



Towards Land Administration

“Piece by Piece”

Dr. Alaa Saleh



- Definitions
- Development of Land Registration in Egypt
- Motivations For Land Administration
 - (A) Urban Population Growth
 - (B) Land Policy
 - (C) Holistic or Socio-Economic Approach
- Piece 1 : State Land
- Piece 2 : Private Land
- Land Administration Paradigm “*Egyptian Case*”
- **Please Keep In Mind**



Definitions

Land
Land Registration
Land Administration
Land Management
Sustainable Development



Land

- **Land** is an area of the surface of the earth together with the **water, soil, rocks, minerals, and hydrocarbons** beneath or upon it and the air above it. It embraces all things, which are related to a fixed area or point of the surface of the earth, including the areas covered by water, including the sea, [Henssen and Williamson, 1990].
- **Land** is equally an asset for economic and social development.
- **Land** has the capacity for wealth generation. [Don Grant, Ian Williamson, and Lisa Ting, 1999].



Land

- **Land** can't be defined from one perspective
- **Land** can't be managed by one organization.
- **Land** should be treated as :
 - A physical property for food and housing; and
 - Conceptually as an economic asset for capital generation.



Land Registration

- **Mirror principle:** which means that the register is supposed to reflect the correct legal situation.
- **Curtain principle:** which means that no further (historical) investigation beyond the register is necessary except overriding interests.
- **Insurance or guarantee principle:** which means that the state guarantees that what is registered is true for third parties in good faith and that a bona fide rightful claimant who is contradicted by the register is reimbursed from an insurance fund of the state. **(Henssen, 1995)**

Think about the situation in Egypt ; FUZZY

- **Land Administration (LA)** is concerned with three commodities: the **Ownership, Value** and **Use** of the land-within the overall con-text of land resource management, **[UN Land Administration Guidelines in 1996]**.
- Putting land to good effect and **managing land resources** from an **Environmental** and **Economic** perspective **is the scope of Land Management**.
- It can include farming, mineral extraction, property and estate management, and the physical planning of towns and the countryside, **[UN, 1996]**.



Land Registration and Cadastral Mapping

is the core component of the Land
Administration System (LAS).



Sustainable Development

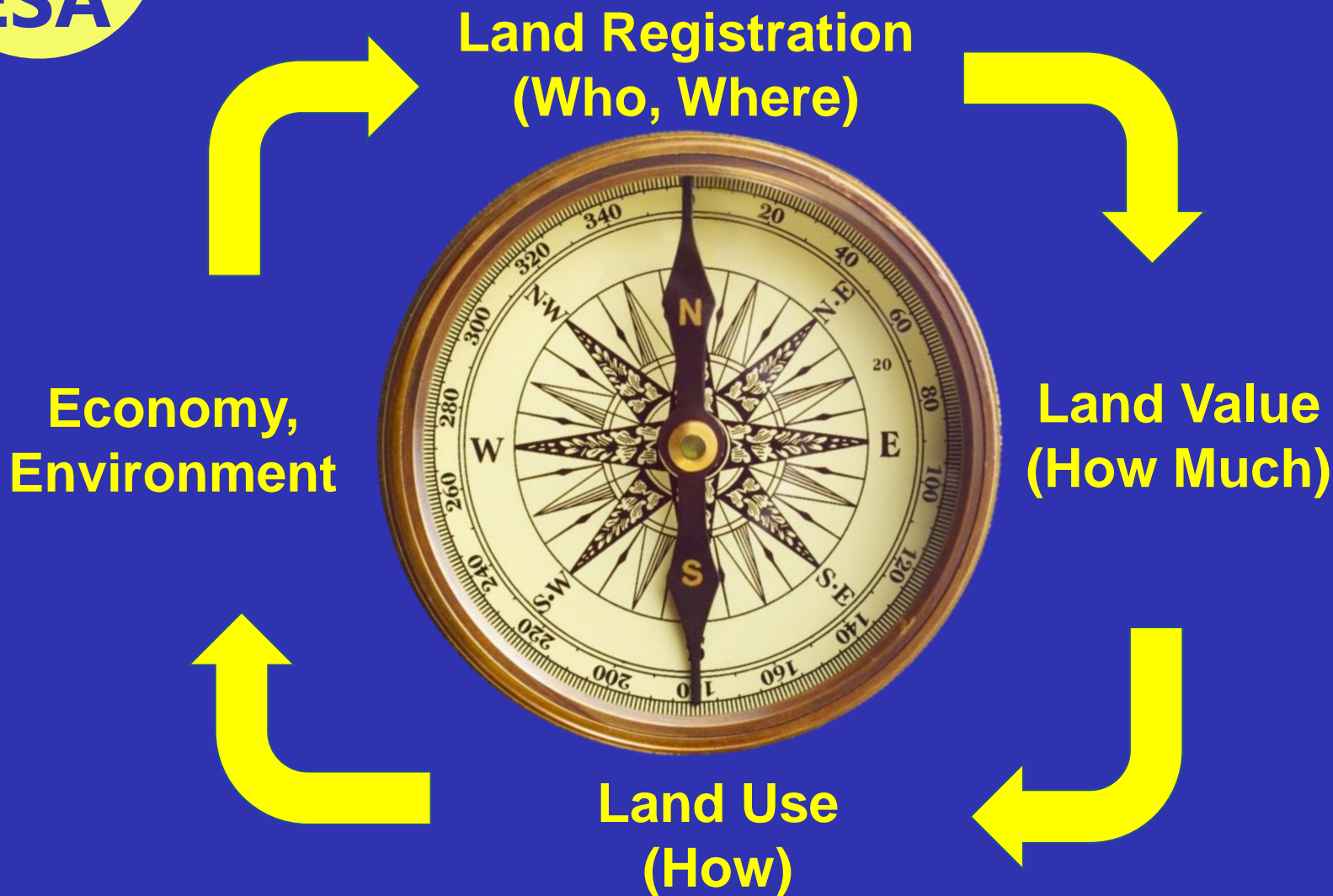
- “ *Development that meets the needs of the present without compromising the ability of future generations to meet their own needs* “ , “**World Commission on Environment and Development’s** report , 1987.
- Meeting the needs of the future depends on how well we balance **Social, Economic, and Environmental** objectives--or needs

Surveyors' Norms





Compass for Sustainable Development





Sustainable Development

Sustainable Development



Land Management



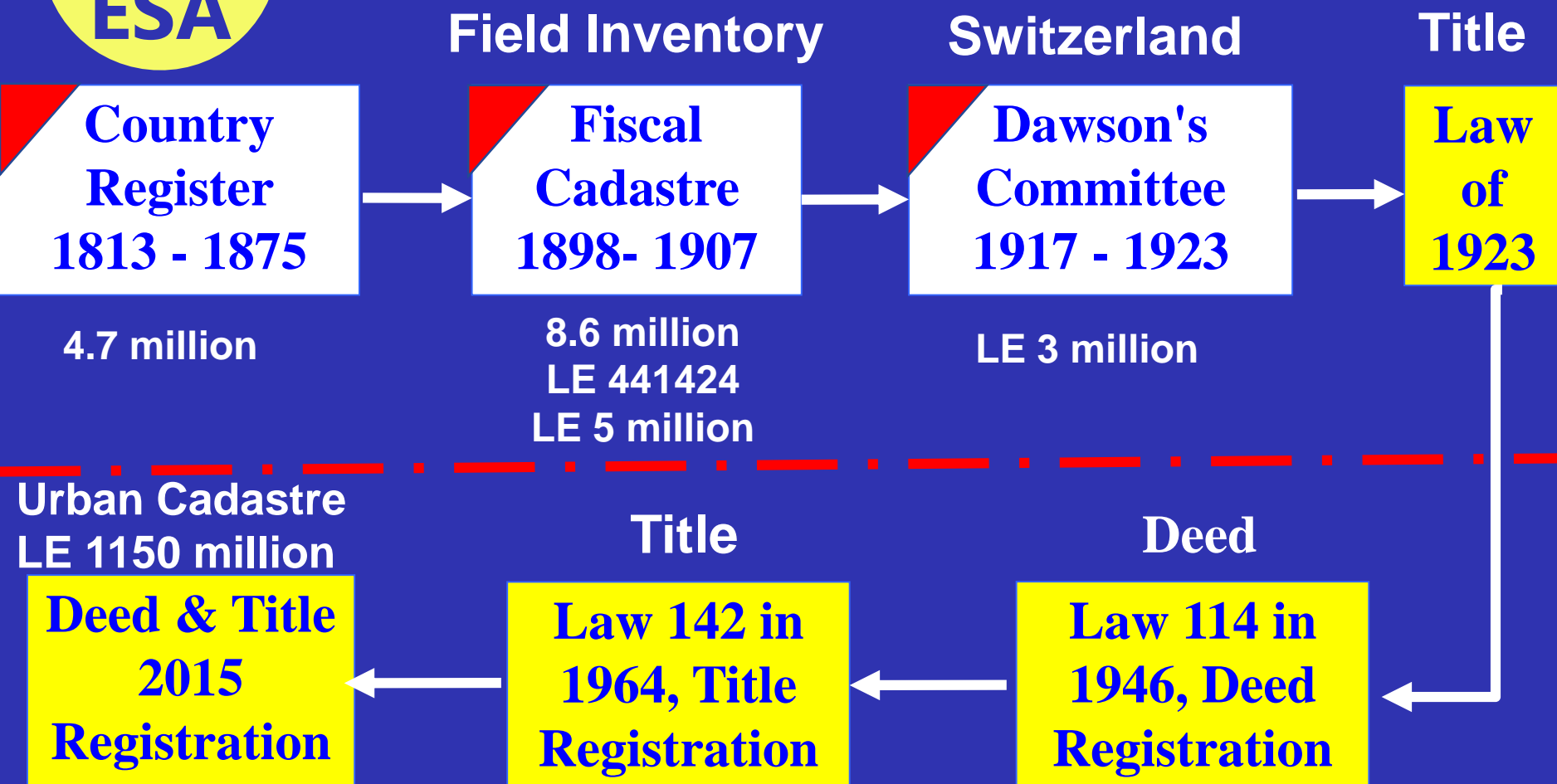
Land Administration



Eff. Land Registration



Development of Land Registration in Egypt



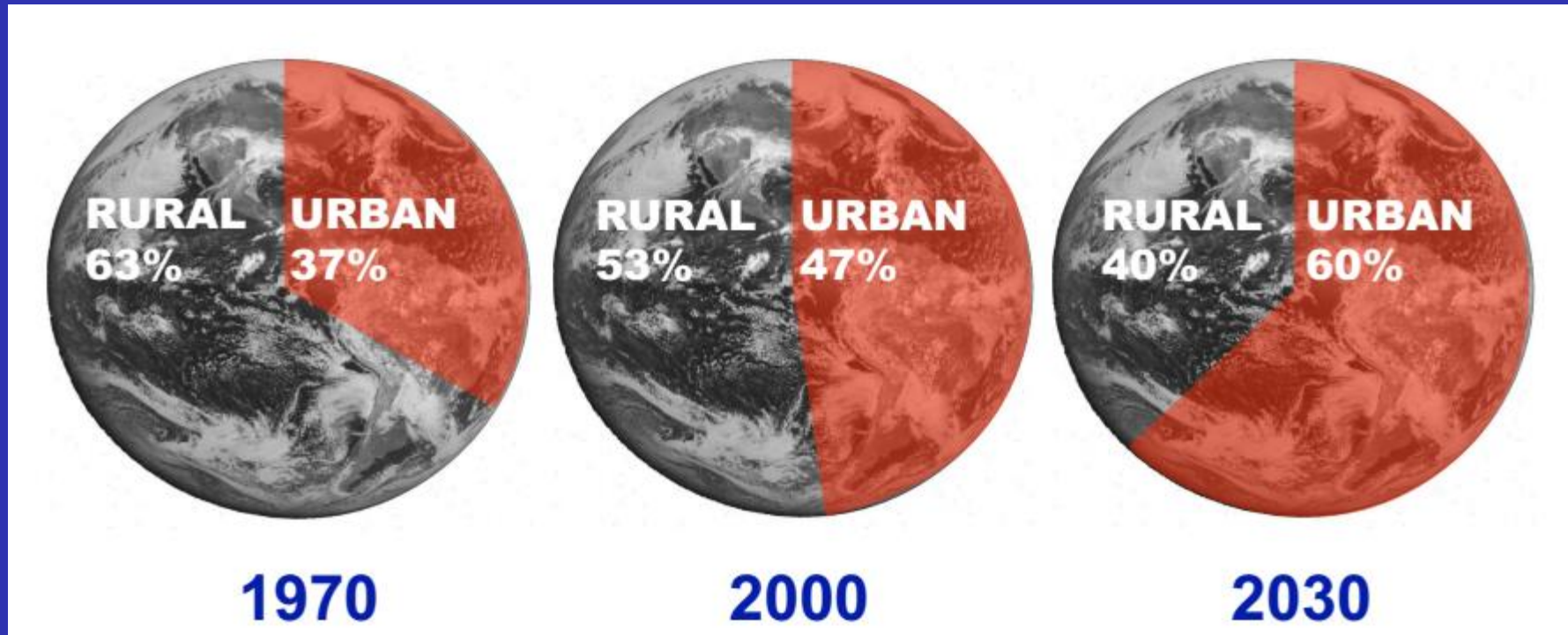
2018 Fundamental Amendments for Land Registration



Motivation For Land Administration

(A) Urban Population Growth

ESA



Environmental and Social dimension



(B) Land Policy

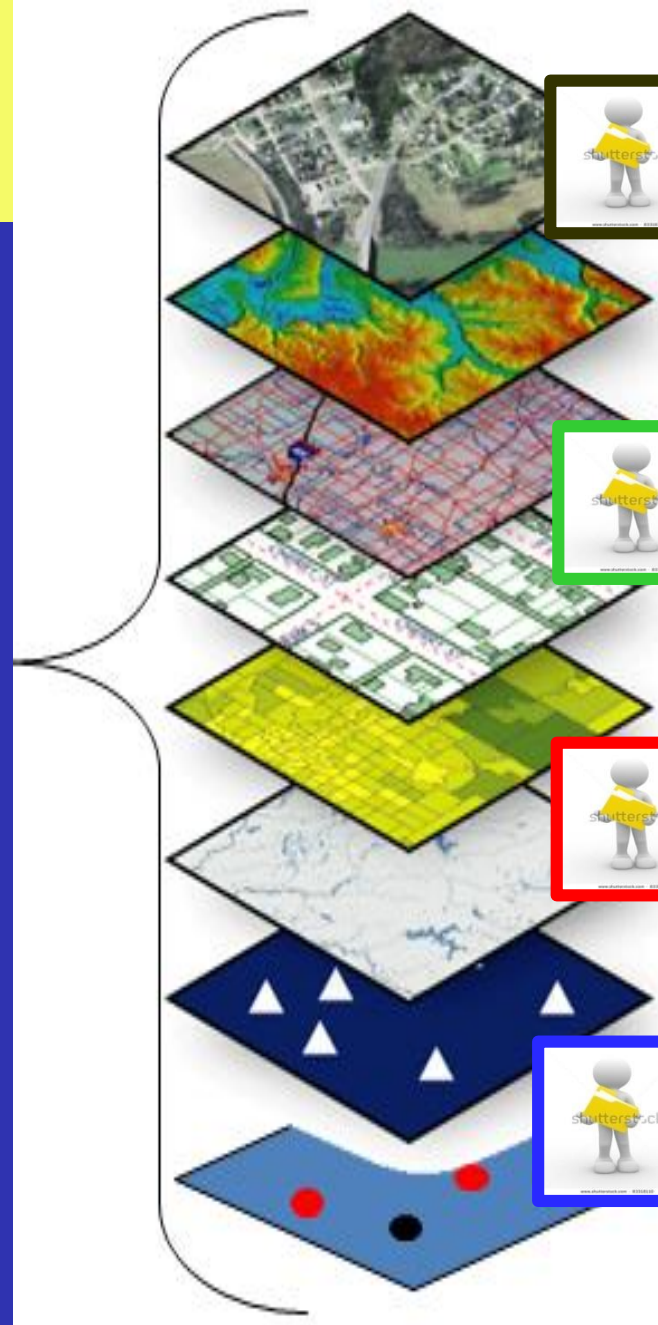
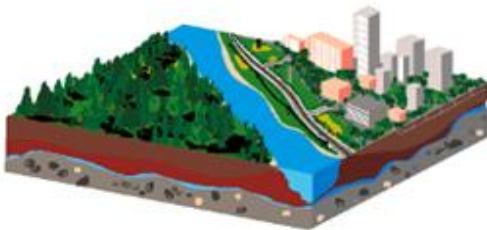
- 1. A new law for state land**
- 2. The National Centre for State Land Use.**
- 3. Ministry of Urban Development (MUD)**
- 4. The Law Enforcement Policy**
- 5. Legalization of encroachment on the state land**
- 6. Fundamental amendments of Land-related Laws**
- 7. All concerned organizations with land in one array**
- 8. National Committee for Re-Use of State Land**
- 9. Interest of Government to register State Land**

ESA

Societal Contribution



The Real World



Financial Policy

Role of Private Sector

Professional Res.

Data Quality

Legal & Reg. Change

Org. Change

System Design

Policy, Strategy,
Goals Land Admin.
Reform

Holistic or Socio-Economic Approach



your name

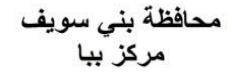
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Towards Land Administration

Piece 1 : State Land



- **Fundamental amendments the laws through which they are working**
 - Ministry of Agriculture
 - Ministry of Water Resources and Irrigation
 - Ministry of Endowments
 - Ministry of Local Development

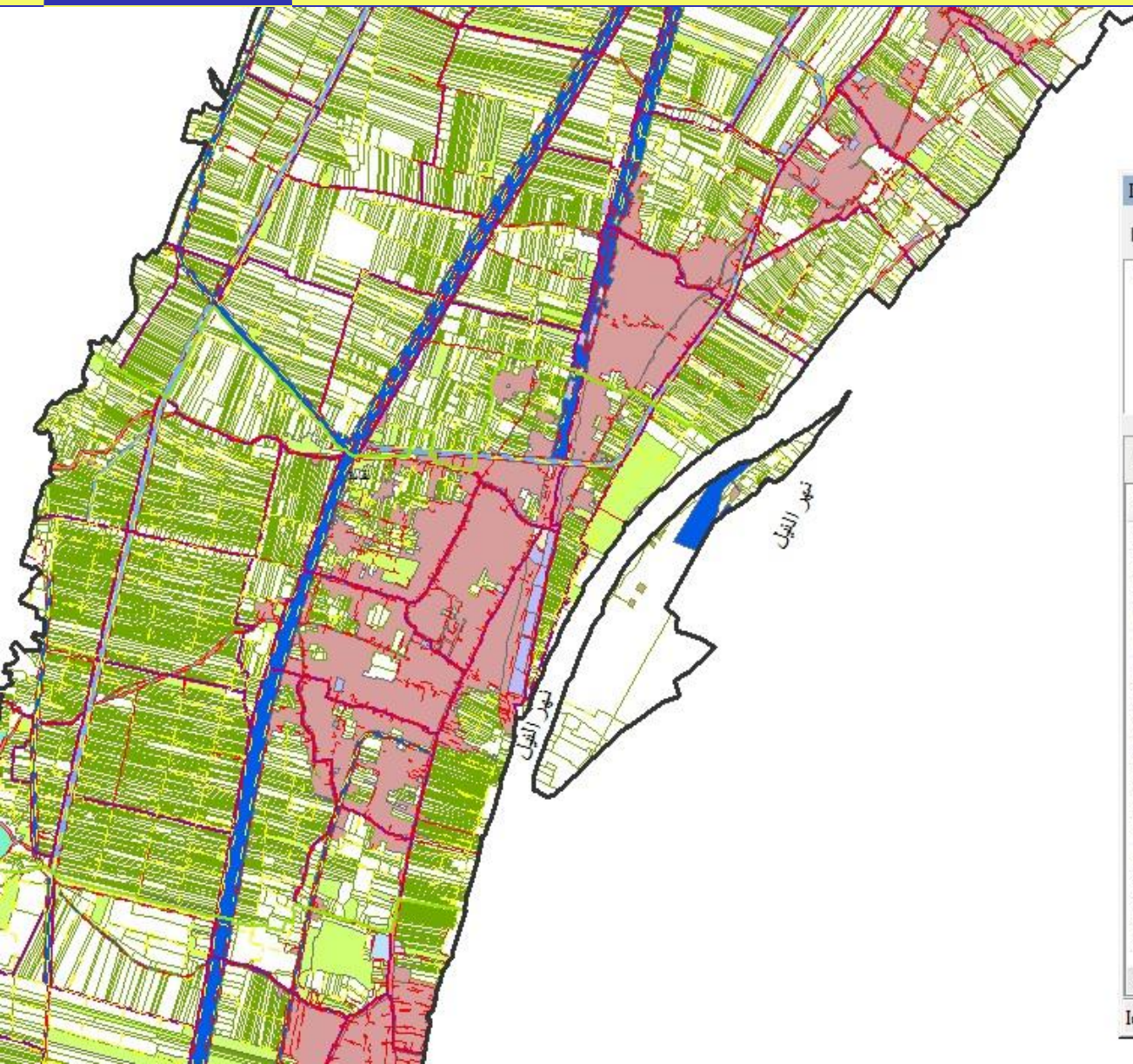


محافظه بنى سويف
قرى مركز ببا

حد القري



حياض قرية سدس الامراء



Identify

Identify from: <Top-most layer>

ESA_EDO
نقادة

Location: ٧٨٩,٠٧٥,٥٥٦ ٢٥٩,٢٠٥,٧٨٧ Meters

Field	Value
OBJECTID	٥
EPO_ID	٣٧
EDO_ID	١١
NAME	نقادة
VILL_COUNT	٤
CALC_A_F	٨٩٦٥
CALC_A_Q	١٨
CALC_A_S	٩
CALC_A_SM	٣٧٦٦٦٦٣,٤٣٦٤
FORM_A_F	٨٩٤٥
FORM_A_Q	١٩
FORM_A_S	٨
FORM_A_SM	٣٧٦٦٦٦٣,٢٥٣
SHAPE	Polygon
SHAPE_Length	٤٥٥٧٤,٠٦١١٩٦
SHAPE_Area	٣٧٦٦٦٦٣,٤٣٦٤١١

Identified | feature



Identify

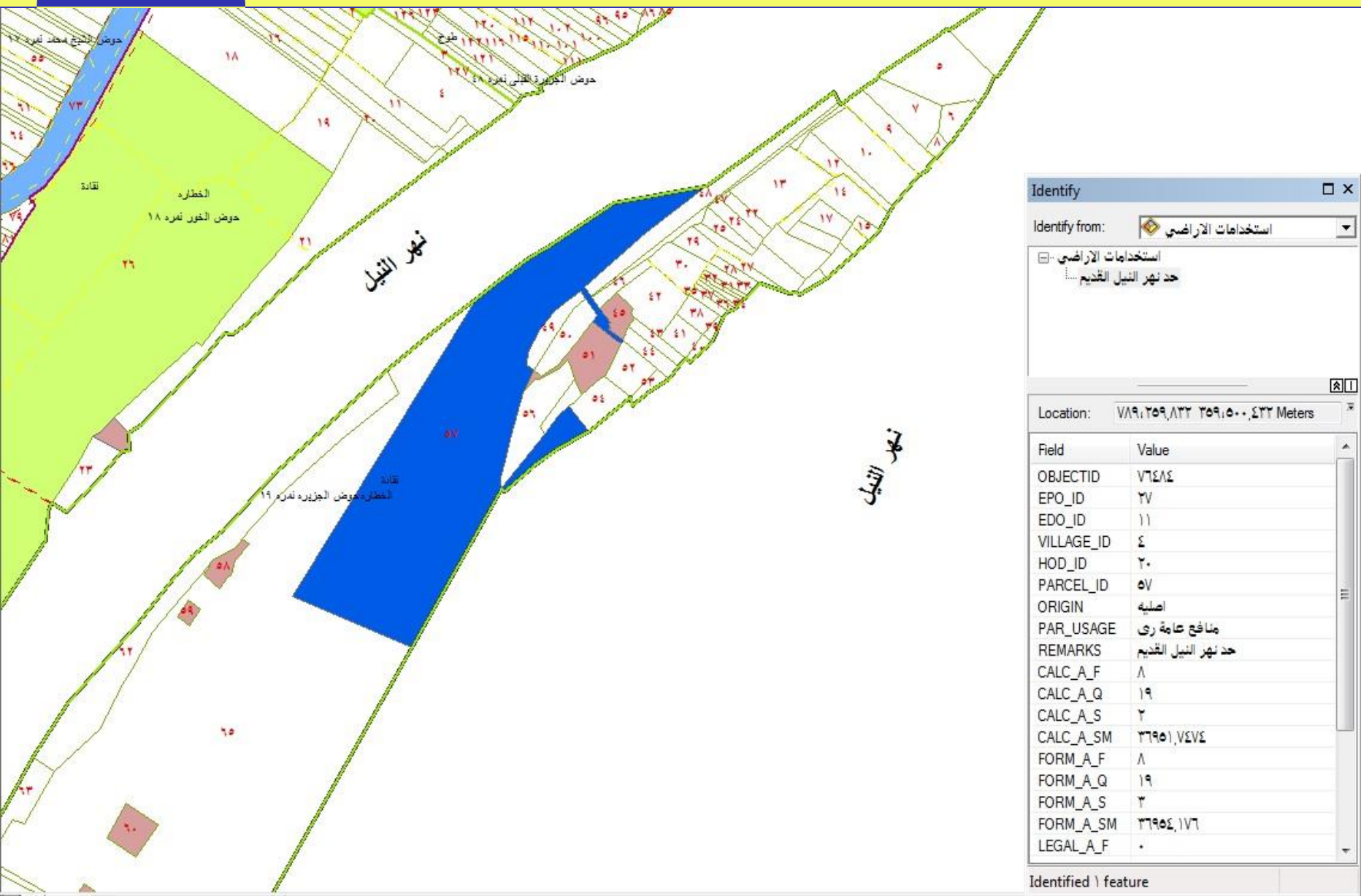
Identify from: **ESA_VILLAGE**

☒ ESA_VILLAGE
الخطارة

Location: ٧٨١,٢٣٨,٢٦٣ ٢٥٩,١٤٥,٥٨١ Meters

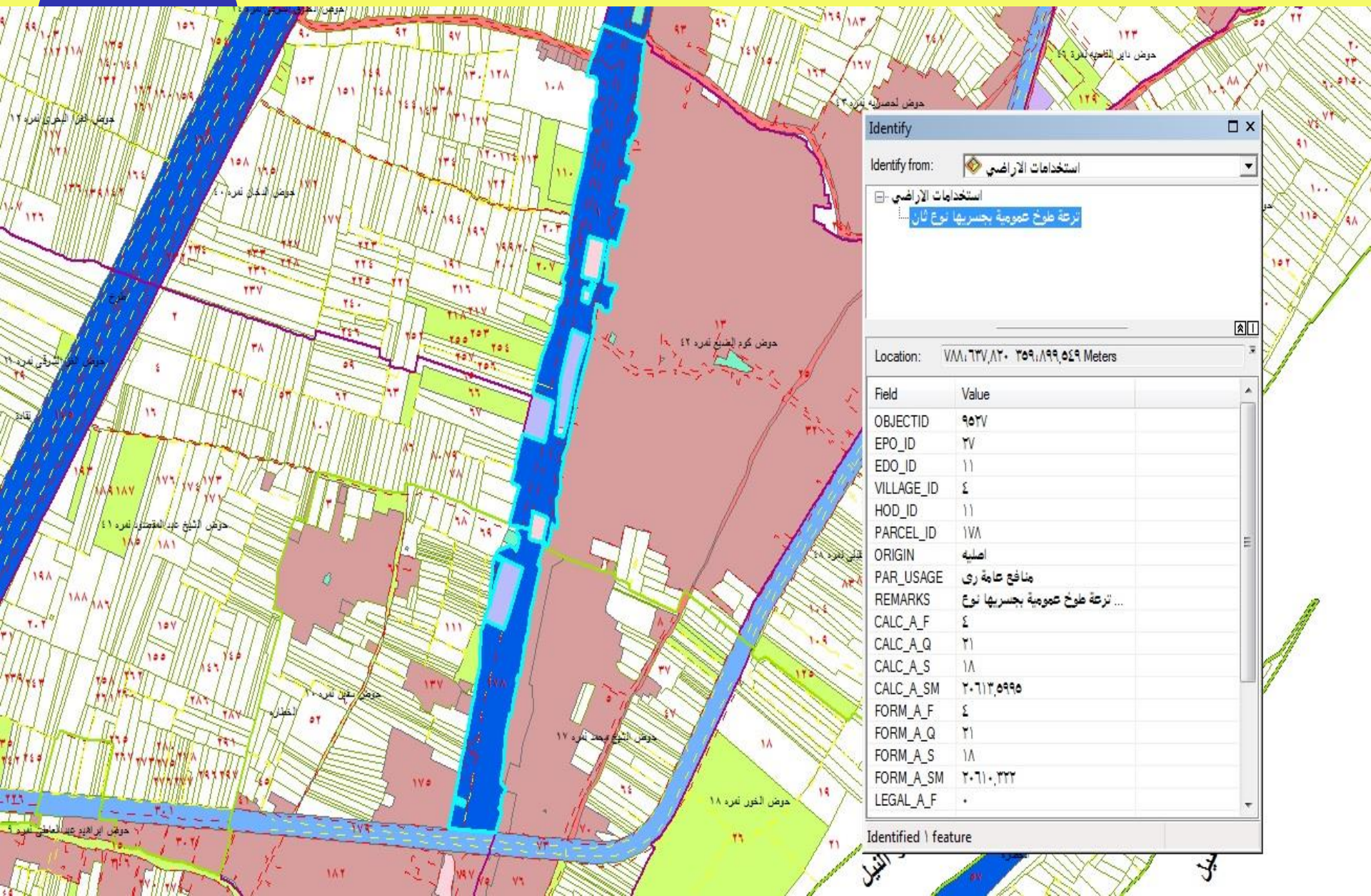
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OBJECTID	١٦
EPO_ID	٢٧
EDO_ID	١١
VILLAGE_ID	٤
NAME	الخطارة
HOD_COUNT	٢١
CALC_A_F	١٢٤٧
CALC_A_Q	١٢
CALC_A_S	٨
CALC_A_SM	٥٦٦٠,٨٥١,٩٤١٧
FORM_A_F	١٢٤٧
FORM_A_Q	١٢
FORM_A_S	٢٢
FORM_A_SM	٥٦٦٠,٧٨٦,١٦٩
SHAPE	Polygon
SHAPE_Length	١٧٣٣٨,٠٥٢٠٩٧
SHAPE_Area	٥٦٦٠,٨٥١,٩٤١٦٧

Identified 1 feature



Identify	
Identify from:	استخدامات الاراضي
<input type="checkbox"/> استخدامات الاراضي	
<input type="checkbox"/> حد نهر النيل القديم	
Location: ٧٨٩,٢٥٩,٨٣٢ ٢٥٩,٥٠٠,٤٣٢ Meters	
Field	Value
OBJECTID	٧٦٤٨٤
EPO_ID	٢٧
EDO_ID	١١
VILLAGE_ID	٤
HOD_ID	٢٠
PARCEL_ID	٥٧
ORIGIN	اصلية
PAR_USAGE	منافع عامة رى
REMARKS	حد نهر النيل القديم
CALC_A_F	٨
CALC_A_Q	١٩
CALC_A_S	٢
CALC_A_SM	٣٦٩٥١,٧٤٧٤
FORM_A_F	٨
FORM_A_Q	١٩
FORM_A_S	٣
FORM_A_SM	٣٦٩٥٤,١٧٦
LEGAL_A_F	٠

Identified \ feature





نسخة الدخول

ملف تحرير عرض أدوات إضافة تعليمات

15213: مثال

الحصول على الاتجاهات السجل

أماكن

أماكن المغفلة
الأماكن المؤقتة
حصص مديرية المساحة
حصص هيئة الأوقاف
إرشاد من الطبيعة
نهاية أملاك الأوقاف
إرشاد مكنتي

طبقات

قاعدة البيانات الأساسية
Coming soon
حدود وأسماء
أماكن
الصو
طرق
المباني ثلاثية الأبعاد
Ocean
الطقس
Gallery
مصادر من برنامج Google Earth
المزيد

ابو معاطي الخيري بدمياط

WAQF_Name	ابو معاطي الخيري بدمياط
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Part_Type	صنم
Fdan	
Qerat	
Sahm	
Notes	NEW
Parcel_Type	
CALC_A_F	5
CALC_A_Q	10
CALC_A_S	22
رقم_الوثيقة	007923

www.thundershare.net

عزبة الجوهراء

عزبة المشايخ

Image © 2018 DigitalGlobe
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Google Earth

EN

02:55 ص
03/12/2018

The screenshot displays a Google Earth interface with a map of land parcels. The parcels are color-coded: red for one category and blue for another. A data popup is open for a specific parcel, showing the following information:

رضوان جوريجي ارضوان بن عبد الله بلوك	
رضوان جوريجي ارضوان بن عبد الله بلوك	
WAQF_Name	رضوان جوريجي ارضوان بن عبد الله بلوك
WAQF_Type	
Data_Source	
Part_Type	
Fdan	
Qerat	
Sahm	
Notes	يضاف اليه وقف محمد حامد ابو NEW_
	التجا 40 متر مربع مستأجل تولية
	036943
Parcel_Type	
CALC_A_F	7
CALC_A_Q	1
CALC_A_S	9
رقم التولية	000295

The right sidebar shows a search bar and a list of layers, including:

- أماكن المفضلة
- الأماكن المؤقتة
- حصص مديرية المساحة
- حصص هيئة الأوقاف
- إرشاد من الطبيعة
- نهائى املاك الأوقاف
- أرشاد مكتبي

The bottom status bar indicates the image is from 2018, sourced from DigitalGlobe and Google, and includes the ORION-ME logo.

Google Earth

تسجيل الدخول

ملف تحرير عرض أدوات إضافة تعليلات بحث

شريط البحث: 15213
الحصول على الاتجاهات السجل

أماكن

- أماكن المفضلة
- الأماكن المؤقتة
- حصص مديرية المساحة
- حصص هيئة الأوقاف
- إرشاد من الطبيعة
- نهائي أملاك الأوقاف
- إرشاد مكتبي

طبقات

- قاعدة البيانات الأساسية
- Coming soon
- حدود وأسماء
- أماكن
- الصو
- طرق
- المباني ثلاثية الأبعاد
- Ocean
- الطقس
- Gallery
- مدار من برنامج Google Earth
- المزيد

متولى محمد احمد نور

متولى محمد احمد نور

WAQF_Name متولى محمد احمد نور

WAQF_Type وقف خيرى

Data_Source

Part_Type ضمن

Fdan

Qerat

Sahm

Notes

Parcel_Type 1

CALC_A_F 8

CALC_A_Q 4

CALC_A_S 7

Excel 25

رقم قترية 4372

Eriny

Eriny_Notes ضمن 1 قديم بمسح 30 ف 10 م 16 م

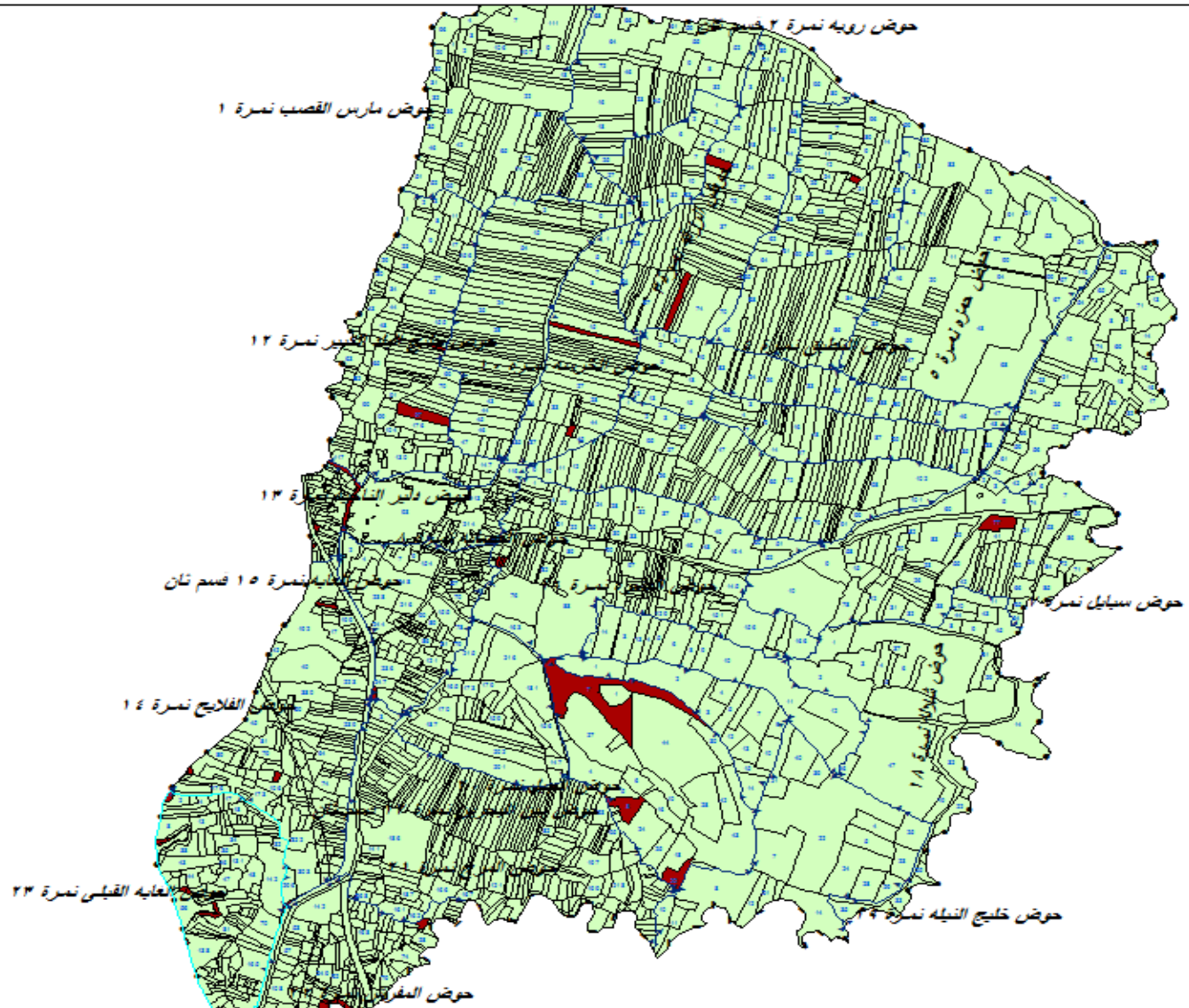
www.thundershare.net

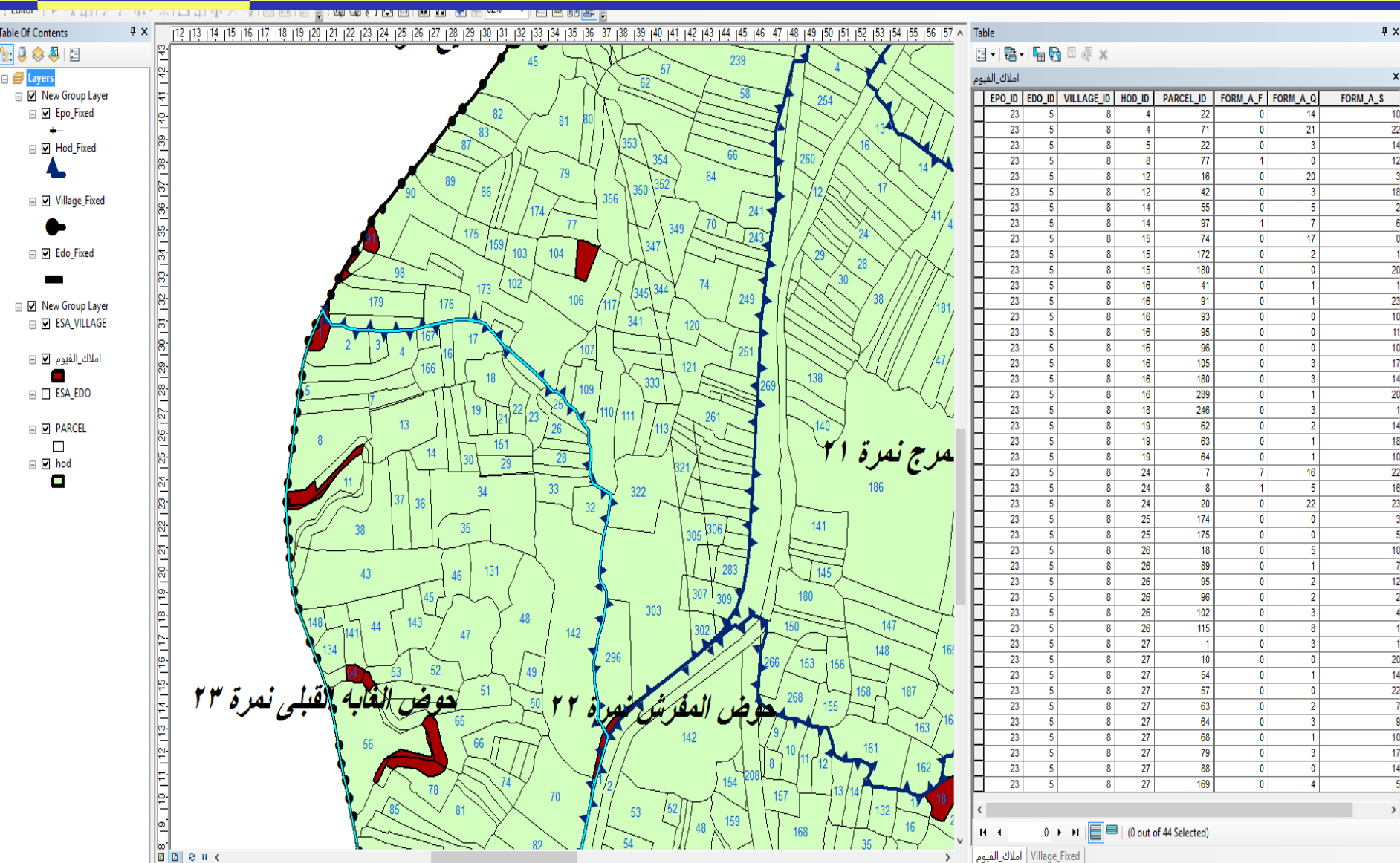
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Image © 2018 CNES / Airbus
© 2018 ORION-ME

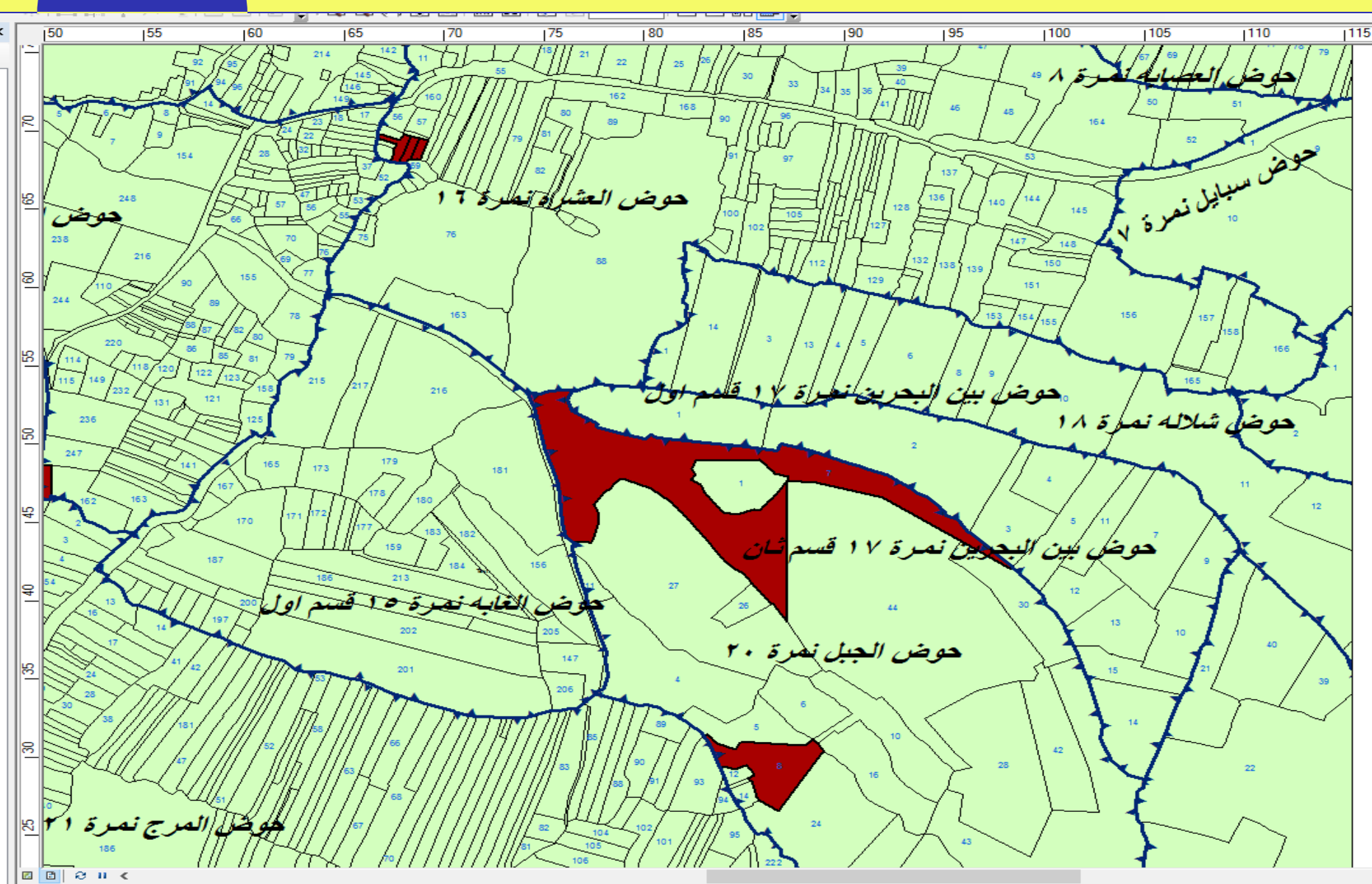
Google Earth

EN 02:43 ص 03/12/2018

محافظة الفيوم
مركز سنورس
قرية الكعابي الجديدة









your name

your
caption
here

Towards Land Administration

Piece 2 : Private Land



- **Major Amendments of Land Registration Law in Urban Areas**
- **Legalization of extra-Legal Property Ownership in Agriculture Areas**
- **Max allowed time is 3 years for applying Land Registration by Title**
- **New form for certainty of Land Tenure with recognition of supporting utilities receipts**
- **One year preparation period to ensure the success of applying Registration by Title**
- **New organizational structure for verifying land disputes and mistakes**



- **Major Amendments of Land Registration Law**
- Recognition of other supporting information about real estate properties (RETD, CAPMAS, Municipalities)
- Legal Penalties for non cooperated organizations
- Stopping services for extra-legal properties
- Stopping the lawsuit for signature validity
- Min steps for Property Registration
- No systematic program but according to the economic value of real estate properties



**Land
Administration
Paradigm**
“Egyptian Case”

Cabinet



**National Council for
Administration of Real
Estate Wealth**



- Legislative amendments
- New Organization Structure
 - Financial Resources
- Empower Information Technology
- Human Resource Development
- Contribution of Private Sector
- Data Exchange Standards

Virtual



Organization

(REPD)

Urban Planning

IT Professionals

(ESA)

Municipalities

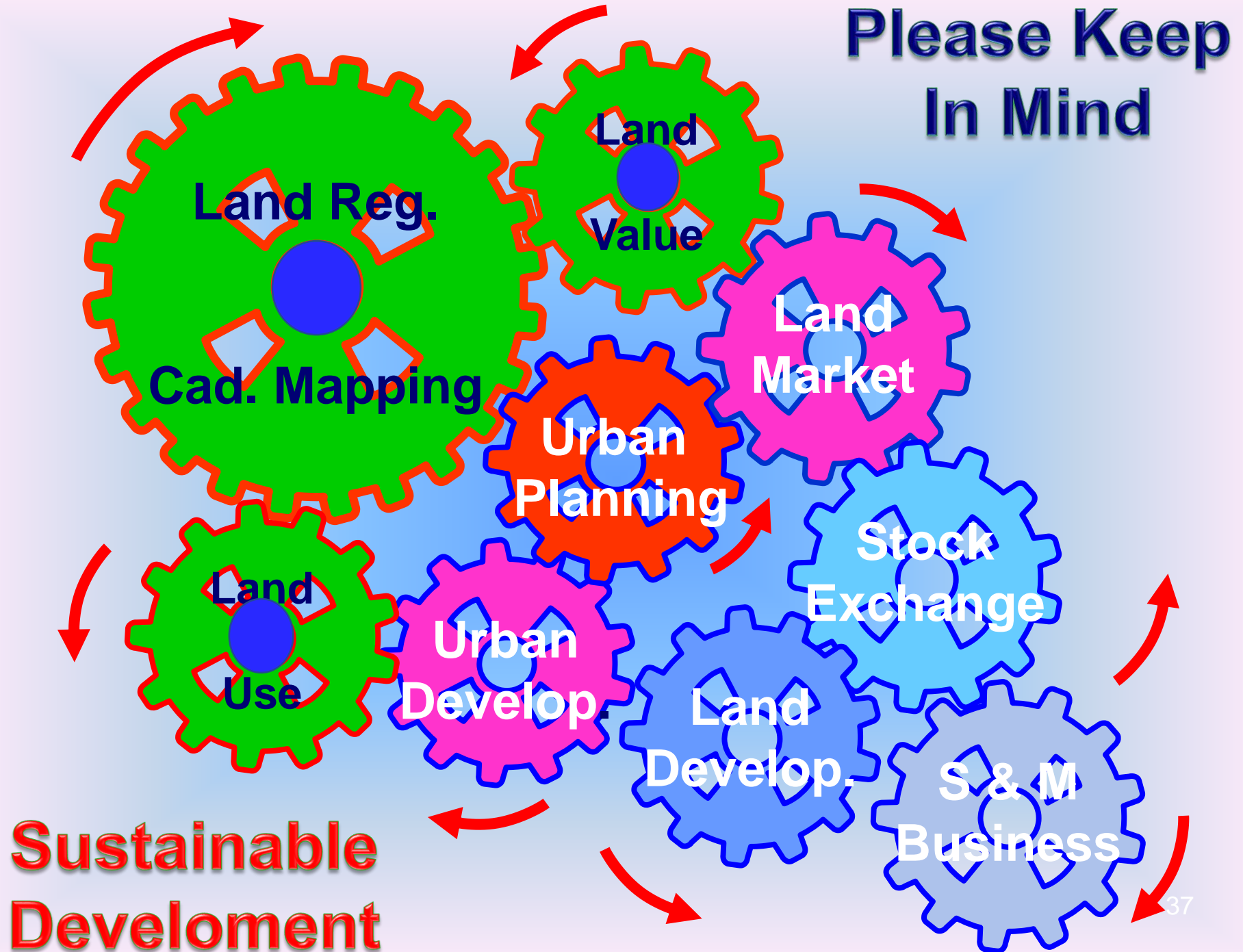
M. Of Urban Devel.

(RETD)

Utility Companies

RE Finance Org.

**Please Keep
In Mind**





Comments & Questions