



Enhancing Land Administration for Egypt's New Urban Communities "Pilot in Sheikh Zayed City"

[Technical Session: Innovative solutions for land
management and property registration]

Hussin Mohamed, Property Registration consultant, World Bank

المملكة المغربية
ROYAUME DU MAROC



وزارة إعداد التراب الوطني والتعمير
والإسكان وسياسة المدينة

MINISTÈRE DE L'AMÉNAGEMENT DU TERRITOIRE NATIONAL
DE L'URBANISME, DE L'HABITAT ET DE LA POLITIQUE DE LA VILLE



الاراضي العربية
Arab Land Initiative



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جهاز مدينة الشيخ زايد



Enhancing Land Administration for Egypt's New Urban Communities

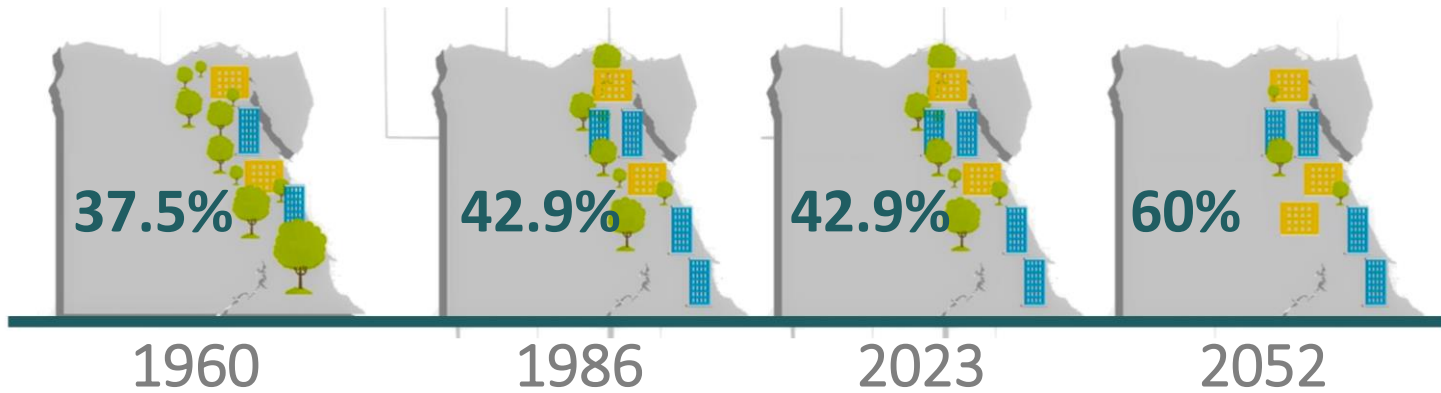
"Pilot in Sheikh Zayed City"

18th of February 2025



Egyptian Context

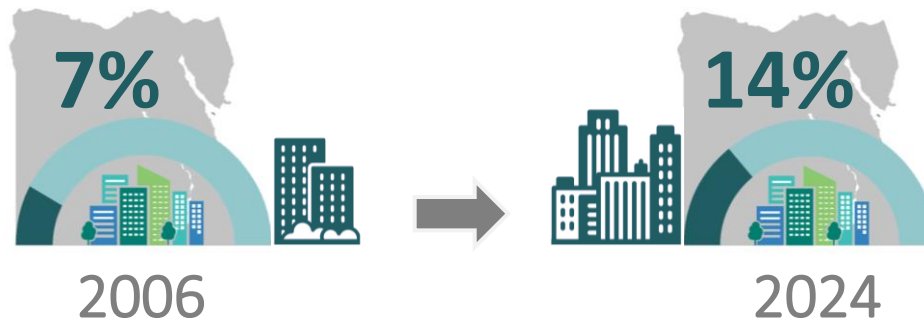
Urbanization %



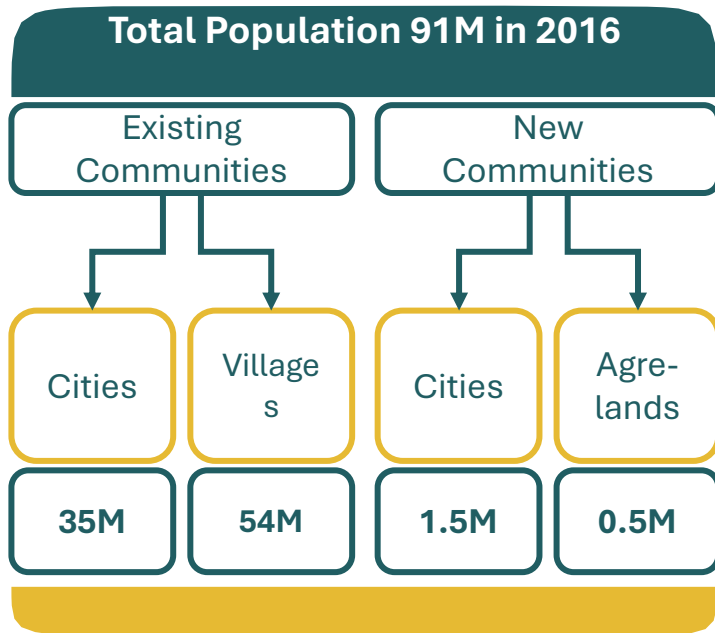
Population



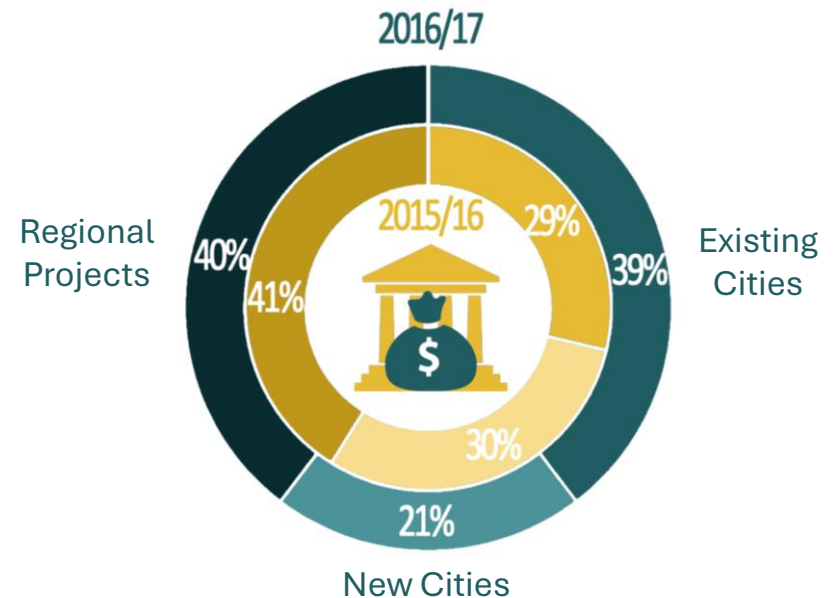
Built up Area



Egyptian Context



Population distribution and dynamics in 2016



Share of Spending by Geo-administrative Domain 2015/16Fy – 2016/17Fy

New Urban Communities in Egypt

Construction of Suez canal



Construction of Nasr City



10th of Ramadan city



First Generation
7 cities
40-90km
to Cairo



Third Generation
7 cities



New phase of Mega new cities



Construction of Heliopolis & Maadi



October Paper

New Urban communities authority



Second Generation
9 cities
20-30km
to existing cities



Fourth Generation
16 cities

Matrix of Complexities

National	Regional Level	City Level	City Level	City Level
Prioritizing central investments	Connectivity and spatial integration	Unutilized real-estate wealth	Absence of modern urban manag. tools	Unutilized assets and low OSR
<p>New Cities were only able to accommodate less than 10% of population increase in the last decade, in GCR 400 k went to New Cities vs 3 M in existing cities. This is mainly due to the missing of a National Strategy to prioritize central investments/interventions</p>	<p>inadequate connectivity within cities and regions, uncontrolled urban sprawl, poorly planned mobility infrastructure, real estate pressure on agricultural land, and unbalanced territorial development. There is no urban corridors strategy to facilitate connections between people and jobs.</p>	<p>Egypt has over 37 million residential units and more than 7 million in New Cities, but less than 5% of real estate is registered. This lack of registration prevents efficient real estate wealth management and hinders efforts to increase real estate tax collection due to the absence of a reliable ownership database.</p>	<p>NUCA is managing 61 cities and plans to build over 20 new smart cities by 2050 to accommodate 15 million people. However, these new cities lack proper urban management tools like GIS, data management, and addressing systems.</p>	<p>NUCA has traditionally relied on land sales to finance new city development. However, sustainable revenue sources are needed for long-term operations and maintenance. Currently, own-source revenue (OSR) is less than 10% of cities' annual budgets. For example, in Sheikh Zayed City, 81% of the recurring revenues for the fiscal year 2020/2021 came from land sales.</p>

Sheikh Zayed City



City Area: 21130 Fadden



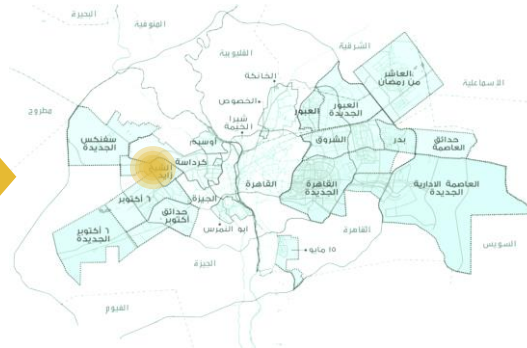
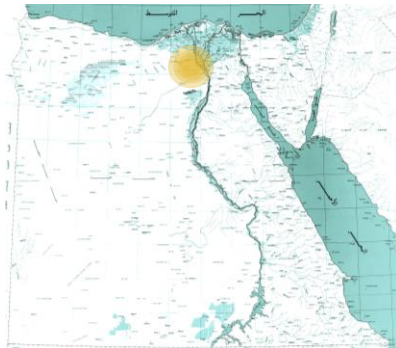
Target Population: 675K



City Population: 233K



Number of
Housing Units: 101,134 Unit





**“Integrated
Land and Urban
Management
Project in
Egypt”
Zayed City Pilot**

Project Introduction:

1 The Ministry of Housing, Utilities and Urban Communities, NUCA, and Sheikh Zayed Municipality are stakeholders.

2 **Funded by the** Government of Switzerland via the State Secretariat for Economic Cooperation (SECO).

3 **Builds on foundations of key programs, strategies, and guidelines adopted by Government of Egypt for sustainable land and urban management.**

- Egypt Sustainable Vision 2030,
- National Strategic Plan for Urban Development Egypt 2052
- National Climate Change Strategy 2050
- Egyptian Vision for Environmental Sustainability
- Smart Cities codes



4 **Project Objective:**

The objective of the TA is to strengthen land administration and urban development in new cities and support the Egyptian government's vision of establishing smart and sustainable new cities.

ILUME at National Level

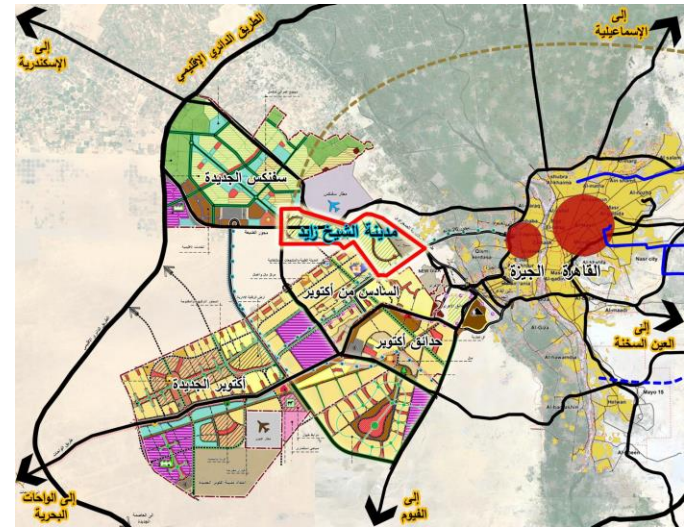
National Level

Initiation of the Egyptian National Smart Cities Strategy



Regional Level

Preparing West Cairo Region Structural and Spatial Plan.



ILUME at City Level:

Property Registration:

Rankings on Doing Business topics - Egypt, Arab Rep.

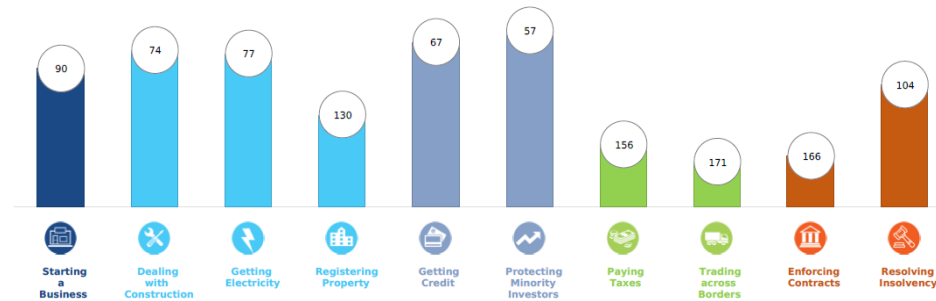
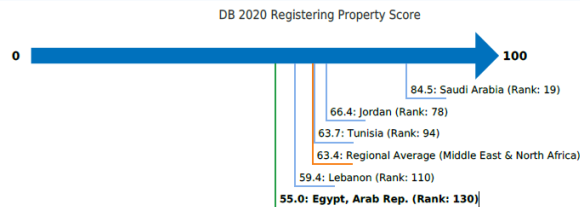
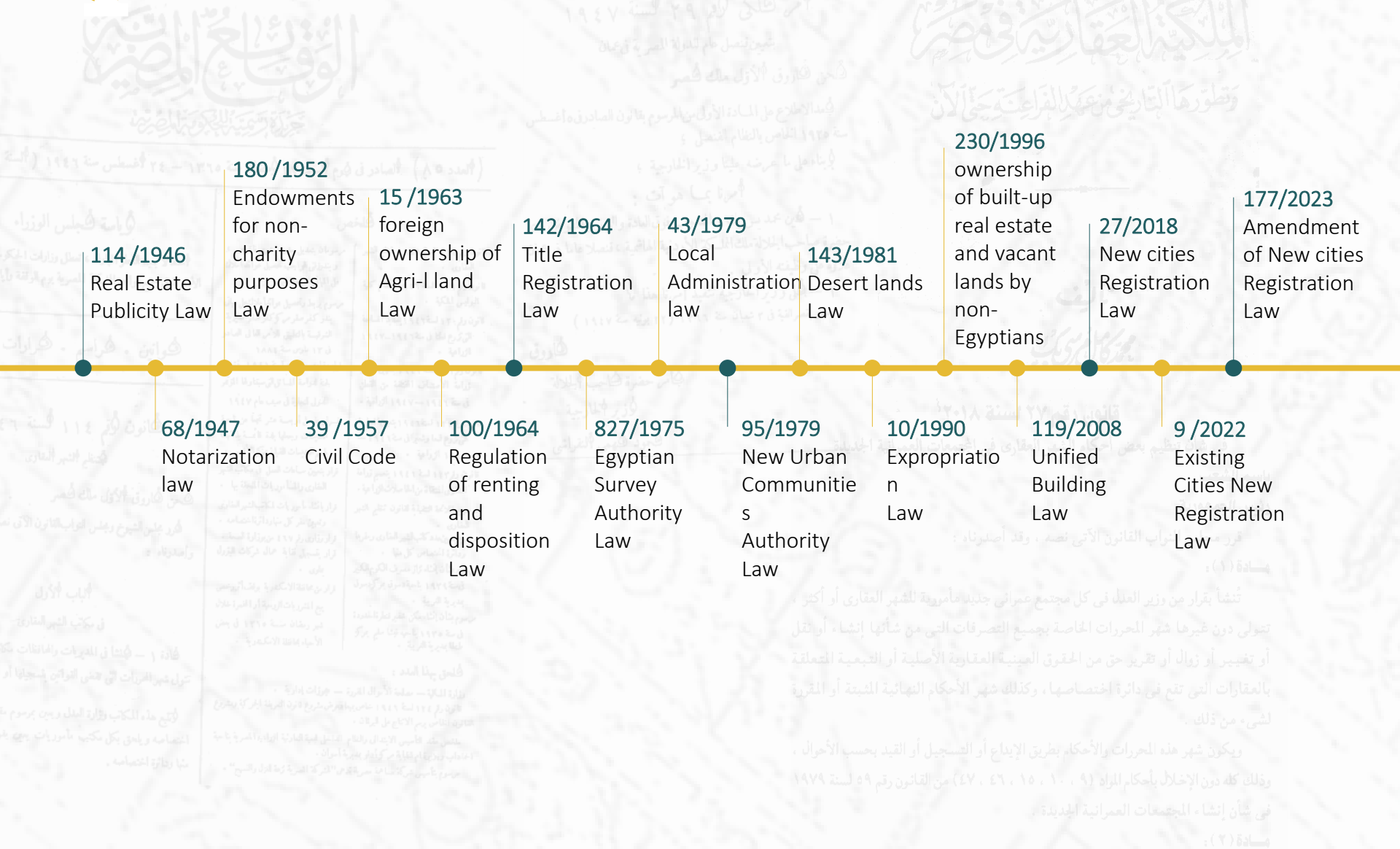


Figure - Registering Property in Egypt, Arab Rep. and comparator economies - Ranking and Score



ILUME at City Level:

Property Registration:



ILUME at City Level:

Property Registration:

Current process



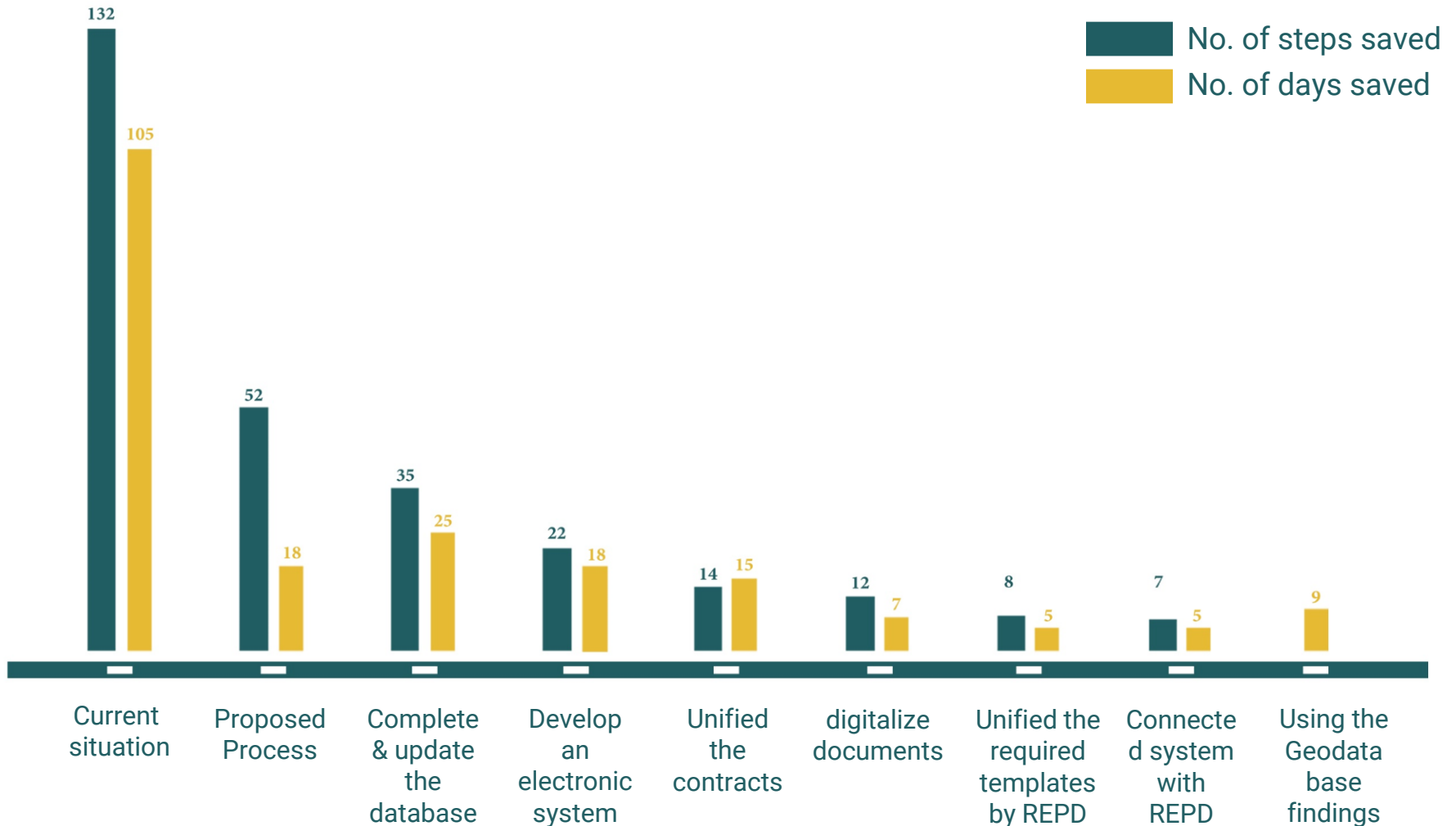
Proposed process



	Process AS-IS		Proposed Process
	Zaid City	10 of Ramadan city	
No. of process	132	162	52
Duration/day	105 - 45	135 - 45	12-18
Citizen contribution	28	32	5

ILUME at City Level:

Property Registration:



Proposed modifications to the current system

ILUME at City Level:

Property Registration:

Example of required documents for registration

The collage includes several key documents:

- Title Deed (Shahada):** A document certifying the ownership of a property, mentioning the owner's name, the location, and the area.
- Cadastral Map (Kharita):** A technical drawing showing the boundaries and area of the property, often with handwritten annotations.
- Tax Receipt (Qabla):** A document proving that the property tax has been paid.
- Registration Form (Form 1):** A standardized form used to record the property registration, containing details like the date, location, and area.

New templates created to collect the required data for registration

The new templates include:

- Cadastral Map Template:** A standardized map showing property boundaries and area, with fields for recording data.
- Registration Form Template:** A standardized form for recording registration details, including owner information and property characteristics.
- Data Collection Table:** A table with columns for 'Point', 'Easting', and 'Northing' to record specific location data.

1. صورة قرار تخصيص الأرض 2. صورة العقاد 3. صورة قرار الموافقة على التحويل من قطعة الأرض المرغوبة المسماة بالمنفذ لقطعة الأرض - شامل الحدود والأبعاد - شامل إحدائيات قطعة الأرض.

ILUME at City Level:

Property Registration:

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جهاز تنمية مدينة الشيخ زايد

أقرار بالملكية والموقف المالي والعقاري

بيانات الأرض

المساحة	عدد الأتوار	عدد الوحدات بالدور
٥٧٨,٢٤	١	١
الواجهة البحرية	تطل على	بطلون م
الشرقية	تطل على	٢٧,٥
الجنوبية	لاند سكيب	٢١
الغربية	عساره ٩	٢٧,٥
		٢١

بيانات المبني

المساحة	عدد الأتوار	عدد الوحدات بالدور
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الغربية	عساره ٩	٢٧,٥
		٢١

إدارة العقارية إدارة المالية إدارة القانونية إدارة المساحة
 [Signatures and Stamp]

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جهاز تنمية مدينة الشيخ زايد

أقرار بالملكية والموقف المالي والعقاري

السيد الأستاذ / مدير إدارة /
تحية طيبة وبعد،،،،،

بالإشارة إلى الموقف المالي والعقاري للوحدة رقم ١ - المبنى رقم ٨ - المبنى: نموذج B - تحيط سيادتكم علما ببيانات

أقرار بالملكية والموقف المالي والعقاري، وذلك على النحو التالي

المخصص له

Owner data

الاسم	النسبة	الرقم القومي للشيخ العقاري	مصري	مسلم
أحمد محمد عفيف يوسف إسماعيل	١٠٠,٠٠٠	٢٨٧١١١١١١٠٠٠١٢	مصري	مسلم

Financial data

نوع التخصيص	تخصيص جاهز	رقم الترخيص العقاري	رقم المبيعات
المساحة	٢٤٠,٠٠٠	الرقم القوي الترخيص	٤,٢٨٤,٠٠٠
التكافؤ القانوني	فردى	السعر شامل الترخيص	٤,٢٨٤,٠٠٠
سعر المثل	٤٢٠,٠٠٠	تاريخ التخصيص	٢٠١٦-١٠-٠٩
القيمة البيعية	٥٩٩٧٦,٠٠٠	تاريخ الاستلام	٢٠١٨-٠٤-٠٧
القيمة الاجمالية	٠,٠٠	تاريخ التسليم	
السند	٢,٠٠٠		
المستحق حتى تاريخه	٠,٠٠٠		
القسط مستطيلة	٠,٠٠٠	عنوان العراسة	في الشهيد عبد المنعم رياض - مرسى النيران - التوفيقه ١
التشطيب	٠		
توصيف التشطيب	٠		
ملاحظات			

بيانات الدور

الواجهة البحرية	تطل على	بطلون م
الشرقية	مطل الوحدة ومركز	١
الجنوبية	وحده رقم ١٥	١
الغربية	لاند سكيب	١
	وحده رقم ٩	١

بيانات الأرض

رقم الترخيص (X)

وصف القطعة

أطلق الطرفان على أن البيع يشمل الوحدة موضوع هذا العقد وما يخصها على الشروع في الأرض المقام عليها البناء

0201DHG2NH2S

Page 1 of 1

First Registration Unified Template

ILUME at City Level:

Property Registration:

Achievements at NUCA level



7663 Unit



23297 Parcel



93 Compound



22 Real Estate Registry Offices have been equipped and electronically integrated with the City Administration System.

Achievements at City level



250 Unit



435 Parcel



19 Compound

Incentives provided to Encourage property registration:

- No need to pay real estate transaction tax before registration.
- Property registration applications can be submitted electronically.
- No requirement for an ownership chain for registration.
- Fee reduction for citizens who meet the specified registration timeframe.
- Possibility of long-term ownership gain after 15 years of squatting.

ILUME at City Level:

GIS and Spatial Data Management



1 GIS units have been established at both Zayed City and NUCA levels. These units are adopting a **unified GIS database model** and are involved in the **acquisition** of both **overground and underground data/assets**.

2 The **inventory and coding for overground and underground assets**, including buildings, roads, and utilities, have been completed. **Dashboards have been prepared** to facilitate decision-making.

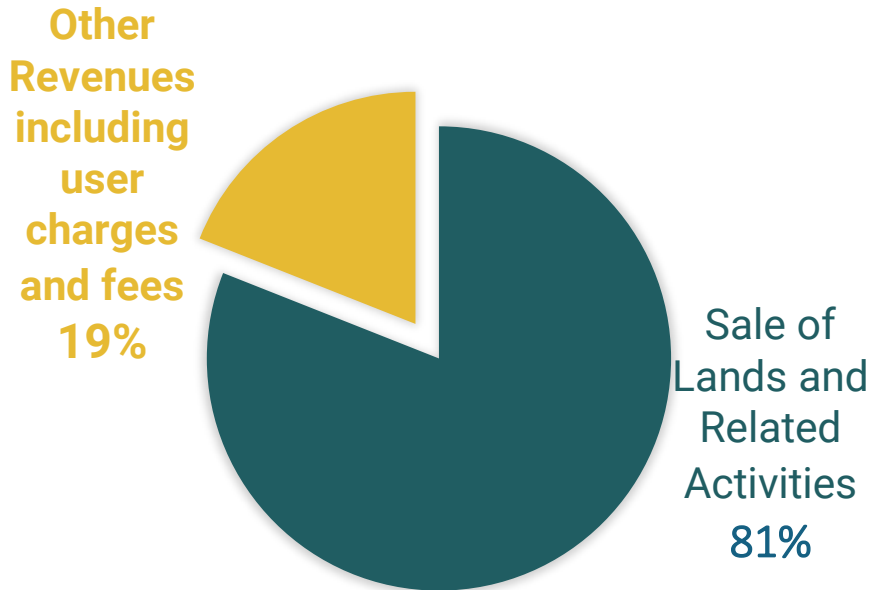
3 The project will support the **street addressing committee** in numbering and codifying real properties in cooperation with CAPMAS (Central Agency for Public Mobilization and Statistics) and the Ministry of Planning (MoP). This initiative will be **scaled up to include all New Cities** in Egypt



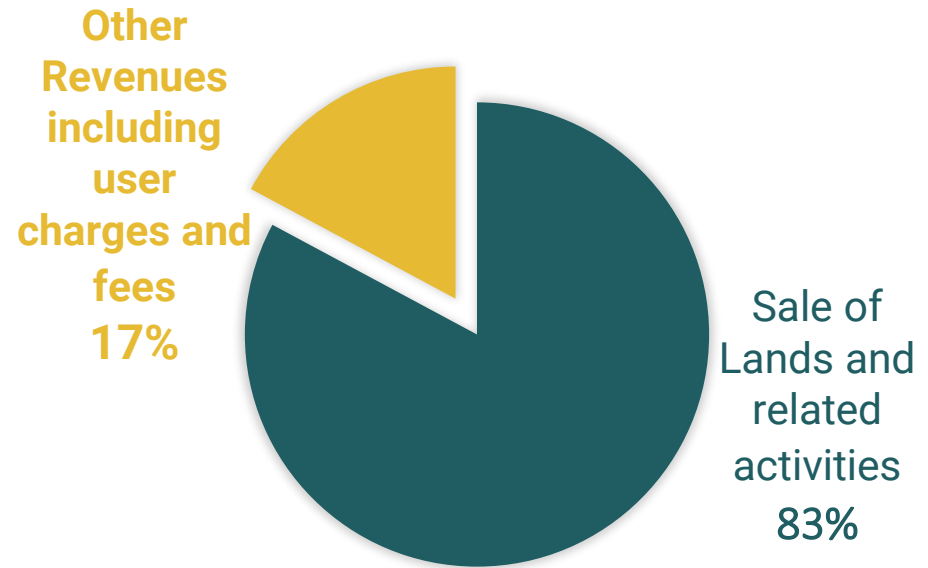
ILUME at City Level:

OSR/Urban Regeneration

The financial analysis of NUCA (New Urban Communities Authority) and Sheikh Zayed City reveals that most revenues are derived from the sale of land. It was also observed that these cities do not receive any taxes



**CURRENT REVENUES OF SHEIKH ZAYED
FY 2020/21**



**CURRENT REVENUES OF NUCA
FY 2020/21**

ILUME at City Level:

OSR/Urban Regeneration

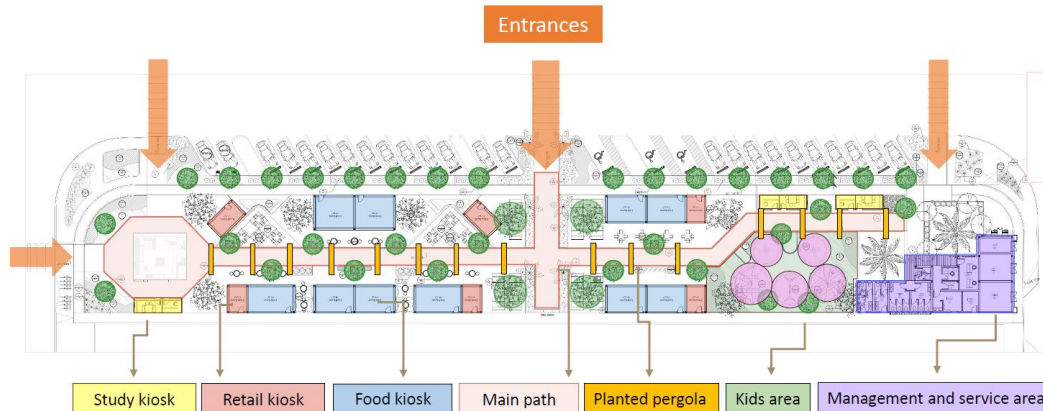
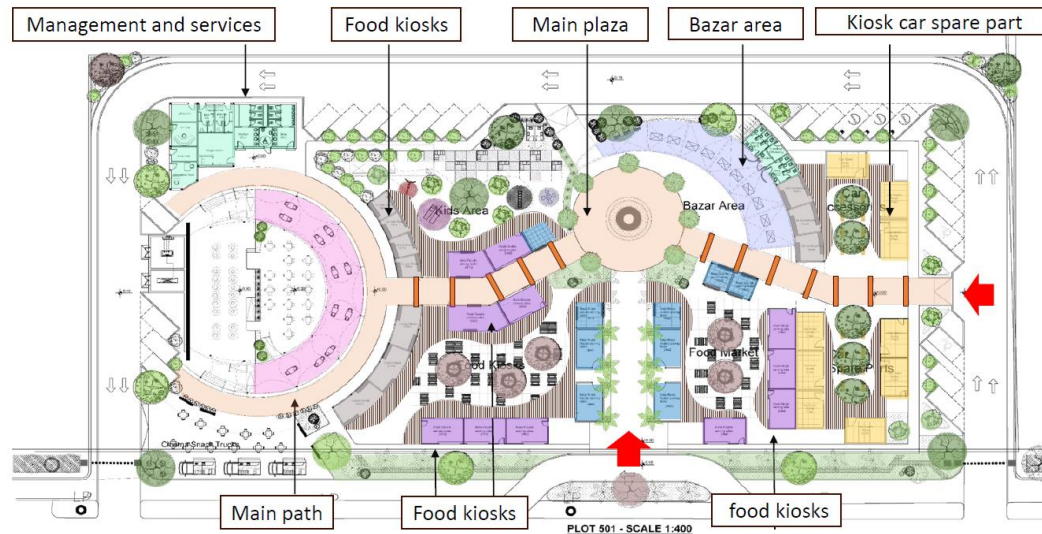
Three vacant plots were identified in Sheikh Zayed city for piloting urban regeneration revenue generation, Consultation session conducted with citizens.



ILUME at City Level:

OSR/Urban Regeneration

Conceptual designs, financial feasibility studies, operation and management studies, and environmental studies submitted to Zayed city for 2 plots.



THANK YOU!

For more information visit:

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[www.worldbank.org/en/programs/
gpurl-trust-funds-and-
partnerships/land-2030#2](http://www.worldbank.org/en/programs/gpurl-trust-funds-and-partnerships/land-2030#2)

or contact:

Hussin Mohamed:
hmohamed5@worldbank.org

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