not exceed one and a half times the distance between the building and the opposite nearest regulatory line.
4. If the building is located on a square, the building height shall not exceed the one and half time the distance between the building and the nearest building overlooking the square.' Legally, the heights of elevators, stairs, air conditioners and water tanks are not calculated among the regulated height provide that the maximum height is no more

than five (5) metres. The same applies for ornaments that should not exceed a metre and a half.

Article 21: It is not allowed to make a ridge at the interface of building located at a public or private road border, unless the following conditions have been considered:

1. Constructions in authorized building lines and/or those located on private roads and/or those outside the planned building lines might have buttress outside the defined lines with maximum of (7) cm
2. It is allowed to make a ridge for the first floor provided that they are not more than two (2) metres above the pavement flat
3. For buildings located on a road border, the distance between the lowest part of balconies and the highest point of the pavement flat should not exceed four metres
4. The ridge of uncovered balconies should not exceed ten (10) per cent of the road width, while the percentage allowed for tours is only five (5). In both cases, the ridge should not exceed 1.25 metres with a space of 1.5 metres as a vacant space distance between buildings without any ridges.
5. Ridge could contain ornaments with 25 cm over the allowed percentage from the road width

Ministerial decree 421/2007 (Promulgating the standards of the construction ratios and heights in the industrial regions)

Article 1: All construction ratios and heights are to be unified in authorized industrial areas in governorates and new urban cities, buildings in these areas should not exceed 60 per cent of the total space. Building interfaces should not exceed four metres and this would depend upon civil defence approval. Concrete constructions should not exceed 15 metres and all should abide by heights determined by the armed forces and civil aviation authority.

Ministerial decree 1118/1962 (Promulgating the establishment of the Public Administration of Technical Inspection)

Article 1: An administration following the Ministry of Housing, Utilities and Urban Communities is to be formed to be responsible for technical inspection of housing, and utilities work in local units. The administration supervises ongoing and completed operations to ensure their efficiency, maintenance and adherence to relevant Laws and legislation. The department is also in charge of conducting technical inspections on work performed by companies and organizations implementing projects for the Ministry of Housing, Utilities and Urban Communities and the local councils

Article 2: The administration of technical inspection is composed of several units supervising public housing and buildings; construction work; city and village planning; licences and regulations; water works; drainage works and mechanical and electrical work.

Ministerial decree 1373/196 2(Promulgating the establishment of the Planning and Monitoring Authority)

Article 1 and 2: A planning and monitoring authority is to be formed as an affiliate to the Ministry of Housing, Utilities and Urban Communities affiliates. The authority is to be responsible for formulating proposals relevant to the general policy of housing, utilities and urban communities within the Ministry's responsibilities, in addition to proposing plans, programmes and projects to ensure implementation of these policies. It is also responsible for formulating proposals for technical and applied researches targeting monitoring and improvement of services; drafting budgets for the ministry, housing budgets, governorates' utilities budgets and budgets for other national institutions; national projects implemented by the Ministry; reporting results of technical inspections on housing, construction and utilities works and following implementation of projects and plans and assessing their impact in the light of objectives set by the Ministry.

Ministerial decree 1605/1964 (Promulgating the establishment and the inner system of the Building Supervision Committee)

Both decrees stipulate the formulation of a committee for managing government properties under the supervising of the Ministry of Hosing. The committee is to be responsible for inspecting and evaluating lands governmental authorities would purchase. The committee head would be the General Manager of the Public Department for Managing Government Properties.

Ministerial decree 580/1966 (Promulgating the establishment and the inner system of the Cooperative Loaning Fund)

Article 1: The general department for financial affairs manages the Fund and thus performs the following mandates: general studies relevant to the Fund and financing; assessing applicants pre grant award in the light of information provided from different resources; observing required grant producers and preparing all statistics and data required for the Fund.

Article 2: Grants provided by the Fund are categorized into two types. The first is short-term grants to finance material procurement. These grants are provided for cooperative associations supervised by the institution that produces and distributes construction materials in addition to financing other operations conducted by cooperative associations of building and construction. The second category is long-term grants to finance housing construction and maintenance works. The duration of these grants vary from two to five (short term) and 15 (long term) years and in alliance with the provisions of Law No.1 for year 1966. Grants are to be paid in instalments and upon receipts, with payment certificates and other documentation required. The chairman of the institution sets the maximum amount of the grant and suggests the percentage of the grant to the total cost of the project.

Ministerial decree 835/1981 (Promulgating the internal system of the Cooperative Housing Union)

Articles 4, 5 and 6: Within the framework of plans set and approved by the accountable minister, the Union assists cooperative housing units in performing

their mandates and participating in the public supervision and control over their activities. In particular, the union is responsible for the following:

1. Proposing general policies for cooperative housing
2. Preparing data and statistics relevant to cooperative housing
3. Enhancing a cooperative culture and increasing awareness, including: promoting the culture of cooperative housing and preparing leaders believing in cooperative housing and encouraging studies in this field; exchanging Arab, African and international experience in the field; networking with similar cooperative movements abroad; conducting researches and studies, collecting information and data issuing all relevant publications, studies, documents and resolutions; establishing and managing training centres and coordinating with other training centres specialized in enhancing culture of cooperative housing and organizing conferences related to cooperative housing as per policies and procedures set by the board of directors in addition to following up the implementation of conferences recommendations.
4. Protecting the benefits of all affiliated entities, including representing cooperative housing entities abroad and networking with international organizations in the field; coordinating activities of cooperative housing and other forms of cooperative activities; participating in developing administrative, financial and organizational regulations required for better performance of the cooperative units as approved by the accountable minister; guiding cooperative units to the suitable accounting, financial and administrative systems; providing technical assistance and legal counselling based on the State Council advices, if required, and managing disputes that might arise among units, boards and board members.
5. Supervising performances of cooperative units, including conducting regular and annual audits for their budgets and reviewing board meeting minutes while following up their resolutions and inspecting their activities.

6. Participating in liquidation and exit procedures.

Ministerial decree 137/1982 (Promulgating the internal system of the Cooperative Organizations of Building and Housing)

Article 1: The following rules are to be considered when developing internal systems and regulations of joint cooperative organizations of building and housing:

1. A joint cooperative organization is formed of two or more cooperative organizations for building and housing and they cooperate in building one cooperative project in favour of the organization partners.
2. The joint cooperative organization manages the project for which it has been formed, it is also responsible for generating funds on behalf of the member organizations in addition to conducting contractual procedures and allocating expenses as per percentage of shares.
3. The general assembly of the joint cooperative organization is comprised of three to five members from the board of directors of each member organization and they are selected by the board.

Ministerial decrees promulgating general specifications and requirements for commercial, industrial and social spaces; including decrees number 79-98, 185-200 and 235-236 of the year 1955)

Examples of such decrees include:

1. Metal drawing, iron and steel factories
2. Factories for packing tea, coffee, salt and spices
3. Alcohol factories and warehouses
4. Entities listed in Chapter 2 in case they are operated by mechanical and electrical engines
5. Dairy plants
6. Vegetable oil pressing and distillation labs
7. Steam baths
8. Meat stores (butchers)

9. Cotton compressors
10. Motorbikes and care repair workshops
11. Cement Factories
12. Food shops
13. Ice-cream shops and stores
14. Shops preparing and serving *Sahlab* and *Belila* (wheat)
15. Grocery stores
16. Public markets' livestock stores and food markets
17. Coppersmelting and moulding workshops
18. Automotive lubrication shops
19. Leather tanneries
20. Tile and cement factories and warehouses of tile, cement and lime
21. Photo and film processing and printing labs
22. Glue and gelatine factories
23. Gas generation labs
24. Fabricated silk factories
25. Shelters and hospices not subject to government health inspection
26. Cages and bamboo baskets shops
27. Warehouses of tar, acetone, Sulphur Dioxide and other materials involving alcohol or ether or fat
28. Cotton stores
29. Linen stores
30. Grain stores
31. Vegetable and fruit markets
32. Chalk and detergent labs
33. Cotton waste stores
34. Cotton-spinning workshops
35. Engineering drawings workshops
36. Fabrics refining workshops
37. Dance and musical instruments stores

38. Grains cleaning and crushing equipment stores

An example for such ministerial decrees is: Ministerial decree 190/ 1955 Promulgating general conditions for designing and constructing metal drawing, iron and steel factories. Both industrial and commercial entities should abide by the following rules and conditions:

1. The distance between factories and houses should not be less than 2000 metres from all sides. In a case where a shorter distance has been approved, the licence is automatically cancelled with no accountabilities on the part of government and governmental employees. The distance is to be measured from the outside walls.
2. The whole factory should be built out of fire-resistant material
3. The distance between floor and ceiling should not be less than a metre
4. There should be a water resource and drainage no matter the number of workers and the water resource and drainage should follow the general conditions set for industrial and commercial workers
5. A defined place should be allocated for storing raw material of iron, coke and other products in addition to allocating places for thermal bricks
6. A defined place should be allocated for storing Oxygen cylinders and should meet the general conditions of warehouses for compressed cylinders.
7. A defined place should be allocated for storing explosives and warehouses should meet general conditions prescribed for storing such material in factories.
8. A defined place should be allocated for boilers that should be made out of fire-resistant material.
9. Workers working on the maintenance of ovens and in dusty areas should be equipped with protective masks.
10. Workers assigned to monitoring ovens should be provided with asbestos gloves and metal-netted facial masks

11. Water should be prevented from mixing with fluid metals whether solid or iron. Vessels receiving these liquid metals should be completely dry.
12. A steel Quencher should be covered by a suitable front and equipped with an extractor fan to expel evaporated gases outside the chimney.
13. Filters, electrical extractor fan and cyclones should be installed above the mills' grinding the waste from the smelting process.
14. Maintenance workshops meeting the general specifications for each industry should be in place.
15. Those working in metal drawing areas should be provided with wooden shoes.
16. An appropriate place should be allocated to be the first aid room and should be equipped with the required material.
19. The place should be equipped with fire-extinguishing tools and all other required apparatus.