

Translation of

the Building Law

No. 119 of 2008

ترجمة قانون البناء

رقم ١١٩ لسنة ٢٠٠٨

2 August 2026


ANDERSEN

Law No. 119 of 2008, Promulgating the Building Law

In the name of the people: President of the republic

The House of Representatives has enacted the following law, which we hereby promulgate:

Preamble

The People's Assembly has decided the following law, and we have promulgated it:

Promulgation Articles

Promulgation Article (1):

The provisions of the accompanying law shall apply in respect of urban planning, urban harmony, regulation of building works, and preservation of real estate wealth.

Article (2) Promulgation:

It shall be prohibited to establish any buildings or structures outside the approved urban boundaries of villages and cities, or in areas that do not have an approved general strategic plan, or to take any measures in respect of the subdivision of such lands, except for:

- Lands on which projects serving agricultural or livestock production are established within the framework of the plan issued by a decree of the Council of Ministers, based on the proposal of the minister competent for agriculture.
- Agricultural lands located outside the boundaries of villages and cities on which a private residence or a service building is established, in accordance with the controls issued by a decree of the minister competent for agriculture.



In the exceptional cases referred to in items (a) and (b), a licence must be issued in accordance with the provisions of this law.

Article (3) Promulgation:

Law No. 78 of 1974 concerning electric elevators, Law No. 106 of 1976 concerning the guidance and regulation of building works, except for Article 13 bis thereof, the Urban Planning Law promulgated by Law No. 3 of 1982, Chapter Two of Part Two and Chapter Two of Part Four of Law No. 49 of 1977 concerning the lease and sale of premises and the regulation of the relationship between lessor and lessee, and Article 9 of Law No. 136 of 1981 concerning certain provisions relating to the lease and sale of premises and the regulation of the relationship between lessor and lessee, shall be repealed. Any provision in any other law that contradicts the provisions of the accompanying law shall also be repealed.

Article (4) Promulgation:

In applying the provisions of the accompanying law, the term “competent minister” shall mean the minister competent for housing, utilities and urban development, unless otherwise provided.

The “administrative authority competent for planning and regulation” shall mean, with respect to new urban communities, the New Urban Communities Authority; with respect to tourist areas, the General Authority for Tourism Development; with respect to industrial areas, the General Authority for Industrial Development; and with respect to strategic areas of military importance, lands allocated to or owned by the Armed Forces, and national projects implemented by the Armed Forces pursuant to a decree of the Council of Ministers, the Engineering Authority of the Armed Forces.

The minister competent for housing, utilities and urban development shall issue the Executive Regulations of the accompanying law within six months from the date it comes into force. Until such Executive Regulations are issued, the regulations and regulatory decrees in force at the time of its issuance shall continue to apply.



Article (5) Promulgation:

Owners or concerned parties in respect of buildings containing elevators shall regularize their status, fulfil the necessary requirements, and submit an application for a licence to operate the elevator in accordance with this law and its Executive Regulations within six months from the date the Executive Regulations come into force.

Article (6) Promulgation:

This law shall be published in the Official Gazette and shall come into force as of the day following the date of its publication.

Part One: Urban Planning

Chapter One: Urban Planning and Development

Article (1):

The provisions of this Part shall apply to local administration units, tourist areas, urban agglomeration areas, industrial areas, and all development and reconstruction authorities throughout the Arab Republic of Egypt, as well as to subdivision applications in respect of which no approval decree has been issued by the date these provisions come into force.

Article (2):

In applying the provisions of this Part, each of the following expressions shall have the meaning set out opposite it:

Competent Minister: The minister competent for housing, utilities and urban development affairs.

Sustainable Urban Development: The management of the urban development process through the optimal exploitation of available natural resources in order to meet the needs of the present generation without affecting the opportunities of future generations.



Strategic Plan: The plan that determines the future vision for urban development, whether at the national, regional, governorate, city or village level, and sets out the objectives, policies, economic and social development plans, and the built environment required to achieve sustainable development. It also determines future needs for urban expansion, the various land uses, programmes, priorities and mechanisms of implementation, and sources of financing at the planning level.

National Strategic Plan: The plan that determines the objectives, policies and programmes of urban development over the entire territory of the Republic, and sets out the national projects to be implemented, the phases of implementation, and the role of each public and private entity in such implementation.

Regional Strategic Plan: The plan that determines the objectives, policies and programmes of urban development for each economic region, and sets out the regional projects to be implemented, the phases of implementation, and the role of each public and private entity in such implementation, within the framework of the national strategic plan.

Governorate Strategic Plan: The plan that determines the objectives, policies and programmes of urban development for each governorate within the framework of the plan of the region to which the governorate belongs, and sets out the projects to be implemented, their priorities, implementation phases, and the role of each public and private entity in such implementation.

General Strategic Plan for the City and Village: The city or village plan that sets out the future needs for urban expansion and the economic, social, environmental and urban development projects and plans required to achieve sustainable development at the local level within the framework of the future vision of the plan of the governorate to which the city or village belongs. It determines the urban boundary of the city or village, the various land uses, the planning and building requirements within the urban boundary, programmes, priorities and mechanisms of implementation, and sources of financing.

Detailed Plan: The executive plan for the building and planning requirements and the implementation programmes for the land-use areas and infrastructure included in the approved general strategic plan of the city or village. It includes all integrated development projects, including urban design, land subdivisions, or site coordination proposed to be implemented within the general strategic plan.

Village Territorial Extent: The area of cultivated and uncultivated land, including the residential mass contained therein, and the water bodies and roads passing through or surrounding it and belonging to the village.



Urban Boundary: The area determined by the approved general strategic plan of the city or village for urban development purposes, according to clear coordinates and ground landmarks.

Cordon: The administrative boundaries of the city.

Economic, Commercial and Service Areas: Places where commercial and financial activities, business centres, hotels, recreational and cultural institutions, main administrative buildings, and some housing are concentrated.

Replanning Areas: Areas intended for renewal and development, which are determined in the general strategic plan of the city or village, and include:

- Areas or spaces suffering from high building density, where the vast majority of buildings are dilapidated and require replacement through replanning and reconstruction.
- Areas or spaces where some buildings are dilapidated and lack basic utilities or services, and where complete replacement is not required, but rather replacement of some parts or buildings in order to provide the utilities and services necessary for their improvement and upgrading.

Unplanned Areas: Areas that have arisen in violation of the laws and regulations governing planning and construction, and which are determined in the approved general strategic plan of the city or village.

Tourist Areas: Areas designated by a decree of the President of the Republic within the scope of the strategic plan.

Industrial Areas: The specified areas of land located inside or outside the territorial extent of governorates, the coordinates of whose external boundaries are shown on cadastral maps, and which are allocated to industrial projects and related service activities in accordance with the provisions of the laws and decrees regulating industry and investment within the scope of the strategic plan.

Craft Areas: Areas allocated to laboratories, workshops, and other premises that are established or operated and which the public interest requires to be located in such areas, as determined by the general strategic plan of the city or village.

New Urban Development Areas: New urban development projects established outside the boundaries of the approved urban boundary of the city or village, as determined by the strategic plans of the governorates and planning regions, approved by the national strategic plan, and established by a decree of the President of the Republic.



Urban Design: Projects for the construction of a group of public or private buildings, connected or separate, on a single plot of land, as determined in the detailed plan.

Land Subdivision: Any division of a plot of land into more than one plot.

Residential Agglomeration: A group of residential, service and recreational buildings in accordance with the approved detailed plan.

Work Manuals for Urban Plans: The manuals that determine the methods, rates and standards for preparing and following up the achievement of urban plans at their various levels, and which are prepared by the General Organization for Physical Planning.

Article (3):

A Supreme Council for Planning and Urban Development shall be established and shall have public juridical personality. Its headquarters shall be in Cairo. It shall be formed under the chairmanship of the Prime Minister and with the membership of the competent ministers, the heads of the authorities concerned with urban development and the uses of State lands, and ten experts specialized in relevant matters, at least half of whom shall not be employees of the Government or local administration units, to be nominated by the competent minister. A decree of the President of the Republic shall be issued determining the formation of the Council and its statute.

Article (4):

The Supreme Council for Planning and Urban Development shall exercise the competencies stipulated in this Law and its Executive Regulations. In particular, it shall have the following powers:

- Approving the general objectives and policies for planning, urban development and urban harmony at the national level.
- Coordinating among ministries and entities concerned with urban development and the use of State lands for the preparation and implementation of the national strategic plan.
- Approving the designation of areas of distinctive value, and approving the controls and standards applied in identifying such areas, as well as their preservation programmes, priorities and implementation mechanisms, and sources of financing, based on a submission by the minister competent for cultural affairs.



- Proposing and giving opinions on draft laws related to urban development.
- Evaluating the general results of implementing the national strategic plan and the regional strategic plans, and enabling development partners to carry out their roles and responsibilities towards achieving national objectives.
- Approving the foundations, standards and guidelines prepared by the National Organization for Urban Harmony.
- Approving the designation of replanning areas, and approving their plans, programmes, priorities and implementation mechanisms, and sources of financing, based on a submission by the governor concerned.
- Approving and adopting the plans, programmes, priorities and implementation mechanisms, and sources of financing, for new urban development projects established outside the boundaries of the approved urban boundary of the city or village, in accordance with the strategic plans of the governorates and planning regions and as approved in the national strategic plan, and taking the necessary procedures for the issuance of a decree establishing such projects by the President of the Republic.
- Compiling the requirements relating to approvals for licences stipulated in the relevant laws and decrees from the competent entities responsible for issuing such approvals, and issuing a decree thereon so that such requirements shall form part of the requirements that must be complied with for the issuance of the site validity statement for construction and the issuance of licences, in addition to the requirements stipulated in this Law, its Executive Regulations and the relevant decrees, without the need to obtain the aforementioned approvals from those entities upon issuing the licences.

For the purpose of implementing its competencies and duties, the Council may take the necessary procedures in the manner prescribed by the Executive Regulations of this Law.

Article (5):

The General Organization for Physical Planning shall be the State body responsible for formulating the general policy for sustainable urban planning and development, preparing the plans and programmes of such development at the national, regional and governorate levels, and reviewing and approving urban plans at the local level within the framework of the national, regional and local objectives and policies for sustainable urban planning and development.



The Organization shall verify the application of such plans and programmes in accordance with the aforementioned objectives and policies, and shall submit its reports in this regard to the competent minister for presentation to the Supreme Council for Planning and Urban Development.

Article (6):

The General Organization for Physical Planning shall exercise the competencies assigned to it in accordance with the provisions of this Law and its Executive Regulations. In particular, it shall have the following powers:

- Preparing the national programme for the preparation of strategic plans for urban development at its various levels.
 - Preparing strategic plans for urban development at the national, regional and governorate levels, as well as the general strategic plans for cities and villages.
 - Reviewing, approving and following up the implementation of the general strategic plans for cities and villages and their urban boundaries.
 - Preparing specialized sectoral research and studies for urban planning and development works.
 - Preparing work manuals for urban plans and monitoring their application.
 - Regulating the practice of urban planning and development works.
 - Developing and enhancing the capacities of urban planning departments in local units.
 - Developing the mechanisms for implementing strategic plans at their various levels and detailed plans.
 - Evaluating and updating urban information and indicators in coordination with information centres at the various levels.
 - Proposing and giving opinions on the laws, regulations and decrees regulating urban planning and development.
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Article (7):

In each economic region, there shall be a regional centre for planning and urban development affiliated with the General Organization for Physical Planning. Such centre shall exercise the competencies of the Organization within the region, and shall also provide technical support to the general departments of planning and urban development in the governorates of the region, and follow up the preparation and implementation of the plans of the cities and villages of such governorates. A decree regulating such centres and their competencies shall be issued by the competent minister.

Article (8):

A general department for planning and urban development shall be established in each governorate. Within its administrative scope, it shall prepare detailed plans in accordance with the planning and building requirements for the various land-use areas, and the programmes and priorities of integrated development projects under the approved general strategic plan of the city or village, through the experts, consultants, entities, and specialized engineering and consultancy offices registered with the General Organization for Physical Planning to whom such task is assigned. All of the foregoing shall be carried out under the supervision of the regional centre of the General Organization for Physical Planning for the governorate's region, in accordance with the rules and procedures determined by the Executive Regulations of this Law.

Article (9):

The executive council of the governorate, in cooperation with the General Organization for Physical Planning through its regional centres, shall prepare the local urban objectives and policies at the governorate level, in accordance with the needs determined by the local popular council of the governorate, and within the framework of the national and regional objectives and policies.



Chapter Two: National and Regional Urban Planning and Development

Article (10):

The General Organization for Physical Planning shall prepare the strategic plans for national and regional urban development and the governorate plans, in accordance with the planning and development studies conducted by the Organization in coordination with the competent entities, and with due consideration to the military perspective and the requirements and safety of the defence of the State.

The work manuals for urban plans prepared by the General Organization for Physical Planning shall determine the methods, rates and standards for preparing such plans and following up their achievement.

The strategic plans for national and regional urban development and the governorate plans shall be approved by the Supreme Council for Planning and Urban Development based on a submission by the competent minister, and the approval decree shall be published in the Egyptian Gazette.

Chapter Three: Local Urban Planning and Development

Article (11):

The general departments for planning and urban development in the governorates shall, in accordance with the work manuals for urban plans prepared by the General Organization for Physical Planning, and with the participation of the competent local unit, the local popular councils, the competent executive authorities, and representatives of civil and community society, determine the needs and priorities of urban development at the local level within the framework of the regional and local objectives and policies, and propose the necessary projects and the action plan for achieving them.



The regional centres for planning and urban development shall prepare the draft general strategic plan for the city or village through the experts, consultants, entities, and specialized engineering and consultancy offices registered with the General Organization for Physical Planning to whom such task is assigned. When preparing draft general strategic plans for cities and villages that include areas of distinctive value, the foundations, standards and requirements issued by the Supreme Council for Planning and Urban Development shall be observed. The Executive Regulations of this Law shall specify the rules and procedures for preparing the general strategic plans for cities and villages.

Article (12):

The general department for planning and urban development within the local unit shall present the draft general strategic plan, and shall receive the comments of citizens, relevant entities and the local popular council. The Executive Regulations of this Law shall specify the rules and procedures for such presentation and for receiving comments thereon.

The regional centre for planning and urban development shall conduct the initial technical review of the plan based on the comments submitted, and shall make the necessary amendments in accordance with what is determined by the Executive Regulations of this Law.

The General Organization for Physical Planning shall conduct the final review of the draft plan and approve it. The plan shall be adopted by the competent minister or his delegate, after presentation to the competent local council, and the decree adopting the plan shall be published in the Egyptian Gazette.

Article (13):

The general strategic plan for the city or village shall be reviewed and updated at least once every five years to ensure its suitability for economic, social, environmental and urban development, and for local conditions.

The amendment and updating of the plan, and the adoption of such amendment and updating, shall be carried out by following the same rules and procedures prescribed in this Law and its Executive Regulations for the preparation and adoption of the general strategic plan.



Article (14):

The general departments for planning and urban development in the governorates shall prepare the detailed plans for cities and villages on the basis of the planning and building requirements of the approved general strategic plan of the city or village, through the experts, consultants, entities, and specialized engineering and consultancy offices registered with the General Organization for Physical Planning to whom such task is assigned, and in accordance with the rules and procedures determined by the Executive Regulations of this Law.

Article (15):

The general departments for planning and urban development in the governorates shall be obliged to prepare and approve the detailed plans for cities or villages in accordance with the provisions of this Law and its Executive Regulations within two years from the date of issuance of the Executive Regulations of this Law.

In the absence of general plans, or prior to the approval of the general strategic plans, the general department for planning and urban development shall establish temporary rules and requirements for detailed plans regulating urban development within two months from the issuance of the Executive Regulations of this Law. A decree in respect thereof shall be issued by the competent governor after presentation to the local popular council and after coordination with the competent authorities of the Ministry of Defence. Such temporary rules and requirements shall remain applicable until the plans referred to in the preceding paragraph are prepared and approved.

The general department for planning and urban development shall establish temporary building requirements for existing areas for which no building requirements have been determined, particularly the street regulation lines and building heights, in a manner that fulfils the requirements of lighting, ventilation, architectural and urban character, civil defence and firefighting, the requirements of the safety of State defence, and environmental requirements, in accordance with the building densities determined by the Executive Regulations of this Law. The total height of the building may not exceed one and a half times the width of the street, with a maximum limit of thirty-six metres. Such temporary requirements shall apply until the strategic and detailed plans referred to above are prepared and approved.



Article (16):

The detailed plans for city centre areas, replanning areas, unplanned areas, industrial areas, craft areas, urban extension areas, and areas of distinctive value shall be approved by a decree issued by the competent governor after the approval of the local popular council of the governorate, in accordance with the foundations and standards specific to such areas as set out in this Law.

The approved plan shall be published in the Egyptian Gazette, and a copy thereof shall be deposited with the regional centre for planning and urban development. The provisions of Law No. 222 of 1955 concerning the imposition of a betterment charge on real estate that benefits from an improvement due to public utility shall apply to real estate that benefits from an improvement as a result of the approval of the detailed plans stipulated in this Article.

Article (17):

The requirements contained in the general strategic plans and detailed plans of cities and villages shall be deemed building requirements that must be complied with as part of the legally prescribed requirements concerning the regulation of building works. Local units shall monitor the application of the requirements contained in all plans and ensure compliance therewith vis-à-vis the concerned parties, and shall take all decisions and procedures necessary to put them into effect and to suspend the execution of all works carried out in violation thereof.

In all cases, local units may not issue a statement of site validity for construction or issue a building licence unless an approved detailed plan exists, without prejudice to the provisions of Article (15) of this Part.

The Supreme Council for Planning and Urban Development may, by a reasoned decree and for the achievement of a national purpose, subject a city, area, part thereof, or a specific building to all or some of the building requirements contained in the general strategic plan, or exempt it from all or some of such requirements. The Council may also, based on a submission by the competent governor, approve the change of land use for an area, part thereof, or a specific building. The Executive Regulations of this Law shall determine the conditions and procedures to be followed in this regard, and the rules for determining any compensation that may be due, or any consideration payable for the improvement accruing to real estate, in accordance with the provisions of Law No. 222 of 1955 concerning the imposition of a betterment charge on real estate that benefits from an improvement due to public utility.



Article (18):

It shall be prohibited to advertise any land subdivision project, or to deal in any plot of land forming part of the project or any part thereof, unless the concerned party deposits with the Directorate of Survey and the competent Real Estate Publicity Office a certified copy of the decree issued approving the project and its attachments by the administrative authority competent for planning and regulation affairs.

Governmental entities may not advertise any land subdivision project, or deal in any plot of land forming part of the project or any part thereof, unless a decree approving the subdivision subject of the advertisement has been issued.

The official of the entity responsible for advertising may not carry out the advertisement unless he has obtained from the concerned party evidence of the deposit referred to above, or from the governmental entity a certified copy of the decree issued approving the project and its attachments, in accordance with the procedures determined by the Executive Regulations of this Law in this regard, and subject to the special rules applicable to border governorates.

Article (19):

The competent governor shall, after the approval of the local popular council of the governorate, issue a decree determining the fees as follows:

- A fee for the application for approval of the site from the planning perspective, and for providing the data and requirements necessary for preparing building, construction or subdivision projects, not exceeding two hundred Egyptian pounds.
- Fees for examination, approval and other services related to subdivision projects, not exceeding one Egyptian pound per metre of the land area allocated to the project, provided that such fees shall not exceed two hundred thousand Egyptian pounds.

The fees referred to above shall be increased by no more than 3% (three per cent) annually.

The proceeds of such fees shall accrue to the services and local development account of the competent local unit. The Executive Regulations of this Law shall determine the purposes for which such proceeds shall be disbursed, including the rewarding of employees of the departments competent for implementing this Law.



Article (20):

The competent governor shall, based on a submission by the general department for planning and urban development, issue a decree approving land subdivision projects and the list of conditions applicable thereto, including the obligation to implement internal public utilities, or approving the amendment of such projects or such list within the urban boundary of the city or village, provided that this does not exceed the planning and building requirements approved in the general strategic plan and the detailed plan, and without prejudice to the second paragraph of Article (15) of this Law. The issuance of such decree shall result in the areas allocated to roads, streets, squares, gardens, parks and service facilities being deemed public utilities.

The Executive Regulations of this Law shall determine the cases that are considered subdivisions, the procedures for approving the subdivision project, the planning rates, the rules, conditions and situations that must be observed in the subdivision, and the manner of dealing in subdivision lands or any part thereof.

The list of conditions referred to in this Article shall be deemed an integral part of the subdivision decree.

Article (21):

No amendment may be made to an approved or existing subdivision unless such amendment is approved in accordance with the conditions and procedures stipulated in this Law and its Executive Regulations.

Article (22):

An application for approval of a subdivision project in areas for which approved urban plans exist shall be submitted by the owner to the administrative authority competent for planning and regulation affairs at the local unit, accompanied by the documents, drawings and data determined by the Executive Regulations of this Law.

The drawings, or any amendments thereto, must be approved by specialized engineers or engineering offices in accordance with the rules issued by a decree of the competent minister. Such rules shall include the conditions required to be met by engineers according to the size and importance of the subdivision projects for which approval is sought, and shall specify the levels of subdivisions of a special nature whose preparation shall be limited to specialized consulting engineers.



The administrative authority shall decide on the approval application within a maximum period of three months from the date of submission of the data, documents and drawings, in accordance with what is determined by the Executive Regulations of this Law.

Article (23):

The administrative authority competent for approving detailed planning shall approve the detailed planning of industrial and craft areas in accordance with the requirements issued by the Supreme Council for Planning and Urban Development.

The same provisions and procedures applicable to land subdivision shall apply to subdivision projects in industrial and craft areas, subject to the regulations, conditions and procedures set out in the Executive Regulations of this Law.

Article (24):

Without prejudice to the provisions of Law No. 10 of 1990 concerning the expropriation of real estate for public benefit, the administrative authority competent for planning and regulation affairs shall announce the replanning areas determined by the general strategic plan or the detailed plan, and approved by the Supreme Council for Planning and Urban Development based on a submission by the competent governor, as areas subject to the modification of land uses. The determination of such areas and the procedures to be taken in respect thereof shall be in accordance with the foundations and standards specified by the Executive Regulations of this Law.

The competent governor shall issue a decree identifying such areas and the procedures to be followed in respect thereof on the basis that they are areas of a special status, while determining the priorities for preparing renewal and development projects for such areas.

Pursuant to the aforementioned announcement, the administrative authority competent for planning and regulation affairs shall negotiate with the owners of real estate within the replanning area for the purpose of preparing a plan for its resubdivision and the redistribution of land ownerships therein, in accordance with the steps and procedures determined by the Executive Regulations of this Law.



In the event that no agreement is reached with any of the owners of real estate within the area, the Supreme Council for Planning and Urban Development shall, based on a submission by the competent governor, issue a decree expropriating the real estate in the area for public benefit for the purpose of replanning, in respect of those with whom no agreement has been reached. The Council shall determine the compensation for expropriation according to the type of use designated for the expropriated lands. The owners shall have the choice between:

- Receiving compensation on the basis of the value of their shares in the lands of the area immediately upon the issuance of the expropriation decree, according to the estimated value of the land prior to the implementation of the replanning project, as determined by the Supreme Council for Planning and Urban Development.
- Receiving compensation after the implementation of the replanning project and the sale of the new land plots, on the basis of estimating the share of the expropriated land in the total value of the land plots in the area at their new value, after excluding the lands allocated to roads and public services and deducting the costs of implementing the project.

The same procedures followed for preparing and approving the detailed planning project for the city or village shall be followed in preparing and approving the project for the renewal and development of replanning areas.

The State shall be obliged to provide alternative places for the residence of non-owner occupants in the area, or for the exercise of their activities, before commencing implementation.

The Executive Regulations of this Law shall determine the procedures and implementation programmes necessary to achieve this purpose.

Article (25):

The administrative authority competent for planning and regulation affairs shall announce the unplanned areas determined by the general strategic plan or the detailed plan, and approved by the Supreme Council for Planning and Urban Development based on a submission by the competent governor, as areas subject to development and improvement. The Executive Regulations of this Law shall determine the foundations and standards for identifying such areas and the method of dealing with them. The competent governor shall issue such announcement.



The administrative authority competent for planning and regulation affairs shall, in cooperation with the competent local popular council and representatives of civil society, determine the most important projects required for developing the area and shall determine their priorities in light of the governmental financial resources allocated for such purposes, as well as the resources available from community contributions and any other entities.

The administrative authority competent for planning and regulation affairs shall prepare the development and improvement plan for the area. The same steps followed for preparing and approving the detailed plan shall be followed in preparing and approving the development plan for the unplanned area.

The same rules and procedures prescribed for the replanning areas stipulated in Article (24) of this Law shall be followed in respect of any necessary procedures for negotiating with real estate owners, issuing decrees of expropriation for public benefit for the purposes of development and improvement, and providing alternative housing for non-owner occupants.

Part Two: Urban Harmony

Chapter One: Regulation of Urban Harmony Works

Article (26):

The provisions of this Part shall apply to cities pursuant to the provisions of the Local Administration System Law promulgated by Law No. 43 of 1979, to tourist areas, to buildings and new urban agglomerations, and also to areas and buildings of distinctive value throughout the Arab Republic of Egypt in the areas designated by a decree of the Supreme Council for Planning and Urban Development based on a submission by the minister competent for housing, and in agreement with the minister competent for local development and the minister competent for cultural affairs.



Article (27):

In applying the provisions of this Part and the regulations and decrees issued in implementation thereof, the following words and expressions shall have the meanings set out opposite each of them:

The Organization: The National Organization for Urban Harmony established by Decree of the President of the Arab Republic of Egypt No. 37 of 2001.

Competent Minister: The minister competent for cultural affairs.

Urban Harmony: Works that achieve the aesthetic and civilizational values of the external appearance of buildings and urban and archaeological spaces, and the foundations of the visual fabric of all urban areas in the State, and the architectural and urban character, while preserving the sites and elements of the natural environment.

Architectural Character: The result of the prevailing external formation characteristics in the composition of building facades in a certain place, through which such place attains distinction and uniqueness.

Urban Character: The result of the prevailing formation characteristics in the composition of groups of buildings, the urban fabric, the natural surroundings, and the prevailing uses in a certain place.

Urban Harmony Manual: The booklet issued by the National Organization for Urban Harmony, containing scientific definitions, the foundations and standards of urban harmony, and the manner of applying them in a particular field.

Urban Fabric: The relationship between urban spaces and building masses.

Urban Spaces: Unbuilt areas within the urban environment, defined by building facades, fences, or trees.

Buildings of Distinctive Value: Buildings and structures not subject to the Antiquities Law No. 117 of 1983, which have a distinctive architectural style associated with a historical period or artistic value in terms of their method of construction, building patterns and styles, function, association with a rare craft, relationship to a historical figure, or association with important national or religious events.

Areas of Distinctive Value: Areas distinguished by the richness of their contents of heritage, architectural, urban, symbolic, aesthetic, or natural value, and which need to be dealt with as an integrated unit for their preservation.



Site Coordination Projects: Works that are placed, fixed, constructed, or planted in roads, squares, streets, gardens, public spaces, or on their sides for functional or aesthetic purposes, such as lighting poles, benches, waste bins, fountains, trees, plants, advertisements, and signs.

Article (28):

The headquarters of the National Organization for Urban Harmony shall be in Cairo. In each economic region, it shall have a regional centre for urban harmony affiliated therewith, which shall exercise its competencies in such region. By decree of the head of the Organization, branches and offices may be established for it in governorate capitals, in places deemed to be cities, in tourist areas, in new urban agglomerations, and in areas of distinctive value throughout the Arab Republic of Egypt.

Article (29):

The Organization shall achieve the objectives of urban harmony stipulated in Decree of the President of the Arab Republic of Egypt No. 37 of 2001. In particular, it shall have the following powers:

- Formulating the general policy for urban harmony, and preparing detailed and executive plans and programmes in coordination with the competent entities. The Supreme Council for Planning and Urban Development shall approve the general policies and plans in accordance with the procedures determined by the Executive Regulations of this Law.
- Proposing and giving opinions on draft laws, regulations and regulatory decrees related to urban harmony.
- Establishing the foundations, standards and manuals for urban harmony works, which shall be approved by the Supreme Council for Planning and Urban Development. The competent administrative authorities shall comply therewith when issuing licences for works related to urban harmony, in accordance with the provisions of this Law, its Executive Regulations, and the requirements prescribed for issuing licences.
- Conducting detailed research and studies in the field of urban harmony.



- Coordinating with the competent entities to ensure the implementation of the requirements and controls regulating the achievement of urban harmony objectives.

Article (30):

The Organization may prepare an urban harmony project for the development and upgrading of specific areas, supervise its implementation, and receive consideration for such work as determined by the Board of Directors of the Organization, by agreement with the entity owning the project. The consideration so received shall form part of its resources.

Article (31):

The Organization shall establish registers for the enrolment of consultancy offices and experts in the field of urban harmony, in coordination with the competent syndicates. The Executive Regulations of this Law shall regulate the rules and conditions for enrolment in, striking off from, and deletion from such registers.



Chapter Two: Areas of Distinctive Value

Article (32):

The Organization shall prepare the foundations and controls for preserving areas, buildings and structures of distinctive value. A decree approving such foundations and controls shall be issued by the Supreme Council for Planning and Urban Development, and the competent entities shall comply therewith when carrying out any works in such areas, buildings and structures.

Article (33):

Areas of distinctive value shall be determined based on a proposal by the Organization and in accordance with the foundations and standards it establishes for preserving such areas. A decree in respect thereof shall be issued by the Supreme Council for Planning and Urban Development.

No buildings, projects, or fixed or movable structures may be erected, modified, heightened, or restored; no temporary or permanent occupations may be placed; and no architectural elements, statues, sculptures, or decorative units may be moved or transferred within public urban spaces in the areas referred to in the preceding paragraph, except after obtaining a licence therefor from the competent administrative authority. The Supreme Council for Planning and Urban Development may require the approval of the National Organization for Urban Harmony in certain areas designated by a decree issued for that purpose.

Article (34):

The Organization shall prepare leading models for areas and buildings of value, or natural or civilizational sites, and shall carry out such works as it deems necessary to preserve their value, including modification, improvement, restoration, reinforcement, or determining the optimal method for their utilization. This shall be at the expense of the Organization or in cooperation with governmental entities, non-governmental entities, or civil associations.

Article (35):



The Organization may propose the expropriation of certain buildings of distinctive value, or parts thereof, for public benefit for the purpose of preserving them, in accordance with the provisions of Law No. 10 of 1990 concerning the expropriation of real estate for public benefit. The expropriation decree shall be issued by the Supreme Council for Planning and Urban Development, and compensation for expropriation shall be made in accordance with the provisions of Law No. 144 of 2006 concerning the regulation of the demolition of buildings and structures that are not in danger of collapse.

The Organization may request the removal of violations in buildings located in areas of distinctive value for the purpose of preserving them, at the expense of the violator.

Part Two: Urban Harmony

Chapter Three: Advertisements and Signage

Article (36):

Repealed.

Article (37):

Repealed.



Part Three: Regulation of Building Works

Chapter One: General Provisions

Article (38):

The provisions of this Part concerning the regulation of building works shall apply to all urban works in local administration units, tourist and industrial areas, new urban agglomerations, strategic areas of military importance, lands allocated to or owned by the Armed Forces, national projects implemented by the Armed Forces pursuant to a decree of the Council of Ministers, and to buildings and residential agglomerations designated by a decree of the competent minister.

Article (39):

It shall be prohibited to construct buildings or structures, carry out works, expand, heighten, modify, reinforce, restore, or demolish buildings not subject to the Law on the Demolition of Buildings Not in Danger of Collapse, whether partially or wholly, or to carry out any external finishing works, without obtaining a licence therefor from the administrative authority competent for planning and regulation affairs, in accordance with the building requirements applicable at the time of issuing the licence and as specified by the Executive Regulations of this Law.

The licence for the buildings or works referred to in the first paragraph shall be issued if they conform to the provisions of this Law, the approved planning and building requirements, the design principles and execution conditions under the Egyptian codes, and are consistent with technical principles, general specifications, safety and security requirements, health rules, provisions relating to lighting, ventilation and courtyards, and requirements for securing the building and its occupants against fire risks.

The Executive Regulations of this Law shall specify such requirements and the obligations of the licensee upon commencement of the execution of the works, during execution, and in the event of suspension thereof.



Article (39 bis):

Without prejudice to the provisions of the preceding Article, national projects issued pursuant to a decree of the Council of Ministers and established by the Engineering Authority of the Armed Forces shall be exempted, where their structural safety and conformity with the approved planning and building requirements have been established based on a certificate issued by the Authority. Such certificate shall be deemed a licence producing its legal effects.

Part Three: Regulation of Building Works

Chapter Two: Licensing Documents

Article (40):

The administrative authority shall be obliged to provide the concerned parties with a statement of site validity for construction from the planning perspective and the building requirements applicable to the site, taking into account the provisions of Article (19) of Part One of this Law.

The application for obtaining the licence shall be submitted by the accredited engineer or engineering office to the administrative authority competent for planning and regulation affairs, accompanied by the necessary documents. The person in whose name the licence is issued shall be responsible for the data and documents he submits in relation to his right to obtain the licence.

In all cases, the granting or renewal of the licence shall not entail any prejudice to the rights of concerned parties relating to ownership.

The engineer or engineering office shall be responsible for completing the documents and for the design works, and shall be obliged, when reviewing the drawings and their amendments, to comply with the planning and building requirements applicable to the site, the codes, technical principles, and Egyptian standard specifications in force at the time of submitting the licence application. The Executive Regulations of this Law shall specify the documents that must be attached to the licence application.



Article (41):

The engineer or engineering office shall submit the drawings and documents attached to the licence application and issue a certificate of the suitability of the works for licensing. The administrative authority competent for planning and regulation affairs shall approve such certificate and issue the building licence within a period not exceeding thirty days from the date of receipt of the certificate of suitability of the works from the engineer or office responsible for preparation, and after verifying that the required documents have been completed.

Without prejudice to the criminal liability of the violator for any violations committed, the engineer or engineering office shall be responsible for the validity of the attached documents and design works, and for their conformity with the planning and building requirements applicable to the site, and with the regulating codes and technical specifications.

The Executive Regulations of this Law shall determine the standards and procedures for identifying the engineers and engineering offices referred to in the first paragraph, and the procedures for issuing the licence.

Article (42):

The expiry of the period prescribed for issuing the licence without a decision thereon shall be deemed approval thereof. The licence applicant or his legal representative shall notify the competent governor of his intention to commence execution, while remaining obliged to observe all conditions, requirements and guarantees stipulated in this Law and its Executive Regulations, including the approval by the engineer or engineering office of the drawings and documents attached to the licence application.

Article (43):

In cases of heightening, compliance with the height rules and the applicable planning and building requirements shall be required, provided that the structural framework and foundations of the building allow for bearing the required works, in accordance with the controls determined by the Executive Regulations of this Law.



The engineer or engineering office shall be responsible for the safety of the property and the heightening works, and for their conformity with the planning and building requirements applicable to the site, the codes and the technical specifications.

Article (44):

By a reasoned decree issued by the competent governor after the approval of the local popular council, building licensing may be suspended in cities, areas, or streets for the purpose of achieving a national objective, taking into account urban conditions, or for replanning, provided that the suspension period shall not exceed six months from the date of publication of the decree in the Egyptian Gazette.

The Supreme Council for Planning and Urban Development may, by a reasoned decree based on a proposal by the competent governor, extend the suspension for another period or periods, for considerations it deems appropriate, provided that the total extension shall not exceed two years.

The administrative authority competent for planning and regulation affairs shall suspend the issuance of licences and shall refrain from issuing a statement of site validity for construction from the planning perspective and the building requirements applicable to the site, if the works for which licensing is requested are located in the cities, areas, or streets in respect of which the suspension decree is issued.

Part Three: Regulation of Building Works

Chapter Four: Licensing Fees

Article (45):

The competent governor shall, after the approval of the local popular council of the governorate, issue a decree determining the fees due for the issuance of the licence and for its renewal, provided that each issuance fee shall not exceed one thousand Egyptian pounds. This maximum limit shall be increased annually by 3% (three per cent).



The licence applicant shall pay a security deposit of 0.2% (two-tenths of one per cent) of the value of the works for which licensing is requested, to be allocated for meeting any expenses that may be required for removal, correction of violating works, and other expenses and requirements, in accordance with what is specified by the Executive Regulations of this Law.

Article (46):

No building licence may be issued, nor may execution commence, for works whose value amounts to one million Egyptian pounds or more, or for a building consisting of four floors or more, or for heightening works regardless of their value, unless the licence applicant submits an insurance policy.

The foregoing provision shall not apply to heightening works whose value does not exceed two hundred thousand Egyptian pounds, for one time only and for one floor only, and within the limits of the approved planning and building requirements.

The insurance policy shall cover the civil liability of the engineer and the contractor for damages caused to third parties as a result of total or partial collapse occurring in buildings and structures, in respect of the following:

- The liability of the engineer and the contractor during the execution period, excluding their own works.
- The liability of the engineer and the contractor during the guarantee period stipulated in Article 651 of the Civil Code.

Without prejudice to criminal liability, the insurer shall review the drawings and follow up the execution, either through its own bodies or through those to whom it entrusts such task. Its civil liability shall be determined in accordance with the provisions of this Law.

The maximum amount payable by the insurer in respect of damages caused to third parties shall be two million Egyptian pounds per single incident, provided that the insurer's liability towards one person for damages shall not exceed one hundred thousand Egyptian pounds.



A decree shall be issued by the minister competent for insurance, in agreement with the minister competent for housing, setting out the rules regulating such insurance, its conditions, restrictions, procedures, and the cases in which the insurer shall have the right of recourse against the person responsible for the damages. The decree shall also include the insurance premium to be paid and the person obliged to pay it, provided that the premium shall not exceed 0.2% (two-tenths of one per cent) of the value of the building. The premium shall be calculated on the basis of the maximum probable loss in respect of projects of a special nature, which shall be determined by a decree of the minister competent for housing in agreement with the minister competent for insurance.

The insurance policy shall be in accordance with the form approved by the minister competent for insurance.

Part Three: Regulation of Building Works

Chapter Five: Obligations of the Licence Applicant

Article (48):

The licence applicant shall be obliged to provide designated spaces for parking vehicles, the number, required area and design of which shall be proportionate to the purpose of the building, in accordance with the planning requirements of the area and the provisions of the Garages Code under the Egyptian Code for Safety Requirements for Multi-Purpose Structures, and in accordance with the rules specified by the Executive Regulations of this Law.

Article (49):

The licence applicant shall be obliged to apply the requirements for securing the building and its occupants against fire, in accordance with the Egyptian Code for Design Principles and Execution Conditions for the Protection of Structures from Fire, and in accordance with the rules specified by the Executive Regulations of this Law.



Article (50):

The licence applicant shall be obliged to provide the required number of elevators in proportion to the height of the building, the number of its floors and units, the purpose of its use, and accident insurance requirements, while complying with the technical specifications and requirements set out in the Egyptian Code for the Design Principles and Execution Conditions of Electric and Hydraulic Elevators in Buildings. All of the foregoing shall be in accordance with what is determined by the Executive Regulations of this Law, provided that installation shall be carried out through one of the specialized companies registered with the Egyptian Federation for Construction and Building Contractors.

Part Three: Regulation of Building Works

Chapter Six: Execution of Licensed Works

Article (51):

The construction or licensed works must be executed in accordance with technical principles and in conformity with the drawings and documents on the basis of which the licence was issued. No material amendment or change may be made to the approved drawings except after obtaining a licence for such amendment or change in accordance with the rules for issuing licences.

In respect of minor amendments required by the circumstances of execution, the approval of the engineer or engineering office that prepared the works shall be sufficient. The engineer or office shall notify the administrative authority competent for planning and regulation affairs, provided that such amendments are signed on the originals of the approved drawings and their copies. All of the foregoing shall be in accordance with the rules and procedures specified by the Executive Regulations of this Law.

A copy of the licence and the approved drawings must be kept at the execution site in order to verify the conformity of the works being carried out therewith.



Article (52):

If the licensee does not commence construction within one year from the date of receiving the licence, he must obtain a certificate from the administrative authority that issued the licence confirming that the licence shall remain valid for one year from such date.

Article (53):

The owner or his legal representative must notify the administrative authority competent for planning and regulation affairs, by registered letter with acknowledgement of receipt, of his intention to execute the licensed works at least two weeks before commencement. Failure to give such notice shall result in the suspension of the works carried out before notifying the administrative authority competent for planning and regulation affairs, until such authority authorizes the resumption of the works.

Subject to the provisions of the Engineers Syndicate Law, the owner shall be obliged to entrust an engineer registered with the Syndicate, or an architectural or civil engineering office, with supervising the execution of the licensed works. The supervisor shall be fully responsible for supervising the execution of such works. The Executive Regulations of this Law shall determine the cases in which more than one engineer registered with the Syndicate, or a multidisciplinary engineering office, must be engaged according to the nature of the licensed works.

If the engineer supervising execution intends to relinquish his supervision obligation, he must notify the owner or his legal representative and the competent administrative authority thereof in writing at least one month before ceasing supervision, and shall state in the notice the reasons for such relinquishment. In such case, the owner shall be obliged to entrust an engineer registered with the Syndicate in the same specialization with supervising the execution, and shall notify the administrative authority thereof before the date on which supervision is to cease. If the owner does not entrust supervision to another engineer before such date, the administrative authority competent for planning and regulation affairs shall suspend the works, and they shall not be resumed except upon the appointment of the supervising engineer.

The execution supervisor shall notify the owner, the contractor, and the administrative authority competent for planning and regulation affairs in writing of any violating works immediately upon their occurrence, whoever the perpetrator may be, unless they are corrected. The administrative authority competent for planning and regulation affairs shall take the legal procedures in respect of the violations.

In the event that the execution of the licensed works is suspended for a period exceeding ninety days, the licensee must notify the administrative authority competent for planning and regulation affairs.



All of the foregoing shall be in accordance with what is specified by the Executive Regulations of this Law.

Article (54):

The execution supervisor shall prepare quarterly reports on the progress of the works, and upon completion of the licensed works, and shall provide the administrative authority competent for planning and regulation affairs with such reports until completion of construction, in accordance with what is specified by the Executive Regulations of this Law.

Article (55):

Without prejudice to the provisions of the Law of the Egyptian Federation for Construction and Building Contractors, the owner shall be obliged to entrust one of the classified contractors who are members of the Egyptian Federation for Construction and Building Contractors with the execution of the works subject of the licence whenever the value of such works exceeds three hundred and fifty thousand Egyptian pounds. A copy of the contract with the contractor shall be submitted to the administrative authority competent for planning and regulation affairs.

If the value of the works is less than the aforementioned value, the owner shall be obliged to submit a copy of the contract with one of the contractors to the said administrative authority.

Failure to comply with the provisions of the preceding two paragraphs shall result in the suspension of the works.

Article (56):

Upon commencement of construction, heightening, completion of works, restoration, or reinforcement, a signboard must be placed in a visible location at the construction site. The Executive Regulations of this Law shall determine the data and specifications that must be included therein.

Both the owner and the contractor shall be responsible for placing such signboard and for keeping it in its place with clear data throughout the execution period.



Article (57):

The executing contractor and the engineer supervising execution shall be jointly and severally obliged to take the necessary measures and precautions to preserve the safety of neighbouring buildings and the environment, and to protect the safety of neighbours, pedestrians, properties, streets, passages, underground structures, and the equipment, utilities, installations and other items above them, upon commencement of the execution of the licensed works, in accordance with the procedures determined by the Executive Regulations of this Law in this regard.

Part Three: Regulation of Building Works

Chapter Seven: Inspection, Monitoring of Works and Procedures

Article (58):

The Technical Inspection Agency for Building Works at the Ministry of Housing, Utilities and Urban Development shall be competent to perform the tasks of inspection, control and follow-up over all works of the administrative authorities competent for planning and regulation affairs throughout the Arab Republic of Egypt.

The competent administrative authorities shall place all documents and data at the disposal of the competent inspection committees of the Agency, and shall implement all recommendations and decisions issued by the Agency and its competent committees.

Article (59):

Violating works shall be suspended by administrative means. A reasoned suspension decree shall be issued by the administrative authority competent for planning and regulation affairs, including a statement of such works. This decree shall be served by administrative means on the owner personally, or his legal representative, the contractor carrying out the execution, and the engineer supervising the execution. If service on any of them personally is not possible, he shall be notified by registered letter with acknowledgement of receipt at his chosen domicile recorded with the administrative authority competent for planning and regulation affairs.



The administrative authority competent for planning and regulation affairs may take such measures as it deems necessary to prevent the use of the violating parts or the carrying out of any new building works therein. It may also seize the tools and equipment used in committing the violation for a period not exceeding two weeks, unless the Public Prosecution orders otherwise, provided that this shall not prejudice the rights of bona fide third parties.

In all cases, the competent administrative authority shall place a signboard in a visible location at the property site, stating the violating works and the procedures or decisions taken in respect thereof. The owner, the contractor, and the engineer supervising execution shall be responsible for keeping such signboard in its place with clear data until the violating works are corrected or removed.

The competent governor, or his delegate, shall issue, within no more than fifteen days from the date of service of the works suspension decree, a reasoned decree ordering the removal or correction of the works that have been suspended, if they affect public health requirements or the safety of residents, pedestrians or neighbours, without violating the approved planning and building requirements, within the limits specified by the Executive Regulations of this Law, and without prejudice to criminal liability. The decree shall be served on the concerned parties.

Article (60):

The following violations shall be removed by administrative means at the expense of the owner:

- Buildings, structures and works established without a licence.
- Works violating the height restrictions prescribed by law and issued by decree of the Supreme Council for Planning and Urban Development.
- Encroachments on regulation lines and setback areas prescribed by the requirements.
- Works violating the provision of spaces allocated for parking vehicles.
- Encroachments on lands subject to the Antiquities Protection Law.
- Buildings, structures and works established outside the approved urban boundary of the city or village.

A decree to this effect shall be issued by the competent governor, without being bound by the provisions and procedures relating to the suspension of works, and the removal of such violations may not be waived.



Article (61):

The concerned parties shall promptly implement the decree issued for the removal or correction of violating works within the appropriate period determined by the administrative authority competent for planning and regulation affairs. The concerned parties shall be notified of the decree and the period specified for implementation by registered letter with acknowledgement of receipt.

If implementation is refused, or if the period expires without completion of implementation, the administrative authority competent for planning and regulation affairs shall carry out the implementation itself or through any person to whom it entrusts such task. The violator shall bear all expenses, which shall be collected from him by administrative attachment.

In the event that violations are committed after the issuance of the certificate of fitness of the building for occupancy, the administrative authority shall be obliged to take the legal procedures. For the purpose of implementing the decree for removing or correcting the violation, it may evacuate the building from its occupants by administrative means, without the need to take any judicial procedures.

If the execution of correction works requires the temporary evacuation of the building from all or some of its occupants, such evacuation shall be carried out by administrative means, with a report being drawn up stating the names of those whose premises have been evacuated and the details of the unit evacuated. During the period required for the correction works, the unit shall be deemed legally in the possession of the tenant.

Any person whose occupied unit has been evacuated shall have the right to return thereto immediately upon completion of the correction works, without the need for the owner's approval. In the event of refusal, such return shall be effected by administrative means.

The person responsible for the violation shall bear the costs of removing or correcting the violation, in addition to the rental value of the units that have been evacuated and the alternative units until completion of the works.

The Executive Regulations of this Law shall specify the necessary implementation procedures.



Article (62):

After completion of the execution of the licensed works, the engineer supervising execution shall issue a certificate of fitness of the building for occupancy, stating that the execution has been carried out in conformity with the licence issued, the regulating codes, and the provisions of this Law and its Executive Regulations. Such certificate shall be deposited with the administrative authority competent for planning and regulation affairs, accompanied by a copy, certified by the supervising engineer, of the as-built drawings actually executed on site.

The engineer supervising execution and the owner shall be obliged to place a certified copy of the certificate of fitness of the building for occupancy in a visible place at the entrance of the property. The owner shall be obliged to keep it there for one year from the date of issuance of the certificate.

The entities responsible for utility services may not supply constructed properties, or any of their units, with their services except after the certificate of fitness of the building and its utilities for occupancy has been deposited with the administrative authority competent for planning and regulation affairs. Such certificate shall be deemed an operating licence for the building. The administrative authority shall be obliged to issue letters for the connection of utilities within a maximum period of two weeks from the date of deposit of the certificate, all in accordance with what is specified by the Executive Regulations of this Law.

Article (63):

If the owner or his legal representative refrains from managing the place allocated for parking the vehicles of the occupants of the property, fails to use such place for the purpose allocated thereto, uses it for another purpose, refrains from operating the elevator, or breaches the requirements for securing the building and its occupants against fire risks, in violation of the certificate of fitness of the building for occupancy, the administrative authority competent for planning and regulation affairs shall serve a warning on the owner or his legal representative by registered letter with acknowledgement of receipt, requiring him to carry out what he has refrained from doing, as the case may be, within a period not exceeding one month.



If such period expires without implementation, the competent governor shall issue a decree for the execution of what the owner refrained from doing, in accordance with the procedures determined by the Executive Regulations of this Law. The owner shall bear the expenses, in addition to 10% (ten per cent) as administrative expenses. The expenses and administrative expenses shall be collected by administrative attachment.

All of the foregoing shall be in accordance with the procedures determined by the Executive Regulations of this Law.

Article (64):

The same procedures prescribed for issuing the certificate of fitness of the building licence for occupancy shall be followed in respect of carrying out any necessary modification or updating of elevators, in accordance with the rules specified by the Executive Regulations of this Law.

Article (65):

If construction is suspended before completion, and it is possible to occupy part thereof, a certificate of fitness of the building for partial occupancy may be issued, in accordance with the controls determined by the Executive Regulations of this Law.

The owner may not commence completion of the construction after the lapse of one year from the date of issuance of the certificate of fitness of the building for partial occupancy except after obtaining the approval of the administrative authority competent for planning and regulation affairs to complete the construction works, in accordance with the rules and procedures determined by the Executive Regulations of this Law in this regard.



Article (66):

Any disposition whose subject matter is any of the following shall be void:

- Any unit of a building constructed in violation of the legally permitted height restrictions.
- Any place licensed as a vehicle parking shelter, if the purpose of the disposition is to change the licensed purpose of such place.
- Changing the use of buildings or any of their units to a purpose other than that licensed, before obtaining the necessary approval from the competent authority.

Such disposition may not be registered except after obtaining the necessary approval from the competent authority in the manner determined by the Executive Regulations of this Law. Any concerned party and the Public Prosecution may request a judgment declaring the disposition void.

Article (67):

Contracts for the sale or lease of units subject to the provisions of this Law must be drawn up on a form that includes all data relating to the building or heightening licence, including the licence number, the issuing authority, the number of licensed floors and units, the data relating to vehicle parking spaces, elevator installation, and any other matters determined by the Executive Regulations of this Law. No contract that does not include such data shall be accepted for registration.



Part Three: Regulation of Building Works

Chapter Nine: Maintenance and Operation of Elevators

Article (68):

The owner or concerned parties shall contract with one of the establishments licensed in the field of elevator construction and operation to carry out repair and periodic maintenance works. Such contract shall be deemed a condition for operating the elevator. The Executive Regulations of this Law shall specify the procedures for such contract and the registration and accreditation of the aforementioned establishments.

Part Four: Preservation of Real Estate Wealth

Chapter One: Regulation of the Occupants' Union

Article (69):

The provisions of this Chapter shall apply to buildings and structures in local administration units and new urban communities, and to buildings designated by a decree of the competent minister. The provisions of this Chapter shall not apply to the following buildings:

- Buildings used entirely for administrative purposes by governmental entities.
- Establishments subject to the provisions of Law No. 1 of 1973 concerning hotel and tourist establishments.
- Housing owned by a juridical person and allocated in its entirety for the residence of its employees.
- Housing occupied under temporary occupancy permits to address emergency and necessity cases.



- Properties whose units are entirely subject to Law No. 4 of 1996 concerning the application of the provisions of the Civil Code to places that have not previously been leased and to places whose lease contracts have expired or expire without anyone having the right to remain therein.

Article (70):

Owners' unions of properties existing at the time this Law comes into force shall regularize their status in conformity with its provisions within twelve months from the date of issuance of the Occupants' Union Regulations.

Until the Executive Regulations of this Law and the Occupants' Union Regulations are issued, the regulations and decrees in force concerning owners' unions shall continue to apply.

Article (71):

The competent minister shall issue a decree concerning the Occupants' Union Regulations.

Article (72):

Occupants' unions shall be established for constructed properties whose units are not fewer than five units, or for residential complexes, whether all or some of them are residential or non-residential, owned, held under usufruct, or leased to natural or juridical persons, regardless of the date of their construction or occupancy. It shall also be permissible to establish a union comprising more than one property, and to form a union comprising a group of adjacent properties. In the case of integrated residential communities consisting of one or more neighbourhood units, the occupants and owners of such community shall be obliged to establish one or more companies for management and maintenance, having the competencies prescribed for the Occupants' Union, all in accordance with the procedures determined by the Executive Regulations of this Law in this regard.



Within a period not exceeding three months from the date of issuance of the Executive Regulations of this Law and the Occupants' Union Regulations, local units and other competent entities shall notify the occupants of properties to which the provisions of this Part apply and in which no union has been established, to establish occupants' unions or to regularize the status of existing owners' unions, and shall follow up the establishment of such unions or regularization of their status, in accordance with what is determined by the Executive Regulations of this Law.

Article (73):

In the event that the status of an owners' union existing at the time this Law comes into force is not regularized, or an occupants' union is not established for a property to which the provisions of this Chapter apply, the competent local unit in the governorate within whose jurisdiction the property is located shall appoint a temporary management committee composed of a chairman, deputy chairman and treasurer from among non-occupants, to undertake the duties assigned to the Occupants' Union until the general assembly convenes and elects a board of directors for the occupants' union of the property.

Article (74):

Boards of directors of existing occupants' unions in a residential complex may establish among themselves a union for coordination on common matters and to assist the administrative authorities in performing their local duties, in accordance with the controls determined by the Executive Regulations of this Law.

Article (75):

The Union, or the concerned parties, as the case may be, shall be responsible for preserving the safety of the property, its common parts and its appurtenances, ensuring its maintenance, restoration and reinforcement, preserving its architectural character, and providing the services required for the property. For this purpose, it may contract with building maintenance companies registered with the Egyptian Federation for Construction and Building Contractors, all in accordance with what is determined by the Executive Regulations of this Law.



Article (76):

The competent local units shall register the unions, update the data relating to their membership, and follow up their fulfilment of their obligations. The Union shall acquire juridical personality upon registration, in accordance with what is determined by the Executive Regulations of this Law.

A special register shall be established for registering occupants' unions at each local unit. The minutes and resolutions of general assemblies, grievances against Union resolutions, and any matter relating to the Union shall be annotated in such register, indicating the date of receipt and the method of delivery, in accordance with what is determined by the Executive Regulations of this Law.

Article (77):

Any person occupying a unit in the property shall be deemed a member of the Occupants' Union, whether he is an owner, usufructuary, purchaser under an unregistered contract, tenant, or holder thereof pursuant to a legal title, whether such person is natural or juridical. The owner of the whole property or part thereof shall also be deemed a member of the Occupants' Union, even if he is not an occupant. If there are several non-occupying owners of the property, they shall be represented in the membership of the Union by a person chosen by them. If there are several occupants of one unit, they shall be represented in the membership by a person chosen by them.

In properties where some units are subject to Law No. 4 of 1996, the owner of the unit shall be the member of the Union and shall be obliged to pay the subscription of the Occupants' Union and all other obligations prescribed in accordance with this Law.

Article (78):

The general assembly shall form the board of directors of the Union, consisting of the president of the Union, a treasurer and one member. If the number of units exceeds seven, a deputy president shall be elected, in accordance with what is determined by the Executive Regulations of this Law.



Article (79):

The owner of the units of the property shall be the president of the Union. If there are several owners, they shall choose the president of the Union from among themselves.

If the owner or owners refuse to assume the presidency of the Union, the general assembly of the Occupants' Union shall elect a president of the Union from among the members of the Union who are not owners. If the general assembly is unable to appoint the president, or if no person accepts the appointment, the competent local unit in the governorate within whose jurisdiction the property is located shall appoint whomever it deems appropriate from among non-occupants. The general assembly of the Union may, at any time it deems appropriate, appoint a president of the Union in place of the president appointed by the competent local unit.

Article (80):

Without prejudice to the provision of the preceding Article, the general assembly of the Union shall be competent to elect and remove the elected president and members of the board of directors of the Union, and to take all decisions that achieve the objectives of the Union, in accordance with the rules and procedures determined by the Executive Regulations of this Law.

The general assembly shall also be competent to determine the financial obligations to be borne by the occupants, in accordance with what is determined by the Executive Regulations of this Law in this regard.

Article (81):

The general assembly of the Occupants' Union shall be composed of all members of the Union, and shall convene at least once every year, or upon a request from the board of directors of the Union, or pursuant to an invitation signed by at least one quarter of the members, or upon a request from the competent authority if it deems this necessary.

The meeting of the general assembly shall be valid if attended by an absolute majority of its members. If such quorum is not met, the meeting shall be adjourned to another session to be held within a period of not less than one hour and not more than fifteen days from the date of the first meeting. In such case, the meeting shall be valid with the attendance of any number of members.



The resolutions of the assembly, including the determination of subscriptions and other obligations, shall be issued with the approval of the majority of the members of the general assembly present.

Any person who fails to pay the financial obligations shall not have a counted vote in the deliberations.

The Executive Regulations of this Law shall determine the procedures for inviting the members of the general assembly.

The resolutions of the general assembly of the Occupants' Union shall be binding on all members of the Union.

Article (82):

A member of the general assembly, if he is a juridical person, a non-occupying owner of the property, or one of several occupants of a single unit, shall notify the president of the Union of the name of the person he chooses to represent him in the membership.

In all cases, any member, even if he represents a juridical person, an owner in the property, or several occupants of a single unit, may delegate any person he deems appropriate to attend the meetings of the general assembly on his behalf, in accordance with what is determined by the Executive Regulations of this Law.

Each member of the general assembly of the Occupants' Union shall, in the event of disposing of the unit he occupies, whether by sale or lease, notify the local unit and the president of the Union in writing of such disposition.

The membership of the new member shall not be accepted unless the obligations due on the unit have been paid.



Article (83):

A member of the general assembly who does not reside in the property shall notify the president of the Union of his place of residence or chosen domicile, and of any change thereto; otherwise, service upon him shall be valid in accordance with the general rules and as specified by the Executive Regulations of this Law.

Article (84):

The invitation to attend the general assembly of the Union shall be addressed to all its members at least fifteen days before the date fixed for the meeting. The invitation shall be made in accordance with what is determined by the Executive Regulations of this Law.

Article (85):

The resources of the Union shall consist of the financial obligations decided by the general assembly upon all occupants, any return resulting from the investment of the Union's resources, or donations received by the Union from its members or from others. The Executive Regulations of this Law shall determine the procedures to be taken in this regard.

The treasurer shall collect the financial obligations decided by the general assembly, prepare the estimated budget and the final account, and present them to the general assembly, all in accordance with what is determined by the Executive Regulations of this Law.

Article (86):

The board of directors of the Union shall implement the resolutions of the general assembly. The chairman of the board shall call for the convening of the meetings of the general assembly, carry out the procedures for registering the Union in the special registers of the competent local unit, and notify the local unit of any amendment to the membership data. He shall manage and conduct the affairs of the Union and represent it before the courts and governmental entities. The board of directors may delegate others in this regard.

The vice-chairman of the board of directors of the Union or the treasurer shall exercise the powers of the president of the Union in the event of his absence.



Article (87):

For the purpose of collecting the financial obligations determined by the general assembly, the Union shall have a privilege right over the unit, its appurtenances, its undivided share in the land and common parts of the property and anything therein, or over the movables of the occupant of the unit if he is not its owner. The rank of such privilege shall be calculated from the date of its registration. The registration, renewal, striking off, or cancellation of striking off of the privilege right shall be exempt from fees, taxes and expenses.

The president of the Union or his deputy, as the case may be, may, after notifying the occupant who has failed to fulfil his financial obligations, obtain from the competent judge of urgent matters an order for payment. The real estate and movables covered by the privilege right shall secure the enforcement of the order or judgment.

In all cases, failure to pay all or part of the subscriptions, obligations or expenses referred to shall produce the same legal effects as failure to pay rent.

Article (88):

The occupant shall be obliged to carry out the internal repairs of the unit he occupies and of all other divided parts that he owns or possesses whenever failure to carry out such repairs would harm any of the occupants or cause damage to the building. If the occupant delays carrying out such repairs, the president of the Union may, after notifying the occupant to carry out the repairs by registered letter with acknowledgement of receipt at least seven days in advance, obtain from the judge competent for urgent matters at the court within whose jurisdiction the property is located permission to enter the unit to carry out the repairs at the expense of the occupant.

Article (89):

The universal or particular successor of a member of the Occupants' Union shall be bound towards the Union by the same rights and duties prescribed in this Law and incurred by the predecessor.



Chapter Two: Maintenance and Restoration of Constructed Properties and Demolition of Structures in Danger of Collapse

Article (90):

Without prejudice to the provisions of the aforementioned Law No. 144 of 2006, the administrative authority competent for planning and regulation affairs shall, through one or more committees in each local unit formed from engineers, engineering offices, or specialized engineering entities, inspect and examine buildings and structures and determine the measures required to preserve lives and property, whether by maintenance, restoration, reinforcement to render them fit for the purpose for which they are allocated, or by partial or total demolition, in accordance with the procedures specified by the Executive Regulations of this Law in this regard.

The committee shall submit its report to the administrative authority competent for planning and regulation affairs, which shall issue its decisions thereon, including the period required for executing the necessary works and whether such works require the temporary evacuation of the building, in whole or in part. In cases of partial or total demolition, the decisions shall be approved by the competent governor or his delegate within no more than one week from the date of receipt of the committee's reports.

The Executive Regulations of this Law shall determine the rules and standards for selecting the engineers, engineering offices and specialized engineering entities referred to in the first paragraph, as well as the manner of forming the committees and the rules and procedures to be followed in carrying out their work. The Regulations shall also specify the works that are deemed maintenance, restoration, reinforcement, partial demolition or total demolition for the purposes of applying the provisions of this Law.

Article (91):

The decisions referred to in the preceding Article shall be served on the concerned parties, including the owners and occupants of the property, the owners of properties leased pursuant to Law No. 4 of 1996, rights holders, and the occupants' unions stipulated in Chapter One of this Part, by administrative means. A copy thereof shall be returned to the administrative authority competent for planning and regulation affairs.



If service on any of them is not possible, service shall be effected by depositing a copy of the decisions at the headquarters of the local unit and the police station or police post within whose jurisdiction the property is located. The concerned parties shall be notified of such deposit by registered letter with acknowledgement of receipt. In all cases, a copy of the decision shall be affixed in a visible place on the façade of the property.

Article (92):

The concerned parties or occupants' unions may file a grievance against the decisions issued by the committee referred to in Article (90), in accordance with the provisions of this Law, within fifteen days from the date on which they are notified of such decisions. The grievance shall be submitted by registered letter with acknowledgement of receipt.

A committee formed at the headquarters of the local unit competent for planning and regulation affairs, by decree of the competent governor, shall have jurisdiction to examine grievances. The committee shall be composed of:

- A judge holding the rank of president at the court of first instance within whose jurisdiction the property is located, delegated in accordance with the Judicial Authority Law, as chairman, and the membership of each of the following:
- The director of the Housing Directorate in the governorate or his representative.
- A civil engineering consultant with not less than fifteen years of experience.
- Two engineers specialized in civil engineering who are not employees of the administrative authority competent for planning and regulation affairs at the local unit, to be selected by the competent governor for a renewable term of two years, renewable once.

For the validity of its meeting, the attendance of its chairman and at least three of its members shall be required, including two engineers. Its decisions shall be issued by the majority of votes of those present. In the event of a tie, the side on which the chairman of the committee voted shall prevail.

The committee shall decide on the grievances submitted to it and notify the concerned parties within thirty days from the date of submission. The Executive Regulations of this Law shall specify the rules and procedures for notification, and the manner of serving its decisions on the concerned parties, the Occupants' Union, and the administrative authority competent for planning and regulation affairs. The decisions of the committee shall be final.



Article (93):

Without prejudice to the special provisions of this Law, the owner, occupants, or Occupants' Union, as the case may be, must promptly implement the final decision of the committee concerning the structure in danger of collapse, restoration and maintenance, in accordance with the provisions of this Law, within the period specified for its implementation.

If the owner, occupants, or Occupants' Union, as the case may be, refrain from implementing the final decision of the committee within the specified period, the administrative authority competent for planning and regulation affairs may implement it through specialized companies at the expense of the concerned party. The value of the costs and all expenses shall be collected by administrative attachment.

In the absence of an Occupants' Union, if the owner and the aforementioned administrative authority delay implementing what is stipulated in the final decision, the tenant may obtain permission from the urgent court to carry out the prescribed works without the need to obtain the owner's approval, and may recover the amounts spent by deducting them from the owner's dues held by him.

Article (94):

If restoration, maintenance, or partial demolition works require the temporary evacuation of the building from its occupants, an administrative report shall be drawn up stating the names of the actual tenants only. The administrative authority competent for planning and regulation affairs shall notify them of the evacuation within the period it determines. If evacuation is not carried out after the expiry of such period, it may be enforced by administrative means. The occupants of the building shall have the right to return to the unit after its restoration or reinforcement without the need for the owner's approval, and this shall be effected by administrative means in the event of the owner's refusal.

The occupant shall be exempt from paying rent, its accessories, and any other financial obligations for the evacuation period required by the restoration, maintenance, or partial demolition works.

Such period may not be extended except by a decree of the administrative authority competent for planning and regulation affairs. The unit shall be deemed legally in the possession of the occupant during such period.



Article (95):

The occupants of a unit in respect of which a final decision has been issued for total demolition shall promptly evacuate it within the period specified in the decision. If they refrain from evacuation, the administrative authority competent for planning and regulation affairs may evacuate it by administrative means and at their expense, without any procedures.

Article (96):

In cases of imminent danger, the administrative authority competent for planning and regulation affairs shall be obliged to evacuate the property, as well as neighbouring buildings where necessary, from residents by administrative means, and to take such precautions and measures as it deems necessary, except where the building is threatened with urgent collapse, in which case it shall have the right to evacuate it immediately.

In cases of extreme necessity, it may also demolish the property, in whole or in part, pursuant to a judgment issued by the judge of urgent matters at the court within whose jurisdiction the property is located.

Article (97):

A fund shall be established to provide interest-free loans for maintenance and restoration works of residential buildings and to provide alternative housing for dwellings in danger of collapse. The Fund shall have public juridical personality, and its resources shall include:

- The amounts allocated to it from the State's general budget, which shall not be less than 0.5% (five per thousand) of the State's investment budget.
- Grants, donations, and returns from the investment of its funds.

A decree of the President of the Republic shall be issued regulating the Fund and the rules for borrowing therefrom.



Article (98):

Without prejudice to any more severe penalty stipulated in the Penal Code or any other law, the acts set out in the following Articles shall be punishable by the penalties prescribed for each of them.

Article (99):

Any person who breaches any of the duties of his position stipulated in Articles (17), (18, second paragraph), (29, paragraph (c)), (32), (36), (37), (39), (44), (62, third paragraph), (96), and (113, third and fourth paragraphs) of this Law shall be punished by imprisonment and a fine of not less than ten thousand Egyptian pounds and not exceeding one hundred thousand Egyptian pounds, or by either of these two penalties. In addition, dismissal from office may be ordered. Penalties shall be multiplied according to the number of violations.

Article (100):

Any person who violates the provisions of the first paragraph of Article (18) of this Law shall be punished by imprisonment and a fine of not less than one hundred thousand Egyptian pounds and not exceeding five hundred thousand Egyptian pounds, or by either of these two penalties. Fines shall be multiplied according to the number of violations.

Any person who violates the provisions of the third paragraph of Article (18) of this Law shall be punished by imprisonment or a fine of not less than ten thousand Egyptian pounds and not exceeding fifty thousand Egyptian pounds.

The penalty shall be imprisonment for a period of not less than six months and a fine of not less than fifty thousand Egyptian pounds and not exceeding one hundred thousand Egyptian pounds if the crime stipulated in either of the two preceding paragraphs is committed by fraud, by using forged documents, or by advertising fictitious subdivisions.



Article (101):

Any person who violates the provisions of Article (21) of this Law shall be punished by a fine of not less than fifty thousand Egyptian pounds and not exceeding two hundred thousand Egyptian pounds, in addition to an order for the removal or correction of the violating works at the expense of the violator.

Article (102):

Any person who constructs buildings, carries out works, expands, heightens, modifies, reinforces, restores, or demolishes them without a licence from the competent administrative authority shall be punished by imprisonment for a period not exceeding five years or by a fine of not less than twice the value of the violating works and not exceeding three times such value.

The same penalty shall apply to any person who violates the provisions of Article Two of the Promulgating Law.

Any person who resumes works that have previously been suspended by administrative means despite having been notified thereof shall be punished by the imprisonment penalty referred to in the first paragraph and by a fine of not less than twice the value of the violating works, provided that such fine shall not exceed five hundred thousand Egyptian pounds.

In all cases, the Engineers Syndicate or the Contractors Federation, as the case may be, shall be notified of the judgments issued against engineers or contractors in accordance with the provisions of this Law in order to take the necessary action concerning them.

Article (103):

The engineer or the responsible person in the engineering office carrying out approval works shall be punished for violating the provisions of Articles (41), (43), (46), and (62, first paragraph) of this Law by imprisonment and a fine of not less than 5% (five per cent) of the value of the licensed works and not exceeding 10% (ten per cent) of the value of such works, with a minimum of fifty thousand Egyptian pounds, or by either of these two penalties. The court shall order the removal of the violations and the correction of the violating works at the expense of the violator. Penalties shall be multiplied according to the number of violations.



In the event of recidivism, the penalty shall be imprisonment for a period not exceeding five years and twice the fine referred to in the first paragraph. In the event of repeated violation, the court shall order the striking off of the violating engineer, or the engineering office for whose benefit the violation was committed or by one of its employees, from the registers of the Engineers Syndicate.

Article (104):

Any person who carries out works without observing the technical principles legally prescribed in the design of building works, their execution, supervision of execution or follow-up, or where the execution does not conform to the drawings, data or documents on the basis of which the licence was granted, or who commits fraud in the use of building materials or uses materials that do not conform to the prescribed specifications, shall be punished by imprisonment for a period of not less than six months and by a fine of not less than twice the value of the violating works, with a minimum of fifty thousand Egyptian pounds, and not exceeding three times the value of the violating works, or by either of these two penalties.

If such act results in the total or partial collapse of the building, or causes it to become in danger of collapse, the penalty shall be imprisonment for a period of not less than six months and a fine of not less than twice the value of the violating works and not exceeding three times the value of the violating works.

If the act results in the death of one or more persons, or in the injury of more than three persons with an injury resulting in permanent disability for each of them, or if the offence is inseparably connected with an offence of forgery or use of a forged document, the penalty shall be imprisonment for a period of not less than one year and not exceeding ten years and a fine of not less than twice the value of the violating works and not exceeding three times the value of the violating works, without prejudice to any more severe penalty stipulated in any other law.

In addition, the court shall order the striking off of the name of the designing engineer, the engineer supervising execution, or the contractor from the registers of the Engineers Syndicate or the Contractors Federation, as the case may be, for a period not exceeding two years. In the event of recidivism, the striking off shall be for a period not less than twice the term of the custodial sentence imposed on him.

In all cases, the judgment must be published in two widely circulated daily newspapers at the expense of the convicted person.



Article (105):

Any person who violates the provisions of Articles (49) and (50) of this Law shall be punished by imprisonment or by a fine of not less than twenty thousand Egyptian pounds and not exceeding fifty thousand Egyptian pounds. In all cases, the court shall order the correction of the violating works at the expense of the violator.

If the violation results in the death of one or more persons, or in the injury of more than three persons with an injury resulting in permanent disability for each of them, the penalty shall be imprisonment for a period of not less than one year and not exceeding ten years, in addition to the fine within the aforementioned minimum and maximum limits.

Article (106):

Any person who violates the provisions of Article (54) of this Law shall be punished by a fine of not less than two hundred Egyptian pounds and not exceeding one thousand Egyptian pounds. The penalty shall be multiplied according to the number of violations.

Any person who violates the provisions of Articles (56), (59, third paragraph), and (62, second paragraph) of this Law shall also be punished by a daily fine of one hundred Egyptian pounds, multiplied by the number of days of violation.

Article (107):

The violator shall be punished by a fine equivalent to 1% (one per cent) of the total value of the violating works for each day during which he refrains from implementing what has been ordered by the judgment or final decision of the competent authority, whether removal, correction or completion, after the expiry of the period determined by the administrative authority competent for planning and regulation affairs at the local unit for implementing the judgment or decision.

The universal or particular successor shall be responsible for implementing what has been ordered by the judgment or final decision, whether removal, correction or completion. The prescribed period for implementation shall commence from the date on which he is legally served with the judgment or decision, and the provisions concerning the fine stipulated in this Article shall apply to him.

The provisions of this fine shall also apply in the event of resumption of suspended works, for each day as of the day following the notification of the concerned parties of the suspension decision.



Article (108):

The owner or concerned parties shall, in the event of violating any of the provisions of Article Five of the Promulgating Law and Article (68) of this Law, be punished by a daily fine of one hundred Egyptian pounds, multiplied by the number of days of violation, in addition to the suspension of the operation of the elevator by administrative means until the causes of the violation are removed.

Article (109):

Any occupant who fails to pay the maintenance subscription or the prescribed financial obligations shall be punished by a monthly fine of not less than ten Egyptian pounds and not exceeding one hundred Egyptian pounds, multiplied by the number of months of default. In addition, the court shall order him to pay the prescribed financial obligations.

Article (110):

Any person who violates any of the provisions of Articles (93) and (95) of this Law shall be punished by imprisonment for a period not exceeding one year and by a fine of not less than one thousand Egyptian pounds and not exceeding five thousand Egyptian pounds, or by either of these two penalties.

The penalty shall be imprisonment for a period of not less than six months and twice the aforementioned fine if the failure of the concerned parties to implement the decision issued for total or partial demolition results in the collapse of the building.



Article (111):

The concerned party may file a grievance against the decisions issued by the administrative authority competent for planning and regulation affairs in accordance with the provisions of this Law, within thirty days from the date of his notification of such decisions.

A committee formed at the headquarters of the competent local unit shall have jurisdiction to examine the grievance. The committee shall be chaired by a judge holding the rank of president at the court of first instance within whose jurisdiction the property is located, delegated in accordance with the Judicial Authority Law, and shall include two members selected by the competent local popular council for a period of two years, and two engineers who are not employees of the administrative authority competent for planning and regulation affairs at the local unit, one of whom shall be an architectural engineer or urban planning engineer and the other a civil engineer, selected by the competent governor for a non-renewable period of two years.

A decree forming the committee shall be issued by the competent governor. For the validity of its meeting, the attendance of its chairman and at least three of its members shall be required, including two engineers. Its decisions shall be issued by the majority of votes of those present. In the event of a tie, the side on which the chairman of the committee voted shall prevail.

The committee shall decide on the grievance submitted to it within thirty days from the date of its submission. The expiry of such period without the issuance of a decision on the grievance shall be deemed a rejection thereof.

The Executive Regulations of this Law shall specify the rules and procedures governing the committee's work and the manner of serving its decisions on both the concerned parties and the administrative authority competent for planning and regulation affairs.



Article (112):

Without prejudice to the provisions of Law No. 10 of 1990 concerning the expropriation of real estate for public benefit, from the time of approval of the detailed plans, it shall be prohibited to carry out building or heightening works in the parts projecting beyond the regulation lines, provided that the concerned parties shall be fairly compensated. Works of reinforcement to remedy defects, as well as plastering works, shall be excluded from this prohibition.

If a decision is issued amending the regulation lines, or in the event of replanning of the area, the competent local unit may, by a reasoned decision, cancel or amend previously granted licences in conformity with the new regulation line, whether or not the licensee has commenced carrying out the licensed works, provided that he is fairly compensated.

Article (113):

Employees of the Technical Inspection Agency for Building Works shall have the capacity of judicial enforcement officers. A decree identifying them shall be issued by the Minister of Justice in agreement with the minister competent for housing.

Engineers working in the department competent for planning and regulation affairs at local units, who are identified by a decree of the Minister of Justice in agreement with the competent governor, shall also have the capacity of judicial enforcement officers with respect to crimes committed within their jurisdictions in violation of the provisions of this Law. By virtue thereof, they shall have the right to enter worksites, record the violations committed therein, and take the prescribed procedures in respect thereof.

The persons referred to in the preceding paragraph shall notify the licensees and the supervisors of execution in writing of any breach of the licence conditions occurring in such works.

They shall also follow up the implementation of the planning and building requirements, the licence conditions, the execution of works in accordance with the drawings and technical specifications, and fire prevention rules; take the procedures stipulated in this Law and its Executive Regulations; follow up the implementation of final decisions and judgments issued in respect of violating works; and notify the head of the competent local unit of any obstacles to their implementation, all in accordance with the rules and procedures specified by the Executive Regulations of this Law.



Article (114):

The Administrative Court shall have exclusive jurisdiction to decide on appeals against all decisions issued by the administrative authority in application of the provisions of this Law, and on enforcement disputes relating to the judgments issued thereby in this regard.

Appeals shall be heard and decided on an expedited basis. The administrative authority shall be obliged to submit the documents at the first hearing. Filing the appeal shall not result in the suspension of enforcement of the challenged decision unless the court orders otherwise.



Translation of the Executive Regulations of Building Law No. 119 of 2008

ترجمة اللائحة التنفيذية
لقانون البناء رقم ١١٩ لسنة ٢٠٠٨

2 August 2026

Decree of the Minister of Housing, Utilities and Urban Communities No. 144 of 2009
Issued on 06/04/2009

Concerning the application of the provisions of the Executive Regulations of Building Law No.
119 of 2008

Preamble

The Minister of Housing, Utilities and Urban Development,

Having reviewed the Civil Code promulgated by Law No. 131 of 1948;

And the Local Administration System Law promulgated by Law No. 43 of 1979, its Executive Regulations and amendments thereto;

And the Law on the Lease and Sale of Premises and the Regulation of the Relationship between Lessor and Lessee promulgated by Law No. 49 of 1977 and its Executive Regulations;

And Law No. 136 of 1981 concerning certain provisions relating to the lease and sale of premises and the regulation of the relationship between lessor and lessee and its Executive Regulations;

And the Building Law promulgated by Law No. 119 of 2008;

Has decided as follows:

Promulgating Articles

Article (1) Promulgation:

The provisions of the Executive Regulations of the Building Law attached to this Decree shall apply.

Article (2) Promulgation:

The provisions of Chapter One, "Regulation of the Occupants' Union", of Part Four of the Law shall apply to all projects established by cooperative associations for building and housing.



Article (3) Promulgation:

Any provision contrary to the provisions of the attached Regulations shall be repealed.

Article (4) Promulgation:

This Decree shall be published in the Egyptian Gazette and shall come into force as of the day following the date of its publication.

Introductory Part: Definitions

Definitions

In applying the provisions of these Regulations, the following words and expressions shall have the meanings set out opposite each of them:

The Law: The Building Law promulgated by Law No. 119 of 2008.

The Council: The Supreme Council for Planning and Urban Development formed by Presidential Decree No. 298 of 2008.

The Organization: The General Organization for Physical Planning established by Decree of the President of the Republic No. 1093 of 1973.

Urban Mass: The built-up area in the city or village occupied by the various activities, including vacant, cultivated, or water areas interspersed therein, and also including approved subdivisions.

Residential Neighbourhood Unit: An integrated group of dwellings with their public utilities and necessary services, based on being served by a basic education school, and providing its residents with access to public services therein without hardship.

Gross Population Density of the City or Village: The total population in relation to the area of the urban mass of the city or village, after deducting the areas of cemeteries, agricultural and desert lands, water surfaces, and lands of a regional or national character.

Net Residential Density: The result of dividing the number of residential units by the total area of residential land plots, after excluding the area of roads and public areas.



Occupancy Rate: The total number of family members residing in one room, calculated as an average for each area in the city or village.

Block: A plot of land surrounded on all sides by streets, roads, gardens, or waterways.

Land Plot: A part of a block, or any area of land prepared as a unit for disposition of ownership or for carrying out urban development works thereon.

Area of the Land Plot: The total horizontal area measured from the boundaries of the land plot, excluding passages leading to other properties.

Land Occupancy Ratio / Building Ratio: The percentage of the area of the ground-floor buildings in relation to the area of the land plot.

Building Density / Floor Area Ratio: The maximum ratio of the total built-up areas of all floors of the building, above or below road surface level, to the total area of the land plot on which the building is erected. The areas required for garages and rooftop service utility rooms shall not be included in the calculation of building density.

Planning and Building Requirements: The requirements contained in the detailed plan in accordance with the general strategic plan.

Subdivider: Any natural or juridical person who subdivides land.

Land Subdivision Plan: A map showing the details and measurements of the division of an area of land into indivisible land plots according to the designated use of each plot.

Subdivision Project: A map of the subdivided land prepared in its final form suitable for dealings and registration, accompanied by the necessary documents and showing measurements, definitions, data relating to roads, squares, public and non-public parks and other open spaces, as well as blocks, plots and other measurements and data relating to the land.

List of Special Conditions: A set of conditions and obligations relating to contracts for the sale of subdivision land plots, constituting obligations and rights among the purchasers inter se and between them and the subdivider.

Land Use: The purpose for which land or a structure is planned, arranged, or prepared, or for which it is occupied or retained, or the activity permitted to be practised thereon according to the permitted uses.

Residential Area / Urban Design: A residential project containing services within it according to the requirements and needs of the residents, provided that other services are supplied by the services surrounding the project.



Extension Areas: Lands added to the existing urban mass of the city or village to accommodate population growth, where various uses are permitted according to the planning requirements of the general strategic plan of the city and village and the detailed plan.

Public Infrastructure: The facilities, services, installations and their appurtenances necessary to meet public needs, such as pedestrian and vehicular movement systems, rainwater drainage networks, water supply and distribution networks, sewage and treatment networks, facilities for the treatment and disposal of solid and liquid waste, energy and telecommunications networks and installations, and other various needs.

Public Services: Daily, monthly, or seasonal services required by citizens and included in the general strategic plans of cities and villages, such as educational, health, social, religious, commercial, cultural, administrative, recreational and similar services.

Recreational Area: An area of land or water allocated, designated, or reserved for public or private recreational uses, and which may include buildings and services.

Commercial Areas: Lands or places designated and allocated for commercial activities.

Internal Trade Development Authority: The authority established by Decree of the President of the Arab Republic of Egypt No. 354 of 2008.

Public Road: The space or area allocated for public benefit and designated for public passage.

Private Road: The space or vacant land owned by one person or by several persons for access to their buildings, provided that at least one of such buildings is not connected to the public road.

Cul-de-sac / Non-through Streets: A road with one outlet and sufficient and suitable space for vehicles to turn around safely for motor traffic.

The Agency: The National Organization for Urban Harmony established by Decree of the President of the Arab Republic of Egypt No. 37 of 2001.

Board of Directors: The Board of Directors of the National Organization for Urban Harmony.

Homogeneous Area: An area that arose during close historical periods or stages and has an urban fabric accumulated over time, or according to a prevailing planning concept in a specific historical period, or an area whose buildings are characterized by a unified architectural character or a distinctive urban character.

Civilizational Value: The urban form regarded by society as an attribute expressing the cultural dimension at a certain time.



General Character: The sensory-perceived characteristics of the urban area that exist in the mind and distinguish it from others.

Leading Models: Projects implemented by the Agency at its own expense, at the expense of others, or with its financial participation in a specific place, for the application of the foundations and standards of urban harmony, and so as to constitute a model to be followed.

Advertising Elements: Any visual product in the form of a structure or design element carrying a message with a commercial return for profit.

Informational Signage: Any visual product carrying a news, promotional, or informational message that does not aim at commercial profit.

Directional Signage: Any visual product carrying a guidance message for users of roads or public spaces.

Urban Harmony Elements: The elements used in all fields of urban harmony work, such as pavements, advertisements, informational and directional signs, green areas, trees, flower beds, building facades, artworks in urban spaces such as statues, murals and fountains, external lighting and illumination elements, elements for furnishing urban spaces such as benches, telephone booths and utilities, public and private transport stations, garbage bins, and others.

Foundations and Standards of Urban Harmony: The technical rules that must be observed in the fields of urban harmony work and issued by the Agency in the form of manuals, such as manuals for roads and pavements, city centres, city entrances, environmental foundations, advertisements and directional signs, heritage buildings and areas, and green areas and surfaces.

Urban Harmony Requirements: The controls relating to urban harmony that are binding when issuing building licences.

Public Art Works: Artistic works placed in public spaces in streets, pedestrian paths, squares and public gardens, such as statues, drawings, pictures, murals, fountains, relief or sunken carving works, and artistic formations using various materials.

Original Drawings: Copies of the drawings signed by the designing engineer and approved by the administrative authority competent for planning and regulation affairs.

Road Boundary: The line determining the width of the road, whether public or private.

Regulation Line: The approved line established to determine the road boundary and separating private property from public utilities. It may be on the ownership boundary or inside or outside it.



Regulation Surplus: The excess area confined between the regulation line and the ownership boundary resulting from the existence of a regulation line outside the ownership boundaries.

Regulation Deductions: The area located between the regulation line and the ownership boundary resulting from the existence of a regulation line inside private ownership boundaries, which must be annexed to public benefit.

Road Axis: The path of the line determining the midpoint of the road width.

Building Line: The line on which building is permitted, whether coinciding with the road boundary or regulation line, or set back from either by a distance determined by decrees issued by the competent authority.

Building Height: The height to the top level of the concrete slab of the last floor, measured from the pavement level in front of the midpoint of the building façade. The height of parapets and rooftop service rooms shall not be included in the legally prescribed height.

Total Height of the Building: The height of the highest point of the building, measured from the pavement level in front of the midpoint of the building façade.

Front Setback: The distance by which the building line is set back from the regulation line, road boundary, or ownership boundary.

Side Setback: The distance by which the building line is set back from the ownership boundary on the side.

Rear Setback: The distance by which the building line is set back from the ownership boundary at the rear.

Residential Unit: A place that provides a person with residence and the basic needs of daily life, and includes a bathroom, kitchen, and at least one residential room.

Residential Room: A room prepared for living and residence, excluding halls and distribution corridors. The main hall used as a living room shall be deemed a room prepared for residence.

Building Utilities: Areas not prepared for living or residence, such as kitchens, toilets, halls and distribution corridors, and places allocated for washing or storage.

Rooftop Service Utilities: Utilities serving the building, such as elevator spaces, stairwells, water tanks, pumps, electrical devices, central air-conditioning equipment, and the like.

Toilets: A place containing a toilet and a washbasin for hand washing.



Bathroom: A place containing a washbasin, toilet and bathing fixture, such as a bathtub or footbath.

Kitchen: A place allocated for preparing and cooking food and containing a washing sink.

Courtyard: A space open from above to the external air, allocated for ventilating and lighting building rooms and utilities, and extending from bottom to top without any obstruction other than permitted projections thereon.

External Courtyard: A space open from above to the external air, at least one side of which is on the road boundary.

Internal Courtyard: A space open from above to the external air and surrounded by walls on all or some sides.

Common Courtyard: A space included within more than one ownership.

Service Courtyard: A space intended to provide natural lighting and ventilation to building utilities, such as stair spaces, bathrooms and kitchens.

Residential Courtyard: A space intended to provide natural lighting and ventilation to some rooms of the building, such as bedrooms and living rooms.

Pocket Shaft: A space open from above to the external air and connected to a courtyard or road on one side, onto which ventilation and lighting openings open for rooms and building utilities that cannot be directly connected to the courtyard or road.

Open Balcony: A projection of the floor of any storey surrounded by a barrier not exceeding the height of a person, allowing outlook onto the external space.

Bay Projection: A roofed projection of the floor of any upper storey surrounded by walls for the full height of the storey.

Roof Parapet: The upper wall built above the roof of the last storey of the building.

Fence: The enclosure defining the boundaries of a land plot, made of a structural material such as masonry, concrete, or any other structural material.

External Finishes: Covering the facades of existing buildings, whether overlooking the public road or not, with various types of plaster or cladding, as well as mouldings, cornices and painting works.

Cornice: Any decorative element projecting from the external wall.



Statement of Site Validity from the Planning and Building Perspective: A statement issued by the competent administrative authority to determine the planning and building requirements applicable to the site and to determine the type of use.

Certificate of Suitability of Works for Licensing: A certificate issued by the designing engineer or engineering office and approved by the administrative authority competent for planning and regulation affairs, stating that all drawings and documents relating to the licensing works are suitable for licensing and conform to the provisions of the Law and these Regulations.

Certificate of Fitness of the Building for Occupancy: A certificate issued by the engineer or engineering office supervising execution and approved by the administrative authority competent for planning and regulation affairs, stating that the building has been executed in accordance with the licence, the regulating codes, technical principles, and the provisions of the Law and these Regulations.

Residential Building: A building limited to residential use, consisting of one or more floors, containing one or more residential units, and having an independent entrance. It may include commercial or administrative occupancy on the ground and first floors, and may be either detached or connected to other residential buildings.

Residential Group: A group of residential buildings sharing one site and having defined entrances and exits.

Residential Complex: A building containing a group of residential units and having more than one entrance and exit.

Common Parts: Parts of the building prepared for the benefit of the property or neighbouring properties, which may not be disposed of or built upon, such as shafts, the entrance, stairs, corridors and setback areas.

Administrative Authority: The competent administrative authority, the New Urban Communities Authority, the Tourism Development Authority with respect to tourist areas, or the Industrial Development Authority with respect to industrial areas, as the case may be.

Competent Department: The department competent for Occupants' Union affairs at the administrative authority.

Maintenance Works: Works intended to preserve some or all parts of the building in their original condition or at an appropriate level of efficiency, and which are divided into two types: periodic maintenance and emergency maintenance.



Periodic Maintenance: A periodic inspection of the building at intervals to detect and repair defects.

Emergency Maintenance: Maintenance and repair of defects that occur suddenly and may affect the safety of the building.

Reinforcement and Restoration Works: Repair of defects appearing in the building for the purpose of preserving its safety or increasing its efficiency, and which are divided into two categories: reinforcement and restoration works for structural elements, and restoration works for the remaining elements of the building.

Reinforcement and Restoration Works for Structural Elements: Repair of defects appearing in the load-bearing structural elements of the building and carrying out the necessary treatment and modifications thereto.

Restoration Works for the Remaining Elements of the Building: Repair of defects appearing in the remaining elements of the building and carrying out the necessary treatment and modifications, as well as works required to restore to their previous condition the parts affected by restoration and external maintenance.

Partial Demolition Works: Removal of parts of the building for the purpose of preserving the remainder of the building, or for fear that such parts may fall and endanger lives and property.

Total Demolition Works: Removal of all parts of the building.

Basement: One or more floors in the building below ground surface level, provided that the finished floor level of the ground floor above it does not exceed 1.5 metres above pavement level.

Engineer / Engineering Office: The natural or juridical person registered with the Engineers Syndicate and licensed to practise the profession in the required specialization in accordance with the legislation regulating the same.

Covered Commercial Centre / Market: A building containing one or more covered architectural passages. A covered commercial passage is a roofed internal space within a building, or connecting two or more buildings, used as a pedestrian passage and onto which two or more spaces prepared for separate occupancy open, such as retail shops, restaurants, cafeterias, service shops and offices, and the like.



Occupant Load: The number of persons likely to be present in the building or space according to the type of occupancy, calculated according to the specific occupant load. The specific occupant load is the area required per person according to the type and nature of occupancy for each activity, in accordance with the Egyptian Code for Design Principles and Execution Requirements for the Protection of Structures from Fire, Part One.

Part One: Urban Planning

Chapter One: The Supreme Council for Planning and Urban Development

Article (1):

The entities related to planning and urban development shall formulate their views regarding the objectives and policies relating to future plans and shall send them to the Technical Secretariat of the Council to prepare the necessary studies thereon and submit a report on their results to the Council for approval.

Article (2):

The Council shall address all State entities to determine the requirements relating to the issuance of licences by each entity, provided that such entities shall send the requirements they deem appropriate to the Technical Secretariat of the Council to prepare a report thereon and submit it to the Council. If approved, such requirements shall be deemed one of the conditions that must be fulfilled for issuing licences.

The Council shall issue a booklet containing all such requirements, which shall be distributed to the ministries, governorates and concerned entities for compliance therewith, without the need to obtain approvals from the competent entities upon issuing the licence.

The Council shall also approve the planning and building requirements of each of the New Urban Communities Authority, the General Authority for Tourism Development, and the General Authority for Industrial Development within the scope of their respective competencies and after coordination with the competent minister.



Article (3):

The Council shall, based on a proposal by the National Organization for Urban Harmony, approve the controls and standards followed in determining areas of distinctive value, their preservation programmes, priorities and implementation mechanisms, and sources of financing. The Council shall also approve such areas based on a submission by the National Organization for Urban Harmony.

If areas of distinctive value are found when preparing the general strategic plan for the city or village, in accordance with the controls and standards approved by the Council after the preparation of the strategic plans for cities and villages, the National Organization for Urban Harmony shall be notified so that it may conduct the study and submit the designation of the area to the Council for approval.

Article (4):

When any entity proposes a draft law relating to urban development, it shall be submitted to the Council for its opinion thereon. The Council may review the relevant legislation and propose amendments thereto.

Article (5):

The Council shall evaluate the results of implementing the national and regional strategic plans based on the annual report prepared by the General Organization for Physical Planning, which shall include the programmes and projects proposed in the national and regional strategic plans that have been implemented and included in the State's five-year plans, as well as an evaluation of the role of the entities concerned with management and implementation, and the identification of the main achievements and practical or financial obstacles facing the implementation process.

The Council shall entrust the ministries and concerned entities with following up implementation.



Article (6):

The Council shall, based on a submission by the competent governor, approve the designation of replanning areas and unplanned areas, according to the outputs of the general strategic plan or the detailed plan of the city or village. The governor's submission shall include the technical aspects and the financial cost of replanning, and shall in particular clarify the following:

- Expropriation costs
- Compensation
- Proposals for providing alternatives for citizens until the replanning of the area is completed
- The detailed plans for such areas
- Implementation programmes and priorities
- Proposed implementation mechanisms and sources of financing

This shall be for the purpose of taking the necessary measures towards issuing a decree designating such areas as replanning areas. In the event of approval, their plans, programmes and implementation priorities shall be approved.

Article (7):

In the event of a request to establish a new urban development project outside the boundaries of the approved urban boundary of the city or village, within the strategic plans prepared at the governorate level, the requesting entity shall prepare the necessary studies concerning the project, provided that such studies shall in particular clarify the following:

- The technical, economic and social feasibility of the project.
- The required financial cost.
- Implementation mechanisms and timetables.
- Sources of financing.



The project and the studies prepared in respect thereof shall be submitted to the Technical Secretariat of the Council for study, in coordination with the Ministry of Defence and the National Centre for Planning State Land Uses, and for the preparation of a report thereon to be submitted to the Council. If the Council approves the project, the matter shall be referred to the President of the Republic for the issuance of the necessary decrees.

The Technical Secretariat of the Council shall also conduct the necessary specialized qualitative studies, and the Council may form specialized qualitative committees to give opinions on the matters submitted to it.

Part One: Urban Planning

Chapter Two: Urban Planning and Development

Article (8):

The regional centre for planning and urban development affiliated with the Organization shall supervise the general department for planning and urban development established by decree of the competent governor, particularly in respect of the following:

- Providing technical support to the general departments for planning and urban development in the governorates of the region.
 - Following up the preparation and implementation of the general strategic plans for the cities and villages of the governorate.
 - Preparing the terms of reference booklet for the detailed plan works of the city and village.
 - Giving the technical opinion on the detailed plan.
-



Chapter Three: The General Strategic Plan for the City and Village

Article (9):

The general strategic planning process for the city or village aims to determine the basic urban, economic, social and environmental features, and to address all natural components and elements located within its boundaries.

Article (10):

The general department for planning and urban development shall prepare a report to be submitted to the regional centre for planning and development on the results of the needs and priorities of urban development at the local level, its proposals for the necessary projects, and the action plan for achieving them. This shall be carried out with the participation of the competent administrative authority, the local popular councils, the competent executive bodies, and representatives of civil and community society, after approval by the head of the city or village, in accordance with the work manuals for the strategic plans of cities and villages.

Article (11):

The regional centre shall study the reports received from the general departments for planning and urban development, and shall prepare the draft general strategic plan for the city or village through experts, consultants, and specialized engineering and consultancy entities registered with the General Organization for Physical Planning, in accordance with the provisions of the Tenders and Bids Law promulgated by Law No. 89 of 1998. Such reports shall be deemed part of the terms of reference booklet and the contracting documents.



Article (12):

When preparing the draft general strategic plan for the city or village, at least the following basic rules must be observed:

- It must be in accordance with the work manual for preparing the general strategic plan for the city or village.
- The controls and foundations for dealing with areas of distinctive value issued by decree of the Council.
- The contents of the report of the general department for planning and urban development.

Article (13):

The draft general strategic plan for the city or village shall consist of maps and reports in accordance with what is stated in the work manuals issued by the General Organization for Physical Planning. In preparing them, the following steps in particular shall be observed:

1. Preparation

The Organization shall address the competent governor to facilitate the task of the contracting party assigned by the Organization, in order to provide it with all available population, social, urban, economic, environmental and infrastructure data, in addition to urban development maps of the city or village, the approved urban boundary, the cordon of the city or village, and other basic maps.

The contracting party shall prepare a timetable for preparing the plan, and the regional centre, the general department for planning and urban development, and the city or village council for which the plan is to be prepared shall be notified thereof by the methods stipulated in the terms of reference booklet, provided that the timetable shall be linked to the contractual period and the time phases for preparing the general strategic plan.



2. Determining the Existing Situation

Studies of the existing situation shall be prepared in accordance with the following:

Urban studies, including studies relating to historical development and land uses, including the identification of properties of distinctive value that have been inventoried by the property inventory committees in accordance with the provisions of Law No. 144 of 2006 concerning the regulation of the demolition of buildings and structures that are not in danger of collapse and the preservation of architectural heritage; building uses and conditions; the distribution of services; the distribution of institutions and economic activities by type; heights; zoning according to population densities; ownership of vacant lands available for development, whether by extension or in areas within the city; identification of unplanned areas; and study of the city or village and its relationship with, and regional role among, the surrounding cities and villages.

Economic studies, including the various aspects of the local economy, including the study of natural resources and their development potentials, the circulation of various raw materials and resources, the identification of the most important formal and informal economic activities, estimates of job opportunities, institutions, and average income and expenditure, in addition to monitoring all economic issues in the city or village.

Infrastructure studies, including the study of road networks, electricity, drinking-water supply, sewerage and other utilities and infrastructure.

Social studies, including studies of social services and population studies, including the development of population growth and characteristics, population densities and their development, the social and economic composition of the population of the city or village, and the existing and targeted social services in education, health, youth and sports, motherhood and childhood, religious and social services, post and telecommunications, and security services.

The aspects of deficiency, areas of distinction, current programmes and ongoing projects in the various development fields shall be identified. The leading local projects and initiatives required to be continued and strengthened in the future shall also be identified.

The existing situation studies referred to above must address their impact on the following aspects:

- Protection of the urban environment and its various aspects, and identification of the environmental impact of such sectors on the population.
- Women, the poor and marginalized groups, and identification of their needs for housing, utilities, infrastructure and social services.



- Proposals for developing the participation of civil society and local administration, and identifying the role of each of the local popular council, the city or village council, and civil society in such proposals.

3. Formulation of the Future Vision

The report shall include the formulation of a future vision for the city or village over the time horizon of the plan in urban, social, economic, infrastructure and environmental terms, and shall identify the objectives, strategies, programmes and priority projects that achieve such vision, taking into account the report submitted by the general department for planning and urban development.

4. Draft General Strategic Plan

All steps set out in the manual for preparing the general strategic plan for the city or village, prepared by the General Organization for Physical Planning, shall be followed. Its most important outputs shall include, at a minimum, the following:

(a) Preparing the strategic plan for the short, medium and long terms, up to the target year, for the various development aspects of the city or village, and showing on the plan maps and urban boundary the following land-use areas:

- Residential areas.
- Archaeological areas.
- Areas of distinctive value.
- City centre areas.
- Tourist areas.
- Industrial areas.
- Craft areas.
- Commercial areas.
- Replanning areas.
- Unplanned areas.



- Extension areas.
- Any other areas that the party preparing the plan deems necessary to identify.

The proposed tourist, industrial and commercial areas shall be presented to the administrative authority competent for the relevant activity in order to obtain its opinion on establishing projects compatible with the nature of the city or village.

The plan shall include the implementation mechanisms and programmes and the sources of financing for priority projects located in any of these areas.

(b) Establishing the urban boundary of the city or village up to the target year.

(c) Preparing a land-use plan for all current and future uses up to the target year, indicating the permitted uses.

(d) Establishing the planning and building requirements that determine the most important urban characteristics of the areas, including in particular clarification of the gross population density of the city or village. In determining population density, the following shall be taken into account:

- Cities and villages surrounded by agricultural lands or natural constraints.
- Cities, villages and new urban communities established in desert lands.
- Cities and villages of a special nature, such as those located in border governorates or adjacent to military installations or facilities.

(e) Determining building density and its relationship to population density, heights, and other building requirements that the party carrying out the planning works considers necessary to link to the planning requirements of the city or village.

As for hamlets, hamlets and small rural settlements affiliated with local units, the components of their strategic plan shall be limited to the following:

- Determining the urban boundary up to the target year, indicating the locations of future urban extension and basic service areas, if any.
- Determining their planning and building requirements in accordance with what is stated in the general strategic plan of the villages to which such hamlets or small rural settlements are affiliated.



Article (14):

The regional centre for planning and development shall receive the draft general strategic plan for the city or village and review it against the terms of reference booklet, work manuals, and any other requirements of the review process. It shall then be sent to the general department for planning and urban development, which shall present it to citizens, concerned entities and the local popular council in accordance with the following procedures:

Development partners in the city or village, including citizens, representatives of civil society, the private sector, civil associations, the competent local popular council, and all departments concerned with local administration, shall be invited to a public meeting attended by the party carrying out the planning works and by a representative of the regional centre for planning and urban development, in order to present the draft general strategic plan for the city or village and its outputs.

The invitation shall be made by the following methods:

- Publishing an announcement in two widely circulated daily newspapers stating that the first draft of the strategic plan has been completed, and specifying in the announcement the date of the hearing session.
- Announcing the plan and its outputs on glass display boards in a visible place at the premises of the administrative authority. The announcement and presentation of the plan and its outputs shall continue for a period of not less than fifteen days from the date of commencement of the announcement.

During the meeting, the party carrying out the planning works shall respond to inquiries, and the representative of the regional centre for planning and urban development shall record the comments received from the attendees.



Article (15):

Within two weeks from the date of the meeting referred to in the preceding Article, the regional centre shall collect the comments received by it and present them to the party carrying out the planning works for its opinion thereon and for making amendments in light thereof.

A working group may be formed from among the participants in the meeting by decree of the competent governor, under the chairmanship of the head of the competent administrative authority, to follow up with the party carrying out the planning works and to ensure that the comments are addressed and that the amendments to the draft general strategic plan are made.

Article (16):

The party carrying out the planning works shall submit the general strategic plan and its outputs, after making the required amendments and presenting them to the working group, to the regional centre for planning and urban development in order to complete the initial technical review within two weeks from the submission of the plan, request the completion of any studies, information, data or outputs, and make the required amendments in accordance with the reference work manual submitted for the project.

The regional centre for planning and urban development shall issue a letter confirming the validity of the procedures and steps carried out for preparing the plan and confirming that it fulfils the required studies in accordance with the work manual.

Article (17):

The General Organization for Physical Planning shall send the draft general strategic plan for the city or village, specifically identifying the proposed urban boundary for each of the following:

- The Urban Boundaries Committee, to give its opinion on the proposed urban boundary and amend or approve it in accordance with the relevant rules and procedures.
- The competent authorities of the Ministry of Defence, to give the military viewpoint and the requirements of State defence safety, in respect of strategic plans for cities and villages that contain military concentrations.



Article (18):

The General Organization for Physical Planning shall send the draft plan to the competent governor for presentation to the local popular council, after the approval of both the Urban Boundaries Committee and the competent authorities of the Ministry of Defence.

After presentation to the competent local popular council, the General Organization for Physical Planning shall complete the final review and approval procedures, and the plan shall then be adopted by the competent minister.

The decree adopting the general strategic plan for the city or village shall be published in the Egyptian Gazette.

Article (19):

In the absence of general plans, or prior to the adoption of the general strategic plans for cities and villages, the governorates shall establish temporary requirements for regulating urban development within two months from the issuance of these Regulations, provided that such requirements include the building densities to be observed. Such densities shall be as follows:

- A maximum of four times the total land area for land plots in villages.
- A maximum of six times the total land area for land plots in cities.

Part One: Urban Planning

Chapter Four: The Detailed Plan

Article (20):

The detailed plan aims to achieve social, economic and urban development in the city or village and to provide a healthy and safe environment. Its components shall include the following:

- Maps and reports relating to detailed planning studies of street networks, transport and communications, public utility networks, the distribution of services, green areas, open spaces, employment centres, residential areas and others.



- Implementation programmes for the various sectors, including housing, utilities, services, transport and the like, and their time distribution in a manner that ensures their integration and the consistency of their implementation.
- Building and planning requirements for the areas in accordance with the general strategic plan.

Article (21):

Upon completion of the general strategic plan for the city or village, and in accordance with the results and priorities of the general strategic plan, the general departments for planning and urban development shall prepare the detailed plans according to a timetable for the areas identified in the general strategic plan, through the experts, consultants, engineering consultancy offices and entities registered with the General Organization for Physical Planning, in accordance with the model tender booklet for the detailed plan and the work manuals, if any, prepared in agreement with the regional centre for planning and urban development affiliated with the Organization.

With respect to the industrial and tourist areas identified in the general strategic plan for the city or village, their detailed plans shall be prepared by the General Authority for Industrial Development and the General Authority for Tourism Development, in accordance with the same procedures followed in preparing the detailed plan.

Article (22):

When preparing the detailed plan, the following special requirements shall be observed:

- The division of the city or village into areas must be consistent with the objectives and priorities set out in the general strategic plan for the city or village.
- The building requirements must cover all areas of the city or village.
- The requirements and rules within a single area must be unified and integrated, in accordance with the general requirements and rules set out in the general strategic plan for the city and village.



- The requirements relating to building dimensions, land plot areas and other matters must be consistent with the requirements and standards set out in the Law and these Regulations.

Article (23):

The detailed plan shall be prepared on the basis of studies of population, labour force, services, economic activities, land uses, and the environmental, social, economic and urban studies forming part of the general strategic plan for the city or village, in addition to other detailed studies of the current and future situation, and within the framework of the approved general strategic plan for the city or village. Such studies shall include the following:

1. Requirements of existing areas, if any, and future areas. Such requirements shall include the following:

- Uses of each vacant or occupied land plot, including existing uses, ownerships, and natural landmarks such as canals, drains and others; existing utilities such as drinking-water stations or wastewater stations; underground or overhead electricity or telecommunications networks; paved or unpaved road networks; and the public firefighting water network, together with a statement of all types of existing violations, including use violations and all types of building violations.
- The minimum area and dimensions of land plots according to the type of use.
- Front, side and rear building setbacks.
- Building conditions.
- Building heights.
- Population density and occupancy rate.
- Building density.



2. Matters relating to the following subjects:

- Estimated land prices.
- Locations of educational, recreational, health, commercial, professional, craft, religious and other services.
- Public utility networks: their locations and capacities.
- Street networks: their sections, routes, conditions and intersections.
- Traffic movement, including volume and direction, and public transport, including its routes and capacity.
- Parking spaces and loading and unloading areas within private properties and outside street boundaries.
- Environmental requirements and their treatment in terms of site nature, noise, pollution and other matters.
- Areas of public gardens, green spaces and open spaces.
- The character of the area, including requirements relating to building facades, colours, materials, architectural character and other matters.
- The number of areas into which the city or village will be divided, the proposed area for each type of such areas, and the boundaries of each area.
- The alignment of the separating boundaries between use areas with existing ownership boundaries whenever possible, while respecting the dominant form of the land.
- Observing the deducted percentages in accordance with what is stated in these Regulations concerning the determination of the percentages to be deducted from lands for public benefit, including roads, squares, green areas and services.



Article (24):

Subject to the provisions of Article (112) of the Law, the requirements of areas, in terms of land uses and building occupancies in detailed planning projects for existing areas, must be consistent with the current uses and occupancies in the area, while allowing non-conforming cases to remain as they are at the time of approving the detailed planning, subject to the following conditions:

- No increase shall be permitted in non-conforming buildings, uses or occupancies, whatever their type or cause, for a period not exceeding five years from the date of approval of the detailed planning project, after which the non-conforming use shall cease. Such period may be extended for another period or periods whose total shall not exceed ten years from the said date, after the approval of the general department for planning and urban development.
 - It shall be prohibited to license any strengthening, reinforcement or modification of buildings that violate the requirements, whatever the circumstances or reasons requiring the same.
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Article (25):

The requirements of the detailed plan shall be clarified through maps showing the different areas and a written report, the arrangement and organization of which may differ from one city or village to another. It shall include at least the following:

- An introduction explaining the purpose of the area requirements.
 - The detailed requirements in accordance with the general requirements of the city or village as set out in their general strategic plan.
 - The uses that do not conform to the detailed plan and that are listed as existing violations at the commencement of preparing the plan.
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Article (26):

When preparing the draft detailed plan for the area, the building density shall be determined with due regard to the local circumstances of each city or village, and according to the total number of residential and service units required for the target year, the permitted uses, utilities and roads, in a manner consistent with the general strategic plan of the city or village.

Each area included in the detailed plan shall be described in a manner that clarifies its boundaries, the uses permitted therein, and the building occupancies according to the requirements prescribed for each area.

For each area of the detailed plan, a list of building requirements shall be determined, setting out the special conditions for the area, provided that they are consistent with the general requirements for the types of areas set out in the general strategic plan of the city and village, particularly with respect to the following:

- Requirements relating to land plot area and the length of the frontage of the land plot.
- Occupancy ratio of land plots.
- Building density.
- Road widths.

The minimum width of the road on which the land plot is located shall be determined as follows:

(a) Cities:

- Within the existing urban mass: 6 metres for roads that do not have approved regulation lines.
- Urban extension: 10 metres.

(b) Villages:

Within the existing urban mass:

- 4 metres for internal roads.
- 6 metres for main roads.
- 8 metres for the ring road surrounding the village.



Urban extension: 6 metres.

In the case of building or rebuilding, if the existing road width is less than the permitted minimum, a setback equal to half the difference shall be required on both sides of the road until the street width is completed.

5. Heights:

Building heights in cities shall be determined in accordance with the requirements approved by the Supreme Council for Planning and Urban Development and set out in the general strategic plan of the city. Different heights may be determined within the same area in accordance with the outputs of the general strategic plan.

Building heights in villages shall be determined without exceeding the height restrictions issued by the Armed Forces Operations Authority, as follows:

- Streets with a width of 4 metres or more: the building height shall be ground floor plus two typical floors, with a maximum of 10 metres.
- Streets with a width of 6 metres or more: the building height shall be ground floor plus three typical floors, with a maximum of 13 metres.
- Streets with a width of 8 metres or more: the building height shall be twice the width of the street.

Article (27):

Special Requirements for the Detailed Plan of Villages

The following requirements shall be applied, in addition to the general requirements of the detailed plan, with respect to lands located within the existing urban mass inside the approved urban boundary of all villages of the Republic. Lands or buildings subject to these requirements shall mean any vacant land plot, demolished building, building intended for replacement and renewal, or heightening of existing buildings:

- Compliance with the dimensions of land plots, including plot area and frontage dimensions, in accordance with the general strategic plan of the village.
- The uses subject to these requirements shall apply to lands intended to be used or reused for housing and services purposes, or for mixed use with activities connected to the daily needs of residents, provided that such activities are not disturbing to comfort or harmful to the environment.



Article (28):

In accordance with the general strategic plan of the city and the building requirements issued by the Council, the detailed plans for residential areas shall determine at least the following:

- The permitted types of residential buildings, including villas, medium-rise buildings and high-rise buildings.
 - Housing levels.
 - Additional uses permitted in each area under certain conditions, such as public parking areas, the practice of certain professions and crafts, and others.
 - Building requirements.
 - Any other requirements.
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Article (29):

The building requirements for residential areas shall particularly include the determination of the following:

- Gross building density.
 - Setbacks: setbacks shall be determined according to the type of dwelling, whether attached, semi-attached or detached, including front, side and rear setbacks. Building on the blind side may be permitted according to the circumstances and condition of the land plot and its relationship to the road in front of it. The dimensions of such setbacks shall be determined in a manner that achieves the maximum permitted coverage ratio in the detailed plan area, taking into account both the length of the frontage of the land plot and its depth.
 - Heights: to be determined as a maximum limit.
 - Building occupancy: the practice of any activity inside residential buildings located in the residential area shall be determined in accordance with the requirements set out in the general strategic plan of the city.
 - Additional uses in residential areas.
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Article (30):

The types of detailed plans for residential areas shall include at least the following:

First: Integrated Residential Areas / Residential Agglomeration

The detailed plans for integrated residential areas, or residential agglomerations, shall determine at least the following:

- The mutual impact between the general strategic plan of the city and the residential area.
- The main objectives of the proposed planning.
- The general analysis and planning indicators.
- The environmental constraints of the residential area, including in particular the determination of the nature of the land and the topography of the area, together with the study of climatic constraints and their impact on the planning of the area.
- The existing main movement constraints surrounding the residential area, access to the area, and the road network.
- Planning alternatives.
- Determination of the land-use budget of the area.
- The housing plan, the elements of which shall be determined by identifying the area allocated for housing, building density, number of residential units, total area of services, and average family size.
- The social and economic levels in the residential area shall be determined according to the social and economic studies and surveys of the city's population.
- Determination of the average area of land plots for the different levels.
- Determination of the number of land plots.
- The services plan, whereby the area's needs for services shall be determined according to their types and different levels.



- Determination of the special requirements for residential areas, provided that at least the following considerations shall be observed:
 - Dimensions of land plots, provided that the depth of the plot shall not exceed twice its width.
 - Design of curves and street corners.
 - Requirements of service areas within the residential area, which shall be determined according to the type of services permitted within the residential area.

Second: Residential Area / Urban Design

In the detailed plan of the residential area, or urban design, at least the following shall be observed:

- Planning programmes.
- The location of the residential area based on the approved general strategic plan of the city.
- Constraints of surrounding uses and environmental and topographical constraints.
- Constraints of vehicular movement, accessibility to the area, and constraints of pedestrian movement.
- Distribution of the main elements of the project, particularly residential groups, including the number of residential units contained in the area, as well as building density and population density according to the proposed housing levels, and the distribution of open areas and main pedestrian movement.
- The land-use budget for the residential area.

Third: The Detailed Plan for Commercial Areas within Urban Boundaries:



Article (31):

Commercial areas shall be classified on the following bases:

- The pattern of circulation of goods, whether wholesale, retail or otherwise.
- The type and area of commercial shops permitted.
- Building requirements.

The areas shall be classified as follows:

- Residential neighbourhood market, provided that the list of uses permitted in the neighbourhood market shall be written precisely in order to prevent any undesirable activity.
- Residential district commercial centre.
- City centre.
- Regional commercial centre.

The area requirements shall determine the commercial activities permitted in each area.

Article (32):

The detailed plans for commercial areas shall indicate at least the following elements:

- Land uses.
- Permitted building occupancies and their classification.
- The requirements that must be fulfilled for each type thereof.
- The building requirements in the commercial area, including building density, population density, building heights, the maximum ratio of the land plot area occupied by the building, the architectural character of facades, and pavement width.
- Parking spaces and the rates of loading and unloading areas.
- Determination of street pavement occupancies, including kiosks and open markets.
- Site coordination elements, particularly trees, lighting form, pavements, fountains, advertisements and others.



- Car parks outside the street boundary: for sheltering vehicles belonging to residents, employees or visitors, whether for residential units, hospitals, administrative offices, commercial shops, craft establishments, and the like. The required area shall be determined according to the type of activity.

Article (33):

The detailed plan for public service areas shall determine at least the following:

- Distribution of services, including educational, health, social, religious, commercial, cultural, administrative, recreational services and open areas, in accordance with the general strategic plan.
- The total area, including the service centre, population number and main service elements.
- Programmes of service elements, including educational, health, religious, commercial services, open areas and others.

Article (34):

The planning studies for the public service area shall include at least the following:

- Analytical studies of the service area, including the engineering and economic analysis of the locations of the area's services and their impact on the distribution of activities in the service centre, the surrounding road network, access to and exit from the area service centre, and the main and secondary pedestrian network of the service centre.
- Distribution of service land uses in the detailed plan, which shall include at least all public service elements, including educational, health, religious, social, administrative, commercial and recreational services, open areas and others.



Article (35):

The competent administrative authority, in cooperation with the general department for planning and urban development and under the supervision of the regional centre for planning and urban development affiliated with the General Organization for Physical Planning, shall determine the economic, commercial and service areas and establish their special requirements in relation to land uses and building occupancies in light of their environmental, social, economic and urban characteristics.

It shall determine the planning rates for providing parking spaces and loading and unloading areas required by the permitted uses, in accordance with the following rules:

- The number of residential units.
- The area allocated for dealing with the public in commercial uses.
- The area allocated for offices, doctors' clinics, factories and permitted workshops.
- The number of beds in respect of hospitals.
- The number of seats in respect of theatres, cinemas, amusement venues, restaurants, cafés and the like.
- The areas allocated for any other use.

Article (36):

When establishing the special requirements for economic, commercial and service areas and their constituent areas, the following shall be observed:

- The ratios of the various uses in each area to one another.
- The gross daytime population density.
- The capacity of public utilities in the area, including water, electricity, sewage, wired and wireless communications, and others.
- The capacity of streets, pavements, loading and unloading areas, and existing public and private transport systems in the area.
- The traffic volume resulting from the uses permitted in the area, including pedestrians, private cars, transport vehicles and others.



- The general character and environmental requirements of the area.
-

Article (37):

The planning of craft areas shall be based on the foundations and rules aimed at determining the following:

- The reasons and motives requiring the establishment of the area for workshops and small factories.
 - The technological, economic, environmental and social needs for establishing the area.
 - The technical, economic and administrative foundations on which the area must be based.
 - The specific production and service activities that will be established in the area.
 - The methods and bases for financing the area.
 - The general framework for developing the area.
-

Article (38):

When preparing the detailed plan for craft areas, at least the following shall be observed:

The types of craft activities shall be determined according to the available resources, based on the following foundations:

- Determining the bases for marketing and promoting the craft area and the manner of attracting craftsmen thereto, namely the target groups, particularly craftsmen, owners of small factories, and small investors wishing to invest in craft fields or small industries.
- Determining the specific production and service activities that will be established in the craft area.
- Determining the levels of technology that will exist in the craft area according to the following:



First type: Traditional and inherited activities

First level: Traditional activities represented in industries such as footwear, clothing, textile and furniture industries, which rely on high degrees of mechanization.

Second level: Activities based on cultural heritage and relying on high degrees of manual skill.

Second type: Engineering, electrical and chemical activities and industries, in which small factories and workshops must comply with high levels of technology and mechanization, and the areas required for each type of specific production activity must be determined.

The environmental impact of craft activities and industries on the city or village and the mechanisms for mitigating any expected negative impacts shall be determined.

The areas and dimensions of land plots suitable for each type of craft activity shall be determined.

The proposed land subdivision for the craft activities centre shall be determined, including the distribution of land uses, distribution of services, and planning of the road network for pedestrians and vehicles, parking spaces, unloading and loading areas.

Article (39):

The foundations for planning and designing the craft area shall include the following:

The specific specialization of clusters of workshops and small factories associated with a particular specific activity in designated and suitable places, such as:

- Allocating places according to the degree of mechanization and the levels of technology used in such workshops, and allocating a clear place for feeder industries and export industries and products in the craft area.
- Providing specialized technical service centres for each specific activity adjacent to the workshops and small factories benefiting from such centres.
- Allocating places for workshops that will rely on highly skilled manual production methods and that manufacture products of cultural heritage.

Allocating places for workshops that provide services and maintenance in their various forms and types.

Allocating spaces for workshops.



Allocating sufficient spaces to operate them as complexes or buildings for administrative housing for the supporting and auxiliary services of the craft area and its clients.

Allocating sufficient spaces for the construction of residential buildings for owners of workshops and small factories and their workers, in a manner proportionate to their needs and helping to improve their behavioural and living patterns.

Establishing a specialized training centre that takes into account the different levels of technology applied in the craft area.

Allocating places for governmental administrative services, such as a police point, fire point and others.

Providing supporting and auxiliary service units, such as banks, accounting offices, advertising, marketing and export agencies, and others.

Allocating places for economic services connected with providing the necessary living needs and various consumer goods.

Allocating sufficient areas for gardens, roads and recreational places.

Observing the conditions relating to preserving the internal environment of workshops and small factories, in a manner that does not adversely affect the external environment of the workshops or the craft area as a whole, while observing occupational health and safety requirements.

Taking into account the future extension of the craft area.

Article (40):

Compliance with the following planning controls and requirements must be observed in craft areas:

- **Permitted uses:** Craft areas shall include craft industries and light and small industries. Special uses shall be permitted in such areas for industrial and commercial activities and public services necessary to serve the area, as well as places of worship and housing.
- **Land plot area:** The minimum area required for each craft shall not be less than 100 m², and for a small factory not less than 500 m².
- **Road widths:** The minimum street width shall be 12 metres.



- **Land plot dimensions:** The minimum plot frontage shall be ten metres, and the depth shall not exceed twice the width of the plot frontage.
- Construction shall not exceed 65% of the total area of the land plot.
- **Block length:** The maximum length of blocks shall be 300 metres.
- The area of complementary services, including social, administrative and economic services, for the craft area shall not be less than 5% of the area.
- **Parking spaces:** The area rates for parking, unloading and loading spaces shall require the provision of one parking space for every 100 m² of building area. Storage warehouse areas shall not be included within such area, provided that there shall be not less than one parking space for each workshop.
- The separation distance between craft areas and adjacent residential areas shall not be less than 20 metres, without prejudice to any requirements regulated by other laws and regulations.

Article (41):

With respect to subdivision projects for craft areas, the subdivision rules shall be determined in accordance with the detailed plan, which sets out the cases, conditions and procedures of subdivision. As for land subdivision projects in craft areas, the competent governor shall, based on a submission by the general department for planning and urban development, issue a decree approving them.



Article (42):

Foundations and Standards for Designing the Elements and Components of the Industrial Area

First: Distribution of Industrial Land Uses within the Industrial Area

Industrial land uses within the industrial area shall be distributed in accordance with the following conditions and rules:

- Industries of the same type shall be grouped in one area, and activities of a similar nature shall be located in adjacent areas.
- In determining the type of industrial activity, each environmentally polluting activity shall be surrounded, according to the prevailing wind direction, by dense planting around it in a manner that provides clean air in the area.
- Environmentally polluting industries shall not be established adjacent to food, electronic or pharmaceutical industries.

Second: Types of Services Required for the Industrial Area

The types of services required for the industrial area shall include, in particular, the following:

- **Technical and economic industrial services:** workshops and maintenance centres, storage services, marketing services, transport and distribution services, utility services such as energy production and distribution, liquid and solid waste treatment plants, environmental services and others.
- **Social services:** health services, commercial services, wired and wireless telecommunications, religious services, recreational and beautification services and others.
- **Public and miscellaneous services:** banking services, security and firefighting, maintenance of buildings and land, exhibitions and others.

Third: Green and Open Areas

Planting around the industrial area must be taken into account in order to protect adjacent residential areas from pollution resulting from the industrial area and to protect activities from one another, while determining the specifications and types of trees that must be used to reduce the harm caused by industry and its impact on the surrounding environment.

Fourth: Determining the Standards for Planning and Designing the Road Network in the Industrial Area



At least the following shall be observed: traffic movement in a manner that allows its smooth flow; provision of additional traffic lanes for external vehicles from the rapid traffic stream; observance of the requirements and standards for designing the road and parking network for the industrial area; and establishing the foundations and considerations for designing the general structure of the road network and its hierarchy within the industrial area, including local, collector, main roads and others.

Fifth: Foundations and Conditions for Designing Public Utilities in the Industrial Area

When preparing the detailed plan, at least the following shall be observed: determining the requirements of the industrial area for the following utilities: water stations and networks, electric power, gas, public sewers, liquid and solid waste, telephone and others. The foundations and standards for the utility network stations required for the industrial area shall be established in accordance with the relevant Egyptian codes in force in this regard, while observing industrial safety requirements for confronting disasters and fires.

Article (43):

Building and Planning Conditions

Without prejudice to the requirements set out in the Egyptian Code for Design Principles and Execution Conditions for the Protection of Structures from Fire and the Code for Industrial and Storage Structures, the building and planning conditions shall be determined as follows:

Determination and Classification of Activities within the Industrial Area

Service activities within the industrial area shall be consistent with the economic objectives of the industrial area development plan.

Activities that are not permitted to be practised in the industrial area shall be determined as follows:

- Activities that constitute a threat to the environment according to the requirements of the Environmental Affairs Agency.
- Activities that constitute a burden on the infrastructure within the industrial area.
- Other activities prohibited from being practised and included within the special planning requirements of the area.



All lands in the industrial area, except for the service area, shall be allocated for industrial use. Under no circumstances may the lands in this area be used for purposes other than industry or for purposes other than those for which they are allocated.

Land-Use Ratios within the Industrial Area

- Industrial use shall not exceed 65% of the area of the industrial area.
- The percentage of services within the industrial area shall not be less than 10% of the area of the industrial area, including the basic services necessary for the industrial area and storage works, namely warehouses and storage facilities.
- The area of green and open areas, roads and grouped parking spaces within the industrial area shall not be less than 25% of the area of the industrial area, provided that the percentage of roads shall not be less than 15% of the area of the industrial area.

All of the foregoing shall be after deducting the area allocated for utility and infrastructure facilities.

Special Requirements for Land Plots

- The maximum length of an industrial block shall not exceed 350 metres. The length of the block may be increased beyond this limit according to the nature and requirements of the industrial activity, after obtaining the approval of Civil Protection.
- Setbacks shall be determined in accordance with the outputs of the detailed plan, provided that at least the following shall be observed:
 - Achieving civil defence elements.
 - Ease of movement and transport.
 - Protection of adjacent buildings and structures.
- Industrial lands: the frontage of the industrial land plot shall not be less than 20 metres.
- The depth of the land plot shall not exceed twice its frontage.
- Cul-de-sac streets shall be prohibited in industrial areas.
- The minimum road width in the industrial area shall not be less than 15 metres.



- The separation distance between industrial areas and adjacent residential areas shall not be less than 25 metres.
- The building ratio shall not exceed 70%.

Article (44):

Other Requirements

- Vehicles shall not be parked on both sides of the road within industrial areas.
- Consideration shall be given to allocating and preparing spaces for parking, waiting, loading and unloading for vehicles of all types within the fences of the land plot, as well as yards and pavements for loading and unloading.
- The rates of parking areas and unloading and loading areas shall be determined according to the nature of the activity.

Article (45):

General Rules for Preparing a Detailed Plan for Industrial Areas

When preparing the detailed plan for industrial areas, at least the following shall be observed:

- Establishing the foundations and standards for land subdivision, including determining the types of proposed industries, their needs for land, services, internal and external utilities, and the ratios of land plots of different areas.
- Subdivisions in industrial areas shall be subject to the conditions and procedures issued by the Council after submission by the minister competent for industry.
- Preparing the land subdivision, indicating the area of the land plots required to be subdivided, where land plots are required for the industrial area.
- Establishing the foundations of urban design for the industrial area, particularly indicating the land-use budget.
- Preparing the site coordination plan while observing environmental requirements.



- Precisely determining the lengths and widths of blocks, the dimensions of land plots, the lengths and widths of the road network, and pedestrian paths.
- Establishing the building requirements and systems for the industrial area.
- Establishing the programmes and time phases for implementation.

Eighth: The Detailed Plan for Infrastructure Networks

Article (46):

The detailed plan for infrastructure networks shall be prepared in light of the general strategic plan and must include at least the following:

1. With respect to road networks:

- Determining road axes and their cross-sections for the various grades of road networks.
- Planning intersections and parking spaces on the road network at its various grades.
- Determining the standards and specifications necessary for executive design works and calculating the total cost of their construction on a preliminary basis.

2. With respect to drinking-water supply works:

- Preparing the detailed planning of the drinking-water distribution network and the diameters of the main and branch lines, and the locations of valves of all types, namely shut-off, washout and air valves, together with indicating the method of connection to plots, namely the standard house connection, on a cadastral map, and indicating fire hydrants and their locations on the horizontal layouts of the network at an appropriate scale.
- Indicating the location of the necessary supply reservoirs of all types, their height and static pressure, indicating the capacity of such reservoirs, and preparing detailed planning thereof and of their ancillary units.



- Preparing an inventory of the components of the water network and its appurtenances, including reservoirs of all types and stations, and calculating the estimated costs of constructing the networks and stations up to the target year.

3. With respect to sewerage works:

- Preparing detailed planning of the sewerage network, both main and branch networks, indicating drainage directions, the locations of manholes in the network, and determining the distances between them, together with a horizontal layout and a typical vertical section thereof, and indicating the method of connecting plots to the network.
- Preparing detailed planning of pumping stations and their appurtenances, indicating the dimensions and discharges of each of their units, preparing the necessary drawings and sections on a preliminary basis, and indicating the method by which flows enter the station, the rising main exits therefrom, and the preliminary details of such works.
- Preparing the detailed works relating to the establishment of treatment plants, indicating their types and the environmental control system governing them.
- Indicating the gradients of network lines, drainage direction, manholes, and line routes in relation to other utility lines, including a horizontal layout and vertical section, and preparing a preliminary estimate of the costs of implementing the detailed plan.

4. With respect to solid waste disposal works:

- Determining the locations for collecting and storing solid waste, its collection routes, and the proposed method for collecting and storing refuse.
- Preparing a preliminary estimate of the costs of solid waste disposal methods up to the target year, determining the proposed system for solid waste disposal, and determining the site required for final disposal works.



5. With respect to electricity and energy supply works:

- Preparing detailed planning of the distribution network, including main and branch transformer stations, the supply source, routes of main lines, distribution panels, subsidiary transformers, medium-voltage and low-voltage cables, including low-voltage distribution boxes, interconnections between them, building supply cut-outs, and the street lighting network with its various components.
- Determining the materials and equipment proposed to be used, preparing an inventory of materials and equipment, and preparing a preliminary estimate of the costs of implementing the detailed plan.

6. With respect to telephone and telecommunications works:

- Preparing detailed planning of the network and its components, including line routes, diameters and types, distribution cabinets and their capacities, and inspection chambers.
- Preparing studies relating to exchanges, their capacities and locations, and preparing a preliminary estimate of the costs of implementing the detailed plan.

7. The works of the detailed plan shall include all other types of networks, such as heating, natural gas, low-current systems and others.

Article (47):

The study of the detailed plan for recreational areas shall determine at least the following:

- The objective and benefit of establishing a recreational area and the impact of such area on the environmental surroundings.
- A study of the location of the area and its characteristics.
- Preparation of a study of environmental, economic, social and financial conditions.
- Planning of the recreational area.
- The estimated programme for implementing and financing public utilities and the pattern of management of the area.



- The programme and method of financing infrastructure utilities.
 - The estimated budget.
-

Article (48):

Areas of a special nature shall include at least the following:

- Lands exposed to flash floods.
 - Lands of a hazardous nature.
 - Lands adjacent to airports and military areas.
-

Article (49):

The detailed plan for areas of a special nature shall include at least the following:

- The report explaining how to deal with the area of a special nature.
 - Application of the restrictive building requirements specific to such areas, in accordance with the requirements issued by the Council.
-

Article (50):

With respect to new industrial and commercial areas outside the approved urban boundaries of cities and villages, the detailed plan for any such area shall be prepared by the administrative authority competent for each of them, namely the General Authority for Industrial Development or the Internal Trade Development Authority, in accordance with the work manuals specific to each of them, as approved by the competent minister and prepared with the General Organization for Physical Planning. This shall be carried out through the experts, consultants, entities, and specialized engineering and consultancy offices registered with the General Organization for Physical Planning, and under the supervision of the regional centres for planning and urban development affiliated with the Organization.



The detailed plan for commercial areas shall be approved by the competent administrative authority after presentation to the local popular council of the governorate and the competent governor. As for industrial areas, the detailed plan shall be approved by the competent administrative authority, namely the General Authority for Industrial Development.

The same controls and requirements set out in Article (43) of these Regulations shall be complied with.

Article (51):

Subdivision cases shall be divided as follows:

First Case:

This applies to land plots located on existing or planned roads, the subdivision of which does not require the opening of new roads or the provision of utilities, with full application of the planning and building requirements established through the approved plans.

Second Case:

This applies to land plots whose subdivision project requires the opening of internal roads and the establishment of all public utilities and services required in accordance with the approved plans, to be deducted from the area of the subdivision land.

Article (52):

General Rules for Subdivision Projects

The general rules for subdivision projects must ensure that the standards, rules, conditions and procedures stipulated in this Part provide adequate lighting and ventilation for dwellings, as well as open spaces, public utilities and other services that enable the preservation of public health elements and environmental aesthetics. In particular, they must achieve the following:

- Implementation of the projects of the general strategic plan.
- Preservation of the natural environment.
- Consistency of subdivision operations with the actual needs of the city or village in accordance with the requirements of their general strategic plan.



- Ensuring the provision of public utilities to subdivisions in accordance with sound scientific and engineering principles, whether this is carried out by the administrative authority or by the subdivider.
- Suitability of the subdivision project to the topography of the site and the existing structures thereon.
- Availability of the necessary parking spaces in accordance with the planning standards applicable to each use.

Article (53):

The land subdivision requirements for cities and villages shall include two main areas:

- Design standards for the subdivision project.
- Improvements and utilities required to be provided on the subdivision land.

First: Design Standards for the Subdivision Project

- The subdivision must be prepared on the basis of rules and standards consistent with the general strategic plan of the city or village, taking into account the areas required to be left for streets, public gardens, schools, and all required services. The subdivision land shall be designed within the framework of integrated groups of residential, commercial, industrial and other use areas.
- Before preparing the subdivision project for the site, the relationship of the site with the neighbouring plans and structures must be studied, at least in respect of the following:
 - The subdivision must be consistent with the neighbouring residential areas in terms of the connection of streets to one another and utility lines, and such lines and streets must extend to the boundaries of the subdivision and to the adjacent land that may be subdivided in the future, so that they may be easily connected to the streets and utilities of the subdivision.
 - Determining the type and locations of existing or approved services, the utilities network and streets, and the impact thereof on the design of the site.



- Ensuring that services are available in sufficient areas and suitable locations according to the needs of the residents, while taking into account the existing and approved services in neighbouring areas and their impact on the subdivision project.
- Indicating the relationship of the site with the neighbouring natural environment, such as farms, canals, drains and green areas, and the extent of its impact on the direction of movement and the orientation of buildings.
- In preparing subdivision projects, it is required that they conform to the principles and foundations on which the detailed plan of the city or village and the area requirements are based, particularly with respect to land uses, traffic movement, and the availability of public utilities and services, while observing the following:
 - The dimensions and areas of blocks, land plots and other areas allocated for residential, commercial, industrial and public utility uses must be designed in a manner that provides an appropriate degree of ventilation, lighting, open spaces, parking spaces outside street boundaries, and loading and unloading areas.
 - The organization and arrangement of streets, blocks and plots within the subdivision must allow full benefit to be derived from the topographical characteristics and natural advantages of the subdivision site, while preserving, as far as possible, planted areas and large individual trees.

In designing streets, the technical principles contained in the instructions issued by the competent administrative authority for this purpose must also be observed.
 - Each land plot in subdivision projects prepared for the construction of buildings must be bounded by a street on at least one side.
 - No subdivision may be established unless it is connected to a public road. However, if the subdivision land is not connected to a public road, and the administrative authority considers it necessary to establish a road connecting such land to a public road, it may require the subdivider to bear the costs of constructing such road and providing it with public utilities.



- In determining the lengths, widths, forms and locations of blocks in the subdivision, the following must be observed:
 - Selecting suitable locations for buildings within the plots in a manner consistent with the specific requirements of the type of use relating to the building.
 - Fulfilment of the conditions and requirements of the provisions relating to use areas in respect of plot areas, dimensions and occupancy ratio.
 - Fulfilment of the requirements for connection between streets and buildings while ensuring traffic movement.
 - The topographical conditions of the subdivision site.
 - The length of blocks allocated for residential use shall not exceed 250 metres, measured along the axis of the block. Where the length exceeds 250 metres, the administrative authority competent for planning and regulation affairs at the administrative authority may require the subdivider to provide a passage through the block, burdened with a right of passage easement, with a width of not less than four metres, allocated for pedestrian passage only through the block. The distance from the axis of such passage to the end of the block shall not exceed 150 metres.
- If a watercourse, stormwater drainage channel, or the like passes through the subdivision, the subdivider must provide a right of passage easement for such channel with the same width and capacity that allow the drainage of water, in addition to any new drainage water arising from the subdivision site.
 - Blocks must have a width proportionate to the use, in a manner that allows the establishment of loading and unloading areas outside street boundaries for commercial and industrial uses.
- With respect to residential land plots:
 - The frontage of each land plot must overlook at least one road.
 - The area of the land plot shall not be less than 120 m² in cities, for lands located within the urban extension of the city.
 - The width of the roads overlooked by land plots, namely the main frontage overlooking the street, shall not be less than eight metres for existing areas in cities and ten metres for extension areas in cities.



- The frontage width of the plot shall not be less than ten metres, and its depth shall not exceed twice its frontage.
- The subdivision project must indicate the type of residential units, namely high-rise buildings, medium-rise buildings, or villas. The project may include all or some of these types.
- In the second case of subdivision cases, where the subdivision project requires the opening of internal roads and the establishment of all required public utilities and services in accordance with the approved plans, to be deducted from the area of the subdivision land, at least one third of the subdivision land area must be allocated, without consideration, to roads, squares, gardens, parks and public services.

Where the subdivision land area is less than five feddans and does not require the establishment of public services thereon in accordance with the approved plans, at least 25% of the subdivision land area must be allocated, without consideration, to roads, squares, gardens and parks.

In all cases, the total area deducted for roads shall not be less than 20% of the total area of the subdivision land.

Expropriation procedures shall be followed in respect of any area exceeding the percentages stated above if the administrative authority competent for planning and regulation affairs considers it necessary to exceed them, in accordance with the provisions of Law No. 10 of 1990 concerning the expropriation of real estate for public benefit.

The list of special conditions for the subdivision must include all conditions that purchasers are obliged to observe for the proper regulation of the subdivision and the preparation of a suitable residential environment for the welfare and comfort of residents.

Without prejudice to the provisions of the Law, these Regulations, and the requirements issued under the general strategic plan of the city and village, such list must generally address all matters that achieve the objectives referred to in these Regulations, including:

- Land uses and building character.
- Control of population and building density.
- Prohibition on establishing more than one building on each land plot except pursuant to a subdivision decree.



- Compliance with engineering supervision over the implementation of the subdivision.
- Determining the location of the building in relation to the land plot, such as the building line, setbacks, heights and others.
- Prohibition of works that produce noise or disturbance.
- Prohibition of the establishment of temporary structures.
- Prohibition of the disposal of garbage and waste on the land plot on which the building is erected.
- Any other provisions that achieve these objectives.

The list of special conditions included on the final subdivision drawing shall form part of the subdivision decree, and the conditions contained therein shall be deemed easement rights for the purchasers and the subdivider.

Second: Improvements and Utilities Required to Be Provided on the Subdivision Land

All improvement and utility works required to be provided on the subdivision land must be carried out in accordance with the relevant Egyptian codes regulating the same.

The design and execution of public utility works must be carried out in accordance with the general strategic plans of cities and villages, the detailed plans, and the prescribed specifications and standards. Execution shall be carried out under the supervision and guidance of the authority competent for utilities, and subject to the conditions and rules it establishes for this purpose.

When the subdivider carries out the utilities, he must submit two sets of the necessary maps, drawings and specifications to the competent administrative authority. The design, preparation of maps, drawings and specifications shall be carried out by the specialized engineer or engineering office in accordance with the rules issued by decree of the competent minister.

Iron markers made of pipes or angles must be placed at the corners of blocks and land plots, fixed into the ground at a sufficient depth and in a manner ensuring that they cannot be removed. The subdivision must also be demarcated on site by placing concrete markers at its corners, constructed in a manner ensuring their permanence and in conformity with the drawings and dimensions determined by the administrative authority competent for planning and regulation affairs.



The subdivider shall be obliged to establish and provide the subdivision with public utilities as follows:

- Determining the landmarks of the subdivision on site, identifying the streets, squares, gardens, verges and other proposed public areas, and adjusting their levels according to the levels determined by the competent administrative authority.
- Establishing streets, verges and public squares, and paving them after completion of the execution of the other prescribed public utility works.
- Establishing public gardens and planted islands in streets and squares, and planting trees along the sides of streets and in gardens in accordance with what is determined by the competent administrative authority.

The subdivision must be provided with the prescribed internal water networks, and spraying and fire hydrants must be installed in the subdivision streets in accordance with the conditions, requirements and specifications established by the competent administrative authority and under its supervision.

The competent administrative authority may require an increase in the diameters of certain pipes to supply other areas outside the boundaries of the subdivision land. In such case, the said administrative authority shall bear the additional costs, in addition to the costs of establishing the tanks and boosters.

The subdivision must be provided with an electricity network for the subdivision buildings, as well as a public lighting network. This shall include cables, poles and their appurtenances in areas where electricity supply is available. The entity responsible for the electricity utility shall bear the costs of establishing the high-voltage network, its transformers and the necessary kiosks, as well as the costs of additional works it deems necessary to increase the capacity of the network to supply areas outside the subdivision.

The subdivision land must be provided with a sewerage network if there is a public sewerage network to which the subdivision sewerage network can be connected, in accordance with what is determined by the competent administrative authority. The subdivision network must also include street drainage inlets and the pumping stations necessary to serve the subdivision. If the competent administrative authority considers it necessary to increase the diameters of certain pipes, it shall bear the costs of such increase. Sewerage works shall be designed and executed in accordance with the conditions determined by the entity responsible for the sewerage utility.



In areas where there is no public sewerage network, or where connecting the subdivision to public sewerage networks is not appropriate, liquid waste shall be discharged by a suitable disposal method approved by the competent administrative authority. In such case, the method of disposal must be stated in the subdivision approval.

In the case of drainage by septic tanks or any other similar means, the following must be observed:

- The area of the land plot prepared for residential use shall not be less than 300 m².
- The structure allocated for drainage, or any part thereof, shall be at a distance of not less than three metres from the boundaries of the land plot on which it is established.
- The prescribed conditions and specifications must be observed in the drainage system.

If the area of the subdivision exceeds 30,000 m², the administrative authority may require the subdivider to provide the subdivision with a suitable means of waste disposal.

Article (54):

Subdivision projects of a special nature shall include the following:

1. Subdivision on plateau, slope and hill lands

Any person establishing a subdivision on sloping land whose average slope is 15:100 (fifteen to one hundred) or more shall observe the following:

- He shall submit sufficient detailed data on the geological properties and characteristics of the land, including soil types, in order to verify the availability of safety elements when building on the site.
- The areas of the plots shall be suitable, and the plot area may increase above the normal rate as the slope increases.
- He shall submit detailed drawings and sections of excavation and filling works, indicating the specifications of filling works, the degree of slopes, retaining walls and others.
- Easy access shall be ensured to the sites where excavation and filling works have been carried out, in order to perform the necessary periodic maintenance works.



- Suitable means shall be ensured for the drainage of liquid waste and sewage, and drainage into septic tanks shall be avoided in order to prevent the accumulation of liquids beneath the ground surface.
- For considerations based on the low rate of traffic movement in subdivisions on slopes, streets of widths less than those of streets in ordinary subdivisions may be permitted.
- Street gradients shall be designed in accordance with engineering principles, while reducing horizontal and vertical curves as much as possible and ensuring access by firefighting personnel and their equipment to any place in the subdivision.

2. Subdivision on waterfronts, whether river, sea, lake or watercourse

Supplementary, and not alternative, requirements shall be established for subdivisions overlooking waterfronts, in coordination with the Environmental Affairs Agency and other relevant entities. Such requirements shall include:

- The necessity of carrying out filling operations for low-lying areas, while observing soil testing, selecting suitable materials for filling, carrying out compaction, and providing a means for surface water drainage.
- Providing connections, passages and walkways for access to the waterfronts for subdivision owners, the public, and owners of rear land plots.
- Providing data on high and normal water levels, depth and shore slopes.
- Determining construction specifications for jetties, dams, bridges and retaining walls to prevent shore erosion.
- Determining the lines and marks of areas beyond which water-skiing and boating are prohibited.
- The special requirements prepared by the concerned entities for the protection of water resources.

Article (55):

The issuance of the subdivision decree shall result in the areas allocated to roads, streets, squares, gardens, parks and service facilities being deemed public utilities.



Article (56):

Special Requirements for Subdivision Projects in Villages

Where the owner wishes to subdivide the land into more than one plot, or to establish more than one building on the land plot, a subdivision project must be prepared in accordance with the following requirements:

- Each land plot must be bounded by a road or street on at least one side.
- The length of the planning block of the subdivision shall not exceed 100 metres.
- The length of roads with closed ends shall not exceed 50 metres.
- The minimum widths of the internal road and street network shall not be less than six metres, and the width of the village ring road shall not be less than eight metres, while observing hierarchy in the network according to the requirements of the subdivision.
- With respect to lands added to the urban boundary, the frontage width of the land plot permitted for building shall not be less than seven metres, and its depth shall not exceed twice the frontage.
- The area of the land plot shall not be less than 70 m² in villages, for lands located in the urban extension areas of the village.
- Heights shall be determined in accordance with what is stated in the general strategic plan.

Article (57):

Preparation and Approval Steps

An application for approval of the subdivision project, in areas that have approved plans, shall be submitted by the owner to the administrative authority competent for planning and regulation affairs, accompanied by the following documents and drawings according to the subdivision cases, as follows:



First: With respect to the first case of subdivision projects in cities and villages:

- A copy of the approval issued regarding the validity of the site from the planning perspective, indicating in particular the prescribed uses in accordance with the approved plans of the city or village.
- Documents proving ownership of the subdivision land.
- The receipt evidencing payment of the due fee.
- A map or cadastral drawing at an appropriate scale showing the location of the land subject of the subdivision application in relation to existing or planned roads.
- Three copies of the land subdivision project at an appropriate scale showing the nature of the subdivision.

The drawings must be approved by a specialized engineer or engineering office in accordance with the decree of the competent minister in this regard.

The subdivision project must include the following data:

- Scale, north direction, and date of submission of the project.
- Name and address of the owner applying for subdivision, and of the specialized engineer or engineering office that prepared the subdivision project.
- The lengths of the boundaries of the subdivision land and its relationship to roads, subdivisions and neighbouring areas, building lines, and plot dimensions, with a statement of plot and block numbers.
- Existing general uses of the property, locations of buildings, if any, and newly introduced uses.

Second: With respect to the second case of subdivision projects in cities and villages:

- A copy of the approval issued regarding the validity of the site from the planning perspective, indicating in particular the prescribed uses in accordance with the approved plans.
- A map or cadastral drawing at a scale of not less than 1:5000 showing the location of the land subject of the subdivision application in relation to existing or planned roads.
- Documents proving ownership of the subdivision land.



- The receipt evidencing payment of the due fee.
- Seven copies of the cadastral survey map of the land showing the boundaries of the subdivision land, the dimensions of such boundaries and the contour lines of the land, and, if necessary, vertical sections at suitable intervals, at a scale of 1:1000 and fulfilling the instructions and data established by the aforementioned administrative authority.
- Seven copies of the land subdivision project at a scale of 1:1000 showing the nature of the subdivision, in order to verify the suitability of the project.

The drawings must be approved by a specialized engineer or engineering office in accordance with the decree of the competent minister in this regard.

The subdivision project must also include the following data:

- Numbers, dimensions and areas of the plots and blocks created by the subdivision, recorded in a table.
- The proposed building lines in the subdivision and the passages allocated for public utility lines.
- The sheet of special requirements for building works.
- The list of special conditions for the subdivision attached to the project.
- The programme for implementing the subdivision and its phases.
- The programme for implementing public utilities on the subdivision land.
- The land-use budget of the subdivision land, indicating in particular:
 - The proposed sites allocated for residential buildings or commercial or industrial purposes, if any.
 - Land plots allocated for public service facilities, their dimensions and areas, and the type of allocation.
 - The area of roads, squares, gardens and public spaces, their widths and lengths, their connection to existing roads in neighbouring subdivisions and areas created by the subdivision, and their ratio to the area of the subdivision land.
- A declaration signed by the owner relinquishing the land allocated for public services and roads required by the subdivision project in accordance with what is stated in the approved plans.



Article (58):

Examination and Approval of the Subdivision Project

The administrative authority competent for planning and regulation affairs shall examine the subdivision project and notify the applicant as follows:

- In the event of acceptance or rejection of the project, the applicant shall be notified within three months from the submission of the application for approval of the subdivision project, together with the reasons for rejection.
- In the event that there are comments on the project, the applicant shall be notified of such comments within one month from the submission of the application for approval of the subdivision project.

In such case, the subdivider shall prepare the subdivision project after addressing the comments and submit it to the administrative authority competent for planning and regulation affairs within a period not exceeding six months from the date of his notification of the comments, provided that the amended drawings shall be approved by a specialized engineer or engineering office in accordance with the decree of the competent minister in this regard. If the six-month period expires without submitting the project after amendment, the application for approval of the subdivision shall lapse, unless the aforementioned administrative authority agrees to extend such period for another period.

The administrative authority competent for planning and regulation affairs shall decide on the amended subdivision project by approval, amendment in light of the same comments made on the project, or rejection, within a period not exceeding one month for the first case of subdivision cases, and two months for the second case of subdivision cases, from the date of submission of the amended project.

In the event of amendment or rejection, the same procedures referred to in the preceding paragraphs shall be followed.

In the event of approval, the following shall be followed:

- With respect to the first case of subdivision cases, the general department for planning and urban development shall prepare a memorandum for the draft approval decree and submit it to the competent approving authority or its delegate in accordance with the Delegation Law. Two copies of the subdivision project shall be certified as approved.



- With respect to the second case of subdivision cases, the general department for planning and urban development shall prepare a memorandum for the draft approval decree and submit it to the approving authority. Two copies of the subdivision project shall be certified as approved.

A copy of the approved subdivision project, a copy of the cadastral survey of the site, and a copy of the approval decree shall be kept at the general department for planning and urban development.

A copy of the approved subdivision project, the cadastral survey of the site, and the approval decree shall also be sent to the competent local unit.

A special register shall be established at the administrative authority competent for planning and regulation affairs, in which the decisions approving subdivision projects and the data and procedures relating thereto shall be recorded. Its pages shall be stamped and numbered in serial numbers, and shall contain the basic data for each project, the number and decision approving the subdivision application and its date, and the number and decision of approval and the date of its publication in the Egyptian Gazette.

The owner shall be delivered a copy of the approved subdivision project and a copy of the approval decree.

Article (59):

In the event of amending an approved or existing subdivision, the same procedures stipulated in the preceding Articles shall be followed.

Article (60):

Advertising Subdivision Projects

The project owner, whether a governmental or public entity, company or individual, shall deposit the following documents with the Directorate of Survey and the competent Real Estate Publicity Office:

With respect to the first case of subdivision projects:

A copy of the approved subdivision project and a copy of the approval decree.



With respect to the second case of subdivision projects:

- A copy of the approved subdivision project and a copy of the approval decree.
- A recent cadastral map defined by national coordinates and at least one benchmark point for measuring elevation above sea level, on which the subdivision to be advertised is plotted, provided that it is approved by the administrative authority competent for planning and regulation affairs, and that the subdivision land plots are marked thereon, numbered and specified by area in square metres, and that the boundaries and widths of roads appear thereon.
- A complete file of description cards for all subdivision land plots, specifying the coordinates and dimensions of each plot separately, and indicating its neighbouring boundaries, entrances from roads, infrastructure networks, its private house connections, and building conditions including front, side and rear setbacks, building ratios, heights and any other regulatory conditions.
- Cadastral maps on which the road networks, regulation lines, namely ownership boundaries, drinking-water and irrigation networks, if any, the public firefighting network, sewerage networks, electricity supply networks, telecommunications networks, and gas networks, if any, are plotted.
- Evidence of whether public utility networks have been established and connected, or evidence of payment of the required cost for connecting the networks.

In both subdivision cases, the project owner shall obtain a certificate confirming completion of the deposit.

Article (61):

The project owner shall submit an application to advertise the project to the administrative authority, accompanied by the certificate confirming completion of the deposit. If the utility networks in the project have not been implemented, a bank letter of guarantee shall be submitted for implementing the utilities according to the values determined by the relevant companies. By agreement with the project owner, the administrative authority may carry out the implementation itself or through the competent entities, by deduction from the value of the letter of guarantee.



Article (62):

The official at the entity responsible for advertising shall not approve the advertisement unless he has obtained from the project owner the following documents:

- The certificate confirming completion of the deposit.
- The decree approving the subdivision subject of the advertisement, with respect to governmental and public entities.
- Evidence of the connection of utilities, or a copy of the letter of guarantee stipulated in the preceding Article.

Article (63):

With respect to subdivision projects in industrial and commercial areas, the subdivision rules shall be determined in accordance with the detailed plan that sets out the cases, conditions and procedures of subdivision. Subdivision applications shall be approved by the administrative authority competent for each activity, namely the General Authority for Industrial Development or the Internal Trade Development Authority, in accordance with the procedures followed for approving subdivisions pursuant to the Law and these Regulations.



Chapter Five: Replanning Areas and Unplanned Areas

Article (64):

Replanning areas to which the cases stipulated in the Law apply, and which are approved by the Council based on a submission by the competent governor, shall be designated as areas subject to the modification of land uses when preparing the general strategic plan for the city or village or the detailed plan, in accordance with the following foundations and standards:

- The area must be one of the priority projects agreed upon by the relevant parties and included in the strategic plan as areas whose use has been changed according to the outputs of the general strategic plan or the detailed plan in this regard.
 - The modification of land use must benefit such land as a result of the modification on the one hand, and the administrative authority within whose jurisdiction the relevant area falls and all citizens of the city or village on the other hand.
 - The modification of use must maximize the benefit to the residents of the city and the area, and must contribute to the implementation of the general strategic plan and its outputs.
 - A mechanism for implementing the modification must be available.
-

Article (65):

The same procedures for preparing and approving the detailed plans for the areas included in the general strategic plan of the city or village, or the detailed plan, shall be followed in respect of replanning areas that are designated and announced by a decree of the competent governor and approved by the Council.



Article (66):

The steps and procedures for negotiating with the owners of real estate and lands within the area of use modification and replanning shall be carried out as follows:

- Violations in the area shall be identified through the competent departments.
- Pursuant to the statement designating the replanning areas issued by the competent governor and approved by the Council, an announcement shall be made at the administrative authority to which the area is subject, describing the modification area, its boundaries and area, so that owners of constructed properties located within the designated area, or vacant lands therein, may submit, within one month from the date of announcement, the documents evidencing ownership of such land and the relevant property, namely the registered contract.
- The administrative authority shall draw up an agreement between the owners willing to do so for the redistribution of ownerships according to the outcome of the replanning works, with the same shares and according to the exploitation ratios determined in the plan.
- The administrative authority shall undertake the expropriation procedures for the purpose of replanning in respect of owners who do not agree to participate in the redistribution of ownerships and shares, in accordance with the procedures relating to expropriation and the compensation determined therefor as set out in Law No. 10 of 1990 concerning the expropriation of real estate for public benefit.
- The administrative authority shall prepare an inventory of the units of non-owner occupants in the replanning area, in order to provide alternative housing or alternative activity premises, while ensuring the provision of housing or alternative activity premises of the same area and same standard.
- The administrative authority shall provide them with temporary housing or temporary activity premises until the alternative unit is prepared, or shall pay an appropriate rental value until the transfer to the new housing or activity premises is completed.

The general department for planning and urban development in the competent governorate shall also carry out the procedures followed in preparing and approving the replanning project, in accordance with the same procedures followed for preparing and approving the detailed planning project for the city or village.



Article (67):

The governor shall form a committee for inventory and negotiation with owners in the city replanning area as follows:

- The head of the city or district, as chairman.
- A representative of the Real Estate Tax Authority.
- A representative of the Real Estate Publicity Office.
- A representative of the Survey Authority.
- The chairman of the local popular council of the city.
- Three public figures from the project area.

In the case of a village, the committee shall be formed as follows:

- The head of the administrative committee, as chairman.
- A representative of the Real Estate Tax Authority.
- A representative of the Real Estate Publicity Office.
- A representative of the Survey Authority.
- A representative of the agricultural association.
- The chairman of the local popular council of the local unit.
- The village mayor.
- Three public figures from the project area.

Each committee may seek the assistance of whomever it deems appropriate to perform its work.



Article (68):

The inventory and negotiation committee shall undertake the following tasks:

- Preparing an inventory of the properties within the project area and the names of occupants and owners.
- Reviewing ownership documents.
- Reviewing occupants' documents.
- Reviewing existing violations.
- Conducting preliminary negotiations with owners and occupants in light of what is received from the valuation committee stipulated in the following Article.

The committee shall prepare a preliminary report signed by all members of the committee and submit it to the governor, so that he may determine, in light thereof, the priorities for dealing with the area.

Article (69):

Valuation Committee

The competent governor shall assign the valuation works to one or more valuers, or to a committee of real estate valuers accredited by the General Authority for Mortgage Finance, to carry out the following works:

- Inspecting the project site.
- Preparing valuation maps.
- Preparing an advisory report estimating the total compensation payable to owners according to the conditions of the properties in the area.
- Estimating the share of the property according to the draft detailed plan prepared by the consultant or expert.

Upon reaching the valuation result, it shall be submitted to the governor for announcement and posting in a visible place at the governorate headquarters, the premises of the competent administrative authority, and any other place where the governor deems it necessary to post it.



Article (70):

If the governor approves the selection of the area as a priority replanning area, and it is approved by the Council, the negotiation committee shall be assigned to carry out the following procedures:

- Invite the owners in the area to a public meeting to determine the negotiation mechanisms, which shall be based on either of the following two options:
 - (a) Financial compensation before implementation of the replanning project.
 - (b) Waiting until replanning is completed and receiving in-kind or monetary compensation after implementation of the project.
- Negotiations shall be conducted with each owner individually in respect of those who have not agreed to either of the two preceding options.
- A report on the results of the negotiations shall be prepared and submitted to the competent governor.

Article (71):

The foundations and standards for determining unplanned areas subject to improvement and development, as designated by the announcement issued by the competent governor and approved by the Council, shall be the same foundations and standards for determining replanning areas referred to in the preceding Articles.

The general department for planning and urban development in the competent governorate shall prepare the development and improvement plan for the area in accordance with the procedures followed for preparing and approving detailed plans.

The administrative authority shall also negotiate with the owners of properties and vacant lands in the area in accordance with the same procedures set out for negotiation with owners of replanning areas.



Chapter Six: Restriction or Exemption from Building Requirements and Change of Use

Article (72):

The competent governor, on his own initiative or based on an application submitted to him, shall submit a request for restriction to the Council, indicating the current requirements, the proposed restrictions required, their purpose, and a proposal for any compensation due, if warranted, and its sources.

The Technical Secretariat of the Council shall prepare a comprehensive memorandum on the matter and shall carry out the necessary technical inspections if required, provided that the memorandum shall indicate the requested exception, its purpose, and the opinion of the competent governor.

The matter shall be presented to the Council. In the event of approval, the governor shall be notified of the approval, the compensation due, and the entities responsible for disbursing it.

Article (73):

For the exemption of a city, area, part thereof, or a specific building from the building requirements, and for change of use, the following steps shall be followed:

- The concerned party shall submit an exemption application to the governor, indicating the requested exemption, accompanied by a cadastral map of the site or a certificate of site validity for construction, if any. If the competent governor approves, the application shall be sent to the Technical Secretariat of the Council.
- The Technical Secretariat shall prepare a memorandum on the matter, indicating the requested exemption, its purpose, the effects that may result therefrom, and the estimated cost of the betterment charge that will accrue based on such exemption, in coordination with the concerned entities.
- The matter shall be presented to the Council in the presence of the governor. In the event of approval, the governor shall notify the concerned party of the approval of the exemption and determine the betterment charge in accordance with the provisions of Law No. 222 of 1955 concerning the betterment charge for real estate that benefits from an improvement due to public benefit.



Article (74):

For changing the use of lands in an area, part thereof, or a specific building, the following steps shall be followed:

The concerned party shall submit his application to the governor, indicating the requested change and accompanied by a cadastral map of the site showing the land or building whose use is to be changed. If the competent governor approves, the application shall be sent to the Technical Secretariat of the Council.

The Technical Secretariat shall prepare a memorandum on the matter, indicating the requested change of use, its purpose, the effects that may result therefrom, and the estimated cost of the betterment charge that will accrue as a result of such change, in coordination with the concerned entities.

The matter shall then be presented to the Council in the presence of the governor. In the event of approval, the governor shall notify the concerned party of the approval of the change and determine the betterment charge in accordance with the provisions of Law No. 222 of 1955 concerning the betterment charge for real estate that benefits from an improvement due to public benefit.

Part One: Urban Planning

Chapter Seven: Aspects of Disbursement of Fee Proceeds

Article (75):

The aspects of disbursement of the fees referred to in Article (19) of the Law shall be as follows:

- Preparing detailed plans within the approved urban boundaries of cities and villages.
- Valuation committees formed as part of preparing detailed plans for dealing with replanning areas and unplanned areas.
- Rewarding employees of the departments competent for implementing the provisions of the Law, pursuant to a decree issued by the competent governor.



Article (76):

With respect to fees relating to industrial and commercial areas, the competent governor shall issue a decree determining such fees after the approval of the local popular council and after presentation by the administrative authority competent for the activity, namely the General Authority for Industrial Development and the Internal Trade Development Authority.

Part Two: Urban Harmony

Article (77):

The National Organization for Urban Harmony shall establish an affiliated regional centre in each economic region, to exercise the competencies of the Organization in such region, provide technical support to entities related to urban harmony in the region, and follow up the implementation of the Organization's projects in the governorates affiliated therewith.

By decree of the head of the Organization, branches and offices may be established for it in governorate capitals, places deemed to be cities, tourist areas, new urban agglomerations, and areas of distinctive value throughout the Arab Republic of Egypt.

A decree shall be issued by the Board of Directors of the Organization regulating the regional centres, branches and offices, and determining their competencies and fields of work.

Article (78):

The Board of Directors of the Organization shall be the supreme authority supervising its affairs and managing its matters. It may establish such departments, at their various levels, as may be necessary to achieve the objectives of the Organization, provided that it determines their duties and competencies.



Article (79):

The Chairman of the Board of Directors of the Organization shall form scientific committees to establish the foundations, standards and manuals of urban harmony in the various fields, such as:

- Heritage areas.
- City centres.
- City entrances.
- Advertisements.
- External lighting and illumination.

The Minister of Culture shall present such foundations, standards and manuals to the Supreme Council for Planning and Urban Development for approval. The aforementioned foundations, standards and manuals shall be reviewed once every three years, or whenever the need arises for a specific manual or more, and the Board of Directors of the Organization shall assess such need.

Article (80):

The Organization shall determine areas of distinctive value in accordance with the foundations and standards it establishes for their preservation, and a decree in respect thereof shall be issued by the Supreme Council for Planning and Urban Development.

In determining such areas, it shall be taken into account that one or more of the following elements is present:

- The area has a distinctive urban character or aesthetic expression, or has a road network or urban fabric representing one of the stages of urban growth or historical development.
- The area contains archaeological buildings pursuant to Law No. 117 of 1983 concerning the protection of antiquities, or buildings of a distinctive architectural style pursuant to Law No. 144 of 2006 concerning the regulation of the demolition of buildings not in danger of collapse and the preservation of architectural heritage, and such buildings affect the urban character of the area as a whole.



- The area is associated with cultural, historical, political or military events, or expresses social, economic, artistic or functional values, or contains established historical or scientific indications or information in one of the aforementioned fields.
- The area is associated with an important event or figures that clearly influenced the history of the State.
- The area constitutes an axis or route of movement leading to areas, buildings or uses that are important or of distinctive value.
- The area represents a civilizational area with a distinctive culture and nature belonging to a historical or present human group.
- The area is of natural value, characterized by aesthetic landmarks or distinctive natural or geological formations, or is one of the sites of nature reserves pursuant to the Nature Reserves Law No. 102 of 1983 and the Environment Law No. 4 of 1994.

Article (81):

The Organization shall establish a database that includes an inventory of buildings and the designation of areas of distinctive value. It shall establish the foundations and standards of urban harmony necessary for dealing with them, which must be complied with in respect of such buildings and areas.

The work of the committees formed pursuant to the aforementioned Law No. 144 of 2006 and the records of the Supreme Council of Antiquities shall be deemed important sources for the database.

Article (82):

Compliance with the foundations, standards and manuals of urban harmony established by the Organization and approved by the Supreme Council shall be required when issuing licences in cases of modern buildings, total and partial modifications to existing buildings, reconstruction, and also when implementing elements forming urban spaces, such as roads and pavements.



Article (83):

When issuing licences for demolition, downgrading, or the execution of internal modifications in buildings of distinctive value, compliance with the following shall be observed:

- The possibility of preserving the façade containing distinctive architectural elements while demolishing the remainder of the building, wholly or partially, as the case may be, in order to preserve the distinctive architectural styles of buildings and areas.
 - Taking the necessary procedures to preserve the safety of the distinctive building in cases of demolition, downgrading, or construction of buildings adjacent thereto, so that the distinctive building is not affected by such works.
-

Article (84):

When issuing building licences, compliance with the following shall be observed:

- Completing the building façades in a manner that conceals incomplete structural elements and various installations visible from the street.
 - Ensuring that the colour or colours of the building façades do not clash with the colours of the surrounding façades, so as to create a sense of aesthetic harmony and preserve the architectural and urban character of the area.
 - Providing appropriate solutions to prevent the principal façades of buildings from being visually disfigured by mechanical installations or electrical works, such as air-conditioning units, terrestrial and satellite antennas, and drainage and supply pipes.
-

Article (85):

The foundations, standards and manuals of urban harmony established by the Organization shall be applied when issuing licences in cities, districts and new urban communities, whether established by the State or the private sector. This shall include pavements, pedestrian paths and any other elements referred to in the urban harmony manuals.



Article (86):

When issuing licences for building and construction works in areas of distinctive value, architectural elements, statues, contents, or fixed or movable decorative units forming integral parts thereof may not be moved or transferred.

Article (87):

The Organization may enter into agreements with governmental or public entities, companies, civil associations, or individuals for the preparation of urban harmony projects and studies in its capacity as a specialized consultancy entity for financial consideration.

The Chairman of the Board of Directors shall sign the aforementioned agreements and determine the purposes for which the financial consideration received by the Organization shall be disbursed.

Article (88):

The Organization shall establish the controls and conditions that must be fulfilled by consultancy offices and experts specialized in its fields of work for registration in registers prepared for that purpose. Such registration shall be renewed every three years in accordance with the controls established by the Organization.

The Organization shall form a committee for the registration of consultancy offices and experts, to be established by a decree of the Chairman of the Board of Directors, particularly in the following fields:

- Landscape and site coordination.
 - Technical restoration.
 - External lighting and illumination.
 - Execution of advertisements.
 - External maintenance of buildings of distinctive value.
-



Article (89):

The approval of the National Organization for Urban Harmony must be obtained before placing any artwork in a public space, in order to ensure that the work is compatible with its urban surroundings and is not exploited for publicity or advertising purposes.

Article (90):

Subject to the application of the foundations and standards for advertisements set out in the relevant manual issued by the National Organization for Urban Harmony, the following shall be observed when issuing advertising licences:

- Public morals and respect for religions shall be observed, and the form and content of the advertisement shall not conflict with its urban surroundings.
- It shall be prohibited to place any advertisement or publicity material on public artworks.
- No advertisements or signs of any form may be fixed above or on the façades of buildings registered as having a distinctive architectural style pursuant to the aforementioned Law No. 144 of 2006.
- It shall be prohibited to place any advertisement in the centre of any square, in order to prevent the name of the square or its architectural and urban elements from becoming associated with any commercial product.
- No advertisements or signs may be placed in a manner that obstructs the view of building façades from the street.
- Advertisements or signs shall not be placed on the building façades themselves. They shall be reorganized and coordinated at building entrances in a manner that does not obstruct movement.
- Commercial shop façades shall not project beyond the regulation line of the building façade. Harmony in colours and materials between the façades of adjacent shops and their advertising signs shall be observed. The façade or advertising sign of a commercial shop shall not clash with the building façade or its architectural style, and the shop façade shall not exceed the area allocated thereto.
- Any advertisement, informational sign, shop façade, or name of an office or company must be written first in Arabic. The wording may also be repeated in any other language, in compliance with the provisions of Advertising Law No. 66 of 1956.



Part Three: Regulation of Building Works

Chapter One: General Building Requirements

Article (91):

The provisions of this Part shall apply to all urban development works in local administration units, tourist and industrial areas, new urban communities, and to buildings and residential agglomerations designated by a decree of the competent minister.

The entities responsible for implementing the provisions of the Law and these Regulations shall prepare and maintain the forms, applications, certificates and registers stipulated in these Regulations.

Article (92):

No building licence may be issued for any building on any land plot unless it conforms to the planning and building requirements applicable to the various land-use areas and issued by the competent administrative authority.

Article (93):

The minimum clear internal height of each floor, measured from the finished floor level to the underside of its exposed ceiling, shall be 2.70 metres on all floors.

Such height may be reduced to 2.30 metres in respect of entrances, internal corridors, bathrooms, laundry rooms, building guards' rooms and similar spaces, as well as sloping parts of upper ceilings, provided that such sloping parts do not exceed 25% of the area of the room.



Article (94):

The internal area of any room of the building or any of its utilities, or any dimension thereof, shall not be less than the following:

Use	Minimum Internal Area (m ²)	Minimum Dimension (m)
Residential rooms	7.5	2.5
Toilet	0.80	0.80
Kitchens	3.00	1.50
Bathrooms	1.50	1.20

Every building comprising more than six units must provide a room for the building guard, equipped with a toilet containing a WC and a washbasin for hand washing, provided that the area of the room shall not be less than 6 m² and that no dimension thereof shall be less than 2.25 m.

Article (95):

Without prejudice to the provisions of the laws and regulations governing commercial premises and the applicable codes, where a covered commercial centre or market is established inside a building, toilets must be provided and prepared for use by the owners of the commercial shops, their employees, and visitors thereto.

Article (96):

Each room or building utility of residential units must have one or more openings for natural ventilation and lighting overlooking a road or a courtyard satisfying the requirements set out in these Regulations. The total area of the opening shall not be less than the following:

- 8% of the floor area of residential rooms.
- 10% of the floor area of any building utility, including bathroom, kitchen, toilet, stairwell on the floor, and the like.



Where there are several openings, the required opening area shall be calculated on the basis of the total areas of the openings, provided that the area of a single opening shall not be less than half a square metre for residential rooms, offices and stairwells, and not less than one quarter of a square metre for building utilities.

Areas allocated for living, including salon, dining room and reception room, shall be treated as residential rooms.

These provisions shall not apply to distribution halls, corridors, entrances, mezzanines, elevator shafts, machine and equipment rooms, pump rooms, tank rooms, boiler rooms, transformer rooms, distribution boards and the like.

Openings for ventilation and lighting may be made in the ceiling according to the percentages set out in this Article, provided that such openings are directly connected to the external air and are provided with suitable opening and closing means.

Except for kitchens of residential units, offices and building utilities may be artificially lit and ventilated. However, in the case of hotels, hospitals, public buildings and administrative buildings where artificial ventilation is not available, the courtyard allocated for ventilating and lighting bathrooms and toilets attached to rooms may have an area of not less than 1.5 m², and no dimension thereof shall be less than one metre.

Openings in the façades of administrative buildings shall be exempt from the percentages specified in these Regulations.

Kitchens in residential units may form part of the living room space, provided that the required ventilation for the living room is provided in accordance with the provisions of these Regulations from the part opposite the kitchen, with suitable mechanical ventilation being provided for the kitchen where necessary.

The following requirements must be observed in respect of openings:

- Where there is a door opening directly onto a stair flight, a distance of not less than one metre must separate them.
- The sill height of windows shall not be less than 0.9 metre, except where balconies or terraces exist in front of such windows from the outside, or where fall-prevention barriers, namely railings, exist at a height of not less than 0.9 metre.
- The opening must be connected to the external air by its full area. Any opening connected to a mechanical air-conditioning device shall not be deemed a ventilation opening.



Article (97):

The minimum widths of doors shall be as follows:

Use	Minimum Door Width
Residential rooms and offices	80 cm
Kitchens, bathrooms and toilets	70 cm
Commercial shops	100 cm
Garages	280 cm

Article (98 bis):

With respect to lands where the area permitted to be built upon on the ground floor does not exceed 100 m² and the permitted height does not exceed 19 m, when buildings are erected, heightened, or modified, the courtyards allocated for lighting and ventilating rooms and building utilities must satisfy the requirements set out in the following table:

Part of the Building Required to Be Lit and Ventilated	Type of Courtyard	Minimum Courtyard Dimensions	Minimum Courtyard Area
Residential rooms and offices	External	2.5 m	—
Residential rooms and offices	Internal	2.5 m	Square of one-fifth of (H)
Bathroom, kitchen, toilet, staircase, places allocated for washing and storage	External	2 m	—
Bathroom, kitchen, toilet, staircase, places allocated for washing and storage	Internal	2 m	6 m ²

(H) equals the height of the highest façade of the building overlooking the courtyard, measured from the sill of the first opening required to be lit and ventilated from such courtyard.



Each lightwell or open courtyard must be provided with the necessary installations for rainwater drainage.

Article (98):

When buildings are erected, heightened, or modified, the courtyards allocated for lighting and ventilating rooms and building utilities must satisfy the requirements set out in the following table:

Part of the Building Required to Be Lit and Ventilated	Type of Courtyard	Minimum Courtyard Dimensions	Minimum Permitted Courtyard Area
Residential rooms and offices	External	0.25H or 3 m, whichever is greater	—
Residential rooms and offices	Internal	0.25H or 3 m, whichever is greater	9 m ² or the square of one-quarter of the height, whichever is greater
Bathroom, kitchen, toilet, staircase, places allocated for washing and storage	External	2.5 m	—
Bathroom, kitchen, toilet, staircase, places allocated for washing and storage	Internal	2.5 m	7.5 m ² if H is less than or equal to 10 m
Bathroom, kitchen, toilet, staircase, places allocated for washing and storage	Internal	2.5 m	10 m ² if H is less than or equal to 20 m
Bathroom, kitchen, toilet, staircase, places allocated for washing and storage	Internal	2.5 m	12.5 m ² if H is less than or equal to 30 m
Bathroom, kitchen, toilet, staircase, places allocated for washing and storage	Internal	2.5 m	The area shall increase by 2.5 m ² for each additional 10 m of height



(H) equals the height of a building façade overlooking the courtyard, measured from the sill of the first opening required to be lit and ventilated from such courtyard.

Where projections or cornices are made, they must not reduce the minimum courtyard area according to the ratios indicated in the above table.

Each lightwell or open courtyard must be provided with the necessary installations for rainwater drainage.

Article (99):

Where there are rooms or utilities for which it is not possible to open a window directly overlooking the road or courtyard, setbacks, namely pocket shafts, may be made in the façades of buildings overlooking public or private roads or courtyards for the purpose of lighting and ventilation. In such case, the depth of the setback shall not exceed twice its minimum width, and the window shall be on the side facing the road or direct courtyard. Balconies may be made in the setback within the limit of half its width only.

Article (100):

Staircases must satisfy the requirements set out in the following table:

Requirement	Prescribed Measurement
Clear length of the step	110 cm if the number of units on the floor does not exceed four units.
Clear length of the step	130 cm for the main staircase and 110 cm for the secondary staircase if the number of units on the floor exceeds four units.
Cross-section of the step	Tread shall not be less than 27 cm.
Cross-section of the step	Riser shall not exceed 17 cm.
Maximum number of consecutive steps	14 steps, followed by a landing whose width shall not be less than four treads.
Minimum height of the railing	90 cm.

The minimum clear height above any step must be 2.1 metres.



The staircases of towers of places of worship shall be exempt from these requirements. As for spiral and fan-shaped staircases, they must satisfy the requirements set out in the table, provided that the width of the tread shall be measured at a distance of 45 cm from the end of the step at the inner curve.

Article (101):

No staircases or any other structures may be established if they would reduce the dimensions and areas of courtyards below the minimum limits stipulated in the provisions of these Regulations. Installation of elevators in buildings erected before the issuance of the Building Law shall be exempted from this prohibition, provided that such installation does not obstruct lighting or ventilation, or affect the routes of the property's utilities or its structural safety.

Article (102):

Owners of adjoining properties may agree to establish common courtyards satisfying the conditions stipulated in these Regulations. Such common courtyards may not be separated except by a barrier that does not block light or prevent air, and whose height does not exceed three metres, including the height of the wall on which the barrier is erected, provided that the height of the wall shall not exceed 1.8 metres. The owners must register the contract evidencing such agreement for the benefit of the buildings before a licence is granted to any of them, while observing the rules applicable to border governorates.

Where common courtyards are established between more than one building owned by a single owner, or where part of an adjacent land plot owned by the same owner is allocated as a courtyard for the benefit of the building, the contract evidencing such agreement for the benefit of the buildings overlooking them must be registered before granting the building licence.



Article (103):

Projections may be made in the façades of buildings erected on the boundary of any public or private road, in accordance with the following conditions:

- A cornice or window projection may be made on the ground floor, provided that it is established at a height of not less than two and a half metres from the pavement surface level, and that its projection beyond the façade plane does not exceed 10 cm in streets whose width ranges between eight and ten metres, and 20 cm in streets whose width exceeds that.
- In buildings erected on the road boundary, the height between the underside of any part of balconies or bay projections and the upper surface of the pavement edge, or the level of the street axis where no pavement exists, shall not be less than four metres.
- The height of the railings of terraces, balconies and open staircases shall not be less than 0.9 metre for the first five floors above pavement surface level. This height shall increase by 5 cm for each following floor, up to a maximum of 1.2 metres. The railing must be designed in a manner that prevents the fall of objects having diameters of 10 cm or more.
- The maximum projection of open balconies shall not exceed 10%, and bay projections shall not exceed 5%, of the road width, provided that the projection in both cases shall not exceed 1.25 metres. In addition, 1.5 metres from the boundaries of adjacent buildings must be left without any projection of open balconies. If the external angle between the façades of two adjacent buildings is less than 180 degrees, one and a half metres from the midpoint of the angle on both façades must be left without any projection. The length of the bay projection shall not exceed half the length of the façade. Non-residential buildings or floors shall be exempt from this condition.
- Projection by cornices or decorative elements may be made by 25 cm in excess of the projection permitted in relation to the road width pursuant to the preceding item, or from the façade plane in the parts where balconies or bay projections are not permitted on façades overlooking external courtyards.
- No projection of any balcony or veranda shall be permitted over a road or street whose width is less than six metres, or within the minimum limits of lightwells, courtyards and setbacks.



Article (104):

The height of service utility rooms on the roof, such as elevator rooms, stairwells, water tanks, central air-conditioning equipment and the like, shall not be included in the calculation of the building height. Their height shall be a maximum of five metres, except for elevator rooms, the height of which shall be in accordance with the technical requirements of elevators. They may not be used for purposes that conflict with the building services.

The area of service utility rooms on the roof shall not exceed 25% of the area of the ground floor, and they shall not collectively form a residential unit. Elevators may also reach the roof to serve it.

Article (105):

The designing engineer or engineering office shall observe the requirements of the companies competent for connecting utilities and services to the property.

Article (106):

Compliance with the provisions of the Egyptian Code for Design Principles and Execution Requirements for the Protection of Structures from Fire Hazards shall be required in the construction of buildings to be licensed, except for the following:

- Residential buildings, including apartments and villas, to which the following apply:
 - The floor level of the highest storey in the building does not exceed 16 metres from street level.
 - The area of any storey, including the basement, does not exceed 400 m².
 - The floor level of the basement, if any, is not more than three metres below street level.



- Administrative and professional occupancy buildings, commercial occupancy buildings, and the group of low-risk industrial and storage occupancies, where:
 - The floor level of the highest storey in the building does not exceed 4 metres from street level.
 - The area of any storey, including the basement, does not exceed 200 m².
 - The floor level of the basement, if any, is not more than three metres below street level.
-

Article (107):

Compliance with the provisions of the Egyptian Code for Design Principles and Execution Requirements for the Protection of Structures from Fire Hazards shall be required in the following cases:

- Extensions or vertical additions, even if they fall within the cases stipulated in the preceding Article, unless it is verified that the building, after modification, complies with the provisions of the Code.
 - When the type of occupancy of the building, or part thereof, is modified, provided that such modification complies with the requirements of the Code.
-

Article (108):

The detailed plan or the temporary planning and building requirements shall determine the conditions for providing parking spaces for buildings. The licence applicant in cities shall be obliged to provide such parking spaces, while complying with the provisions of the Egyptian Code for Safety Requirements for Multi-Purpose Structures, as well as Annex (A) of the same Code, particularly when calculating the number of parking spaces and the required area.

Villages shall be exempt from the requirement to provide parking spaces. The competent governor may, after the approval of the local council, establish requirements for providing parking spaces for certain villages or places therein if necessary.



Article (108 bis):

The designing engineer or engineering office shall comply with the general requirements for use by persons with disabilities, in accordance with the provisions of the Egyptian Code for the Design of External Spaces and Buildings for Use by Persons with Disabilities.

Part Three: Regulation of Building Works

Chapter Two: Documents and Procedures for Issuing Licences

Article (109):

The competent governor shall, after the approval of the local popular council of the governorate, issue a decree determining the fees due for issuing the licence.

The licence applicant shall pay a security deposit equal to 0.2% of the value of the works for which the licence is requested. Such deposit shall be allocated to meet any expenses and requirements that may be necessary, such as removing or correcting violating works, removing road occupancies, removing construction waste, and repairing any damage that may occur to utilities or streets.

Article (110):

The citizen shall submit an application to the administrative authority to obtain a statement of site validity for construction from the planning perspective and the building requirements. The application shall specify the address and boundaries of the site, and shall be accompanied by a sketch showing the site and the roads leading thereto, signed by the applicant, a copy of the national ID card of the applicant for the statement, and the receipt evidencing payment of the due fees, without requiring any other documents.

The administrative authority shall provide the applicant with evidence of receipt of the application on the date of submission.

The engineer of the competent administrative authority must inspect the site and review its status through the data available to the administrative authority.



The administrative authority shall issue the statement within one week from the date of submission of the application in accordance with the attached form. If there are obstacles at the site, the administrative authority must issue a statement mentioning the obstacles preventing the issuance of the validity statement.

Article (110 bis):

Without prejudice to the provisions of Article (110) of these Regulations, the procedures for issuing the statement of site validity for construction from the planning perspective and the building requirements, in respect of local administration units, shall be as follows:

(a) The citizen shall submit an application to the competent technological centre to obtain a statement of site validity for construction from the planning perspective and the building requirements. The application shall specify the address, boundaries and sketch of the site, indicating the roads leading thereto, and shall be accompanied by the following:

- A copy of the national ID card of the applicant for the statement.
- The receipt evidencing payment of the fees due for issuing the validity statement and the cadastral survey.

The applicant shall be given evidence of receipt of the application on the date of submission.

(b) The competent technological centre shall do the following:

- Prepare the cadastral survey of the land plot through an accredited surveying entity, namely the Military Survey Department, the Survey Directorate, the Utility Networks Centre at the governorate, or the Spatial Variables Unit.
- Send the application, its attachments and the cadastral survey to the competent department at the administrative authority.

All of the foregoing shall be completed within a maximum period of fifteen days from the date of submission of the application.

(c) The administrative authority shall issue the validity statement in accordance with the planning and building requirements of the area, or issue a statement of obstacles, within a maximum period of five days from the date of receipt of the cadastral survey, in accordance with the form attached to these Regulations. It shall be sent to the competent technological centre for delivery to the citizen.



Article (111):

General Contents of Engineering Drawings

All engineering drawings must include the following data:

- Name of the project, name of the owner, and address of the site.
- Name of the designing engineer or the office responsible for the design, its address, registration number with the Engineers Syndicate, and engineering register number.
- Drawing scale.
- Date of preparation of the drawing.
- Drawing title and number.
- Subsequent amendments, their dates, a summary of such amendments, and indication of their location on the drawing after the amendments have been made. The engineer supervising execution must keep a copy of the drawings before and after each amendment for reference when needed.
- Date of issue of the drawings and their sequence.

Article (112):

Documents Required for Obtaining a Building Licence

The licence application shall be submitted to the administrative authority on the form attached to these Regulations by the engineer or engineering office, accompanied by the following documents:

- Documents evidencing ownership of the land subject of the licence.
- A copy of the national ID card of the person in whose name the licence will be issued.
- Attendance of the person in whose name the licence will be issued, or his legal representative, to authorize the engineer or engineering office to proceed with the procedures for obtaining the licence.
- Calculation of the value of the works in accordance with the attached form stipulated in these Regulations.



- Certificate of suitability of works for licensing in accordance with the attached form stipulated in these Regulations, accompanied by a copy of the statement of site validity for construction from the planning perspective and the building requirements issued by the competent administrative authority, signed by the engineer or engineering office.
- Three copies of the engineering drawings approved by the engineer or engineering office.

In the case of buildings subject to the insurance policy pursuant to Article (46) of the Law, in addition to the aforementioned documents, an insurance policy must be submitted, accompanied by a copy of the structural drawings approved by the office of the Egyptian Pool for Civil Liability Insurance against the Risks of Construction Works, on the basis of which the policy was issued, together with the soil study and calculation note, in accordance with the forms attached to these Regulations.

Article (112 bis):

In applying the provisions of Article (46) of the Building Law, the basement and service utility rooms on the roof shall not be deemed among the floors stipulated in such Article; however, they shall be included in the cost of constructing the building.

Article (112 bis (1)):

Without prejudice to the provisions of Article (112) of these Regulations, the documents required for obtaining a building licence in respect of local administration units shall be as follows:

The licence application shall be submitted to the competent technological centre, on the form attached to these Regulations, by the engineer or engineering office, accompanied by the following documents:

- Documents evidencing ownership of the land subject of the licence.
- A copy of the national ID card of the person in whose name the licence will be issued.
- Attendance of the owner or his legal representative to authorize the engineer or engineering office to proceed with the procedures for obtaining the licence.



- Calculation of the value of the works in accordance with the attached form stipulated in these Regulations.
- Certificate of suitability of works for licensing in accordance with the attached form stipulated in these Regulations, accompanied by a copy of the statement of site validity for construction from the planning perspective and the building requirements issued by the competent administrative authority, signed by the engineer or engineering office.
- Three copies of the engineering drawings approved by the engineer or engineering office.

In the case of buildings subject to the insurance policy pursuant to Article (46) of the Law, in addition to the aforementioned documents, an insurance policy must be submitted, accompanied by a copy of the structural drawings approved by the office of the Egyptian Pool for Civil Liability Insurance against the Risks of Construction Works, on the basis of which the policy was issued, together with the soil study and calculation note, in accordance with the forms attached to these Regulations.

Article (113):

1. Documents Required in the Case of Obtaining a Restoration and/or Reinforcement Licence

- A licence application submitted by the engineer or engineering office in accordance with the form attached to these Regulations.
- The final decision issued by the administrative authority for restoration and/or reinforcement in accordance with the provisions of Article (90) of the Law.
- A technical report accompanied by detailed drawings of the required restoration and reinforcement. In the case of restoration or reinforcement of structural elements, the technical report shall be prepared by a consulting engineer specialized in structural engineering, and shall include the method of reinforcement or restoration and the execution details, in a manner that ensures adequate safety during and after execution, accompanied by the necessary structural drawings.



2. Documents Required in the Case of Obtaining a Licence for External Finishing Works

- A licence application submitted by the engineer or engineering office in accordance with the form attached to these Regulations.
- Façade drawings.

Article (114):

Under no circumstances may a licence for vertical extension be issued for properties erected after the effective date of this Law where such properties contain violations of the planning and building requirements that are not mandatorily subject to removal pursuant to the provisions of Article (60) of the Law.

Article (115):

Documents Required in the Case of Obtaining a Licence for Vertical Extension and/or Modification

- A licence application submitted by the engineer or engineering office in accordance with the form attached to these Regulations.
- The documents required for issuing a building licence as specified in Article (112) of these Regulations.
- A report from a consulting engineer specialized in structural engineering, or in the design of concrete structures, or in the design of steel structures, as the case may be, proving that the structural frame of the building and its foundations can withstand the vertical extension or modification works for which the licence is requested. This shall be in accordance with the form issued by the Engineers Syndicate and shall include, in particular, the inspection, examination and study of the building.



Article (116):

Documents Required in the Case of Obtaining a Licence for Total or Partial Demolition of Buildings Not Subject to Law No. 144 of 2006

- A licence application in accordance with the form attached to these Regulations.
 - A copy of the national ID card of the owner submitting the licence application.
 - A final demolition decision issued by the administrative authority in accordance with Articles (90) and (92) of the Law.
 - A report from a structural engineer with experience of not less than seven years, indicating the method to be used for carrying out the demolition process and the precautions necessary to secure occupants, passers-by and neighbouring structures.
-

Article (117):

Procedures for Issuing Licences

- The owner, or his legal representative, must contract with an engineer or engineering office to prepare the licence file.
- The engineer or engineering office shall prepare the licence drawings and documents.
- The licence applicant, whether the engineer or engineering office, shall be responsible for the validity of the documents attached to the licence application, the design works, and their conformity with the planning and building requirements of the site.
- The licence applicant, whether the engineer or engineering office, shall submit the file accompanied by all required documents and drawings, together with the receipt evidencing payment of the fees in accordance with the attached form, or any payment instrument serving in lieu of such receipt.
- The administrative authority shall receive the licence file, record all submitted documents and drawings, and assign the file a dated serial number. The administrative authority must provide the licence applicant, on the date of submission of the file, with evidence of receipt of the file and a statement of its contents.



- The engineer of the competent administrative authority shall verify that the licence file includes all required documents, and shall verify that the architectural drawings conform to the planning and building requirements stated in the statement of site validity for construction approved by the administrative authority, in accordance with the form attached to these Regulations.
- The certificate of suitability of works for licensing shall be approved by the administrative authority, and the licence shall be issued within a period not exceeding thirty days from the date of receipt of the licence file. The owner, or his legal representative, shall be handed the licence and one approved copy of the original drawings after payment of the due fees.
- If the licence file documents are incomplete, or if the drawings do not conform to the planning and building requirements stated in the statement of site validity for construction approved by the administrative authority in accordance with the form attached to these Regulations, the administrative authority shall, within one week from the date of receipt of the file, request the licence applicant to complete the documents or amend the drawings, in accordance with the form attached to these Regulations, at the chosen address for correspondence stated in the application. The letter shall specify the period required for completion, which shall not exceed twenty-one days. The administrative authority must issue the licence within twenty-one days from the date of receipt of the required completions or amended drawings.
- If the completions are not submitted within the specified period, the administrative authority shall notify the licence applicant by registered letter with acknowledgement of receipt that the period specified for the required completions has expired, and shall request his attendance to receive the licence file.
- The licence application shall be rejected if the licence applicant submits incomplete completions. The administrative authority shall notify the licence applicant by registered letter with acknowledgement of receipt, stating the reasons for rejection and requesting his attendance to receive the file.
- In the event of rejection by the administrative authority, the licence applicant shall have the right to reapply for the licence, or to file a grievance before the Grievances Committee stipulated in Article (111) of the Law. Consideration of the grievance shall not prevent reapplication for the licence, subject to payment of all due fees.



Article (117 bis):

Without prejudice to the provisions of Article (117) of these Regulations, the procedures for issuing licences in local administration units shall be as follows:

- The owner, or his legal representative, must contract with an engineer or engineering office to prepare the licence file.
- The engineer or engineering office shall prepare the licence drawings and documents.
- The licence applicant, whether the engineer or engineering office, shall be responsible for the validity of the documents attached to the licence application, the design works, and their conformity with the planning and building requirements of the site.
- The licence applicant, whether the engineer or engineering office, shall submit the file to the competent technological centre, accompanied by all required documents and drawings, together with the receipt evidencing payment of the fees, or any payment instrument serving in lieu of such receipt.
- The competent technological centre shall receive the licence file, record all submitted documents and drawings, assign the file a dated serial number, and deliver it to the department competent for planning and regulation affairs at the administrative authority within a period not exceeding two days from the date of submission of the file. The licence applicant shall be given evidence of receipt of the file and a statement of its contents on the date of submission of the file.
- The department competent for planning and regulation affairs at the administrative authority shall review, examine and verify that the licence file includes all required documents, and shall verify that the architectural drawings conform to the planning and building requirements stated in the statement of site validity for construction approved by the administrative authority, within a period not exceeding twelve days from the date of receipt of the file from the technological centre.
- The technological centre shall be notified of the approval of the drawings so that it may refer the file to the examination committee at the administrative authority, formed by decree of the competent governor and chaired by the head of the administrative authority or his delegate, with the membership of a representative of each of the following: the competent technological centre, the competent engineering department, legal affairs, and the accounting unit.



- The examination committee shall review the licence documents and the validity of the procedures, determine the required fees and other amounts due for issuing the licence, deposit its approved meeting minutes in the licence file, and deliver the file to the technological centre. All of the foregoing shall be completed within a period not exceeding ten days from the date on which the committee receives the file.
- The competent administrative authority to which the technological centre is affiliated shall approve the certificate of suitability of works for licensing by affixing the authority's seal, and shall issue the licence in accordance with the form attached to these Regulations, within a period not exceeding two days from the date of receipt of the licence file from the examination committee.
- The department competent for planning and regulation affairs at the administrative authority or the examination committee shall return the file to the competent technological centre within one week if the documents and requirements are incomplete, together with a statement specifying the required completions.
- The technological centre shall request such completions in accordance with the form attached to these Regulations at the chosen address for correspondence stated in the application. The letter shall specify the period required for completion, which shall not exceed twenty-one days. The centre must return the file within two days from the date of receipt of the required completions to the authority that requested the completions, in order to complete the necessary procedures.
- If the completions are not submitted within the specified period, the technological centre shall notify the licence applicant by registered letter with acknowledgement of receipt that the period specified for the required completions has expired, and shall request his attendance to receive the licence file.
- The licence application shall be rejected if the licence applicant submits incomplete completions. The centre shall notify the licence applicant by registered letter with acknowledgement of receipt, stating the reasons for rejection and requesting his attendance to receive the file.
- In the event of rejection, the licence applicant shall have the right to reapply for the licence, or to file a grievance before the Grievances Committee stipulated in Article (111) of the Law. Consideration of the grievance shall not prevent reapplication for the licence, subject to payment of all due fees.



With respect to the heights of buildings and structures exceeding a ground floor and four typical floors, the competent technological centre shall refer the file, within two days from the date of its receipt from the department competent for planning and regulation affairs at the administrative authority, complete with all its contents, to the Licensing, Inspection and Follow-up Department / Engineering Authority of the Armed Forces, to take the necessary action for issuing the licence form.

Article (118):

The lapse of the period specified for issuing the licence without a decision thereon shall be deemed approval thereof. The licence applicant, or his legal representative, shall notify the competent governor by bailiff of his intention to commence execution at least two weeks before commencement, in accordance with the Law and the form attached to these Regulations.

The owner must also notify the administrative authority of his intention to commence execution and submit a copy of the construction contract bearing the stamp of the Egyptian Federation for Construction and Building Contractors where the value of the works exceeds EGP 350,000, and a construction contract with a contractor where the value of the works is less than that amount, as well as a copy of the supervision certificate in accordance with the form stipulated in these Regulations, at least two weeks before commencing the execution of the works.

The owner shall comply with the conditions and guarantees stipulated in the Law and these Regulations, and with the approval by the engineer or engineering office of the drawings, the conformity of the drawings with the planning and building requirements, and the documents attached to the licence application.

Article (119):

If the licensee does not commence construction within one year from the date of receiving the licence, he must obtain a certificate from the administrative authority that issued the licence confirming that the licence remains valid for one year from such date.

Excavation works or shoring works for excavation sides may not be commenced except after the issuance of the building licence.



Excavation works or shoring works for excavation sides necessary to protect neighbouring structures shall not be deemed commencement of execution of the works.

Article (120):

If the licensee commences execution of the works without notifying the administrative authority, the administrative authority shall issue a suspension decision. The administrative authority shall inspect the works that have been carried out to determine the extent of their conformity with the issued licence, and shall allow the licensee to resume the works if they conform to the licence, or shall issue a correction or removal decision if they violate the licence.

Before resumption of the works, the administrative authority shall require the owner to complete the construction contract and the supervision certificate in accordance with the forms prepared and stipulated in these Regulations.

Article (121):

If, during execution, it becomes necessary to make amendments that do not affect the structural aspect of the building, such as deviation of some opening positions or relocation of some walls, and provided that they do not violate the requirements and codes, the supervising engineer shall mark such amendments on the drawings approved for the licence after approval by a structural engineer with experience of not less than seven years. They shall then be submitted to the administrative authority competent for planning and regulation affairs, and the administrative authority shall approve the drawings after amendment and attach them to the licence file.

Article (122):

After the issuance of the certificate of fitness of the building for occupancy, if there arises a need to make amendments that do not affect the structural aspect and are not considered substantial amendments to the approved drawings, the engineer or engineering office must submit an application to the administrative authority, accompanied by the architectural drawings approved by the administrative authority, on which the amendments are marked and which are approved by a structural engineer with experience of not less than seven years.



Article (123):

Permission may be granted for the establishment of temporary works or buildings for a specified period, such as buildings necessary for the execution of projects, provided that such buildings are established within the regulation lines and in accordance with the conditions and specifications issued by decree of the competent governor. Such buildings shall be removed upon completion of the project.

Part Three: Regulation of Building Works

Chapter Three: Categories of Building Works and Requirements for Engineers and Engineering Offices Applying for Licences for Such Works

Article (124):

The categories of works shall be divided as follows:

Category (A): All works.

Category (B): All works except the structures and projects mentioned in Article (124 bis), and works of vertical extension, modification, reinforcement and restoration.

Category (C): Residential buildings up to a height of 28 metres, and non-residential buildings up to a height of 22 metres, where the floor area does not exceed 1,000 m².

Category (D): Residential, administrative and commercial buildings up to a height of 16 metres, where the floor area does not exceed 500 m².

Article (124 bis):

Multi-purpose or multi-occupancy structures and projects are projects that include more than two types of residential, commercial and administrative occupancies, cinemas, theatres, restaurants, gyms and the like.

If at least two of the following conditions are present in the structures or projects referred to in the first paragraph:

- The ground floor area exceeds 3,000 m².



- The height exceeds 36 m.
- The occupancy load exceeds 2,000 persons.
- The number of basements exceeds two basements.

The applicant for the licence shall be obliged to obtain project approval from the Multi-Purpose Projects Review Committee formed at the National Housing and Building Research Centre affiliated with the Ministry of Housing, or from equivalent committees of other consultancy entities, in accordance with the controls prepared by the National Housing and Building Research Centre and issued by decree of the Minister of Housing within two months from the issuance of these Regulations. Such entities shall be registered, to allow them to conduct the review, by decree of the Minister of Housing.

The committee shall be competent to review the availability of the requirements of the codes for securing the building and its occupants against fire hazards. The committee shall approve the drawings and issue the approved certificate within a maximum period of two weeks from the date of receiving the project documents and drawings complete.

Such certificate shall be one of the documents required for issuing the building licence for such projects.

Article (125):

Any person applying for a building licence for any of the categories of works set out in Articles (124) and (124 bis) must satisfy the requirements set out in Article (126), provided that he seeks the required expertise and specializations according to the categories of works for which he is applying.

In all cases, the designs must be approved by an engineer of the same specialization, provided that the structural designs shall be approved by a structural engineer according to the category and type of works.



Article (126):

The requirements for the engineer or engineering office carrying out the design of the works for which a licence is requested, according to the categories of works, shall be as follows:

First: Category (A) Works: An engineering house of expertise, an engineering consultancy office with experience of not less than five years, or a consulting engineer with experience of not less than ten years.

Second: Category (B) Works: An engineering consultancy office or a consulting engineer.

Third: Category (C) Works: An engineer specialized in architectural or civil engineering, with experience of not less than seven years.

Fourth: Category (D) Works: An engineer specialized in architectural or civil engineering, with experience of not less than two years.

In all cases, the designs must be approved by an engineer of the same specialization, provided that the structural designs shall be approved by a structural engineer according to the category and type of works.

Article (127):

Repealed.

Part Three: Regulation of Building Works

Chapter Four: Execution of Licensed Works

Article (128):

The engineer or engineering office supervising the execution of the licensed works must belong to the same category stipulated in Article (126).



Article (129):

In cases of reinforcement and restoration of the structural elements of the building, the supervision of execution works must be assigned to a consulting engineer specialized in structural engineering.

Article (130):

First: Before Commencement of the Licensed Works

Before commencing the execution of the licensed works, the licensee must notify the competent administrative authority by registered letter with acknowledgement of receipt of his intention to execute the licensed works, in accordance with the attached form, at least two weeks before commencing the building works. The following shall be attached thereto:

- A copy of the construction contract with a contractor. Where the value of the works exceeds EGP 350,000, the contract must be with a contractor registered with the Egyptian Federation for Construction and Building Contractors.
- A copy of the supervision certificate issued by the engineer supervising execution, provided that the certificate is approved by the Engineers Syndicate.

Second: During Execution of the Works

During the execution of the works, the licensee shall comply with the following:

- Immediately suspend the works if either the contractor or the engineer supervising execution abandons his duties, unless another contractor or another supervising engineer is appointed, with the prescribed declarations being resubmitted to the competent administrative authority. In the event of non-compliance, the executed works shall be deemed works in violation of the licence, and the provisions of the Law shall apply in this regard.
- Suspend the works in the event that the insurance coverage is lifted, and not resume the works except after the insurance coverage is reinstated.



Third: After Issuance of the Certificate of Fitness of the Building for Occupancy

After the issuance of the certificate of fitness of the building for occupancy, the licensee shall do the following:

- Place an approved copy of the certificate of fitness of the building for occupancy in a visible place at the entrance of the property, and keep it there for one year from the date of issuance of the certificate.
- Manage the place allocated for parking the vehicles of the occupants of the property, and not use such place for any purpose other than that for which it is allocated.
- Take the measures necessary to operate and maintain the elevator.
- Not prejudice the requirements for securing the building and its occupants against fire hazards.
- When concluding sale or lease contracts for units subject to the provisions of this Law, ensure that the contract includes all data relating to the building or vertical extension licence, including the licence number, the issuing authority, the number of licensed floors and units, and the data relating to parking spaces and elevator installation.

Article (131):

Obligations of the Engineer or Engineering Office Supervising Execution

The supervising engineer or engineering office shall carry out the following:

- Comply with the supervision of the execution of all requirements for securing neighbouring buildings, the environment, and the protection and safety of neighbours, passers-by, properties, streets, passages, underground buildings, and the devices, utilities, structures and other elements located above them, upon commencement of the execution of the licensed works.
- Follow up the execution of the licensed works in accordance with technical principles and the approved drawings.
- Prepare quarterly reports on the progress of work in accordance with the form attached to these Regulations, and provide such reports to the administrative authority competent for planning and regulation affairs until the building works are completed.



- Follow the procedures set out in these Regulations in respect of amendments arising during execution.
- Notify the licensee, the contractor, and the administrative authority competent for planning and regulation affairs by registered letter with acknowledgement of receipt of any violating works immediately upon their occurrence, regardless of the person committing them, unless they are corrected.
- Upon completion of the execution of the works, the engineer shall issue the certificate of fitness of the building for occupancy, accompanied by the final report.
- If the engineer supervising execution or the engineering office intends to abandon its obligation to supervise, it must notify the licensee or his legal representative, and notify the competent administrative authority, by registered letter with acknowledgement of receipt, at least one month before ceasing supervision. The supervisor of execution shall be obliged to issue a certificate of fitness of the works carried out under his supervision.

Article (132):

The contractor shall comply with the following:

- Erect a fence around the site before commencing the execution of the works, provided that the fence shall be made of suitable strong material, shall have a height of not less than two metres, and shall be provided with reflective signs.
- Not occupy the road in front of the building; storage shall take place within the site, and the necessary measures shall be taken to protect passers-by and neighbours.
- Execute the works in accordance with the licence, technical principles and the approved drawings.



Article (133):

The joint obligations of the licensee, the engineer supervising execution, and the contractor shall be as follows:

- The licensee and the contractor shall place a sign in a visible place on the front façade of the property, on which the data indicated in the attached form shall be written in clear colour and letters that are easy to read. Such sign shall be fixed no higher than the ceiling level of the ground floor in a technically sound manner. The licensee, the supervising engineer and the contractor shall each be responsible for the information stated on such sign and for keeping it fixed in place and clearly visible throughout the execution period.
- The supervising engineer, jointly with the contractor, shall keep a copy of the licence and the approved drawings at the execution site.
- The supervising engineer, jointly with the contractor, shall follow the procedures and precautions determined by the designer and necessary to preserve the safety of neighbouring buildings, the environment, and the protection and safety of neighbours, passers-by, properties, streets, passages, underground buildings, and the devices, utilities, structures and other elements located above them, upon commencement of the execution of the licensed works.
- The licensee, jointly with the contractor and the supervising engineer, shall suspend the works upon being notified by the administrative authority to do so. They shall be obliged to keep the violations sign placed by the administrative authority at the property site, which indicates the violating works and the procedures and decisions taken in respect thereof.
- The supervising engineer and the contractor shall not resume works at the site unless the violating works have been corrected and a decision has been issued by the administrative authority permitting the resumption of works.
- The licensee and the supervising engineer shall place a copy of the certificate of fitness of the building for occupancy on the façade of the property after its approval by the administrative authority competent for planning and regulation affairs. The licensee and his successor shall be obliged to keep it there for one year from the date of its issuance.



- If execution of the licensed works is suspended for more than ninety days, the licensee and the supervising engineer must notify the administrative authority competent for planning and regulation affairs of the suspension, and must also notify it, upon resumption of works, of the intention to resume such works, by registered letters with acknowledgement of receipt.

Part Three: Regulation of Building Works

Chapter Five: Inspection, Monitoring of Works and Procedures

Article (134):

The responsible engineer at the competent administrative authority shall be responsible for visiting work sites, following up the works being carried out and the extent of their conformity with the periodic reports submitted and the licences issued. He shall record his route, the result of his visit, and the violations revealed to him during such visit in the register delivered to him, for which he shall be responsible as an official document. Such register shall record, specifically, the violations revealed to him and the procedures taken in respect of each of them, and in particular shall verify the following:

- Whether licences have been issued for the works.
- Whether the supervising engineer is supervising the execution of the works.
- The validity of the insurance policy.
- The conformity of the works with the licence issued therefor and the drawings attached thereto, particularly at the beginning of execution, to verify that the works conform to the building line, whether it coincides with the road boundary or the regulation line, or is set back from either of them, and to determine the setback distance, if any.
- Compliance with the execution of the necessary procedures for the protection and safety of neighbours, their properties, passers-by, streets, and any public utility devices and structures or others that may be underground, against the risks of execution.



- Execution of decisions suspending violating works and the final decisions and judgments issued in respect of such works.

Article (135):

The engineer of the administrative authority shall periodically present the status register to the competent superior so that he may endorse his opinion therein regarding the result of the inspection and the procedures to be taken in accordance with the Law. The register shall then be returned to the engineer to take the necessary action in light of the endorsement of the competent superior. The status register shall include the recommendations, instructions and reports recommended by the Technical Inspection Authority for Building Works through the exercise of its competencies.

Where violations exist, the engineer of the administrative authority must take the following procedures:

- Issue a reasoned decision suspending the works against the owner personally, or his legal representative, the contractor carrying out the execution, or the engineer supervising execution, in accordance with the form attached to these Regulations.
- Prepare a violation report in accordance with the form attached to these Regulations.
- Prepare a draft decision for removal or correction of the violating works by administrative means, in accordance with the form attached to these Regulations, for approval by the competent authority.
- Prepare a report on non-execution of a decision to correct or remove violating works, in accordance with the form attached to these Regulations.
- Prepare a report on resumption of works in the event that the violating works are resumed, in accordance with the form attached to these Regulations.
- Verify that a violations sign is fixed at the property site in accordance with the form attached to these Regulations.
- Follow up the notification of the concerned parties of the decisions and reports issued in respect of the violating works.
- Notify the head of the administrative authority of any obstacles to the execution of decisions issued to suspend, remove or correct the violating works.



- Take the necessary procedures to disconnect utilities from the violating parts or units, and to seize the building materials, tools and equipment used in committing the violation, in coordination with the competent entities.

Article (135 bis):

The competent governor may issue a decision to waive removal in respect of certain violations that have been executed and that do not affect public health requirements or the safety of residents, passers-by or neighbours, provided that they do not violate the approved planning and building requirements, and without prejudice to criminal liability, within the following limits:

- 15% of the permitted projections for building façades overlooking roads and courtyards.
- 5% of the clear length of the stair step.
- 5% of the dimensions of rooms, bathrooms and kitchens, provided that the area shall not be less than 95% of the area required to be available.
- A tolerance ratio of 15% to be observed when measuring the dimensions and areas of courtyards of all types.
- A tolerance ratio of 10% to be observed when measuring the maximum permitted heights, provided that the number of licensed floors is not increased.
- A tolerance ratio of 10% of the minimum setbacks to be observed when measuring building setbacks, provided that the increase in the built-up area does not exceed 5% of the permitted building area, without prejudice to the rules of civil liability.



Article (136):

The Technical Inspection Authority for Building Works shall undertake inspection, control and follow-up of all works of the administrative authorities competent for planning and regulation affairs at local units, the New Urban Communities Authority, the General Authority for Tourism Development, the General Authority for Industrial Development, and residential agglomerations designated by decree of the competent minister, in relation to the issuance of licences for the construction of buildings or the establishment, expansion, vertical extension, modification, reinforcement, restoration or demolition of works, or the carrying out of any external finishing works.

The Authority shall annually estimate the average value of the cost of constructing one square metre of buildings of all types and for the various governorates of the Republic, provided that a decree shall be issued by the minister competent for housing approving such prices.

Article (137):

Procedures of the Grievances Committee

Concerned parties shall have the right to file a grievance against the decisions of the administrative authority before the Grievances Committee, which shall be formed by a decree of the competent governor in accordance with the provisions of Article (111) of the Law, and which shall be competent to consider grievances submitted by concerned parties.

The committee shall select a rapporteur to present the grievances received from concerned parties to the committee for decision in accordance with the provisions of the Law. The committee shall hold at least one meeting every week at the premises of the competent local unit, and shall notify the administrative authority of its decisions so that they may be put into effect. Concerned parties shall be notified of such decisions by registered letter with acknowledgement of receipt.

Where the committee requests completion of the submitted documents, it must contact the concerned parties within three days from the date of submission of the grievance application, and the concerned parties shall submit the required completions within one week from the date of their notification.



Article (138):**Certificate of Fitness of the Building for Occupancy**

The engineer supervising execution shall issue the certificate of fitness of the building for occupancy in accordance with the attached form, certifying that execution has been carried out in accordance with the issued licence, the provisions of the Building Law, the applicable codes, standard specifications and these Regulations. The certificate shall be deposited with the administrative authority.

Article (139):

The administrative authority competent for planning and regulation affairs shall, within a maximum period of two weeks from the date of deposit of the certificate of fitness of the building for occupancy, inspect the building to verify completion of all works, all external finishes, courtyards, common parts of the building and its appurtenances, in accordance with the submitted occupancy certificate.

Accordingly, the administrative authority shall do the following:

- Issue letters to the competent entities for utility connection and deliver them to the owner.
 - Issue a letter confirming completion of the works to the insurance company.
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Article (139 bis):

The administrative authority competent for planning and regulation affairs in the cities of local administration units shall, within a maximum period of two days from the date of deposit of the certificate of fitness of the building for occupancy, notify the Licensing, Inspection and Follow-up Unit affiliated with the Engineering Authority of the Armed Forces to inspect the building and verify completion of all works and external finishes in accordance with the submitted occupancy certificate, the issued licence and the engineering drawings.



The Unit shall notify the competent administrative authority, by secured certificates, within a maximum period of ten days of whether or not the works conform.

Within a maximum period of two days from being notified of conformity, the administrative authority shall issue secured letters to each of the following:

- The competent entities for utility connection and delivery thereof to the owner.
- The insurance companies, to inform them of completion of execution of the works.

Article (140):

Rules for Issuing a Certificate of Fitness of the Building for Partial Occupancy

A certificate of fitness of the building for partial occupancy may be issued in accordance with the form attached to these Regulations for part of the building or one of its floors before its completion, after satisfying all requirements necessary for occupancy, provided that this is based on a report submitted by the engineer supervising the execution of the works confirming the fitness of the part intended to be occupied, and provided that the occupancy of such part does not conflict with the completion of the remaining licensed works.

For issuing a certificate of fitness of the building for partial occupancy in cities, the part intended to be occupied must be finished externally.

Article (141):

The owner may not commence the completion of construction after the lapse of one year from the date of issuance of the certificate of fitness of the building for partial occupancy except after obtaining the approval of the competent administrative authority to complete the building works. This shall be done by submitting an application to complete the licensed works, and the administrative authority shall approve completion of the works if the works conform to the issued licence, within a maximum period of one week from the date of the application.



Article (142):

If construction is suspended after commencement for more than three full years, an application must be submitted to the competent administrative authority before resuming the works in order to obtain its approval, without charge. The administrative authority shall grant approval to resume the works within a maximum period of one month from the date of submission of the application, provided that the existing works conform to the issued licence.

Article (143):

If the owner, his legal representative, or the Occupants' Union, as the case may be, refrains from managing the place allocated for parking the vehicles of the occupants of the property, fails to use such place for its designated purpose, uses it for a purpose other than that purpose, refrains from operating the elevator, or breaches the requirements for securing the building and its occupants against fire hazards, in violation of the certificate of fitness of the building for occupancy, the administrative authority shall issue a warning to them by registered letter with acknowledgement of receipt, including the violating works and the necessary recommendations. A copy of such letter shall be placed on the façade of the property.

The owner or the Occupants' Union, as the case may be, shall implement the contents of the warning within one month from the date of their notification and inform the administrative authority thereof. In the event of non-execution, the matter shall be presented to the competent governor to issue a decision for the execution of the works through whomever the administrative authority assigns, at the expense of the person responsible, in addition to 10% administrative expenses. Such amounts shall be collected by administrative attachment in the event of refusal to pay.

Article (144):

In the event that violations are committed after the issuance of the certificate of fitness of the building for occupancy by the owner or the Occupants' Union, the administrative authority shall be obliged to take the prescribed legal procedures, including preparing a violation report and issuing a decision to correct or remove the violating works, and notifying the person responsible or his legal representative at his place of residence by registered letter with acknowledgement of receipt.



If the concerned parties fail to correct or remove the violation within a period not exceeding one month from the date of being notified of the violation, the administrative authority shall, through those assigned by it, execute the correction or removal decisions at the expense of the person responsible, without the need to take any judicial procedures.

If the correction or removal works require the temporary evacuation of the building from all or some of its occupants, the administrative authority shall carry out their administrative evacuation and prepare a report stating the names of those evacuated and the unit that was evacuated, in accordance with the form attached to these Regulations.

During such period, the unit shall be deemed legally in the possession of the tenant, and those evacuated shall have the right to return to the unit after completion of the correction or removal works without the need for the owner's approval. This shall be carried out by administrative means in the event of his refusal.

The person responsible for the violation shall bear the costs of correction or removal, in addition to the rental value of the units evacuated and the alternative units until the works are completed. In the event that the person responsible refuses to pay, the administrative authority shall collect the expenses by administrative attachment.

Article (145):

Any disposition shall be null and void if its subject matter is any of the following:

- Any unit of the building erected in violation of the legally permitted height restrictions.
- Any place licensed as a parking shelter, if the purpose of the disposition is to change the licensed purpose of such place.
- Changing the use of buildings or any of their units to a purpose other than the licensed purpose before obtaining the necessary approval from the competent authority.

Such disposition may not be registered unless a certificate is submitted from the administrative authority confirming that none of the preceding conditions exists.



Chapter Seven: Installation, Operation and Maintenance of Elevators and Building Utilities

Article (146):

Owners or concerned parties in buildings containing elevators shall regularize their status, fulfil the necessary requirements, and submit an application for a licence to operate the elevator in accordance with this Law and these Regulations within six months from the effective date of these Regulations.

Article (147):

The licence applicant shall be obliged to install the necessary number of elevators in a residential building where the floor level of its highest storey exceeds 17 metres, and in non-residential buildings where the floor level of the highest storey exceeds 10 metres.

Where elevators are installed in the building, the number and capacity of the elevators, including load and speed, shall not be less than what is set out in Egyptian Standard Specification No. 2636/1994 concerning passenger elevators installed in residential buildings, planning, selection, and international specifications where no Egyptian specifications exist, as well as what is set out in the Egyptian Code for Design Principles and Execution Conditions for Elevators in Buildings, according to the occupancy capacity of the building.

Article (148):

The net area of the elevator car shall not be less than the minimum limit and shall not exceed the maximum limit according to the load and number of persons. The elevator must also be provided with a means for monitoring excessive loads inside the elevator car, in accordance with what is set out in the Egyptian Code for Design Principles and Execution Conditions for Elevators in Buildings.



Article (149):

Where an elevator is installed in an existing building, a bill of quantities including the works and their value shall be added to the licence documents and drawings set out in these Regulations.

Article (150):

Where an application is submitted to construct buildings that include elevators, or to install an elevator in an existing building, the required engineering drawings approved in accordance with the Law and the licence documents required under these Regulations must be submitted, without prejudice to any other requirements applicable to the building, together with the necessary calculations, in accordance with what is set out in the Egyptian Code for Design Principles and Execution Conditions for Elevators in Buildings.

Article (151):

In addition to what is set out in the Egyptian Code for Elevators, before commencing the installation of the elevator, the following must be submitted to the administrative authority:

- The elevator installation contract with a specialized elevator company, approved by the Contractors Federation, and a copy of the company's professional practice permit.
 - A copy of the elevator company's registration and classification card with the Egyptian Federation for Construction and Building Contractors.
 - The technical specifications file, the engineering drawings for constructing the elevator, and copies of the type-test certificates for the components.
 - A calculation note including calculations of guide rails, the safety factor of ropes, traction calculations, specific pressure calculations, and shaft buffer calculations.
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Article (152):

The supervising engineer shall submit the following to the administrative authority:

- A certificate of fitness for operation of the elevator after its installation in a new building or existing building, or after modernization or modification of the elevator. The certificate shall be approved by the elevator company and shall state that the elevator satisfies the requirements of the Egyptian Code for Elevators, and shall include the elevator's serial number.
- A declaration from the establishment confirming the training of the persons designated by the building owner or the Occupants' Union, as the case may be, to evacuate passengers from the elevator if it breaks down between floors.
- Evidence that the establishment has obtained insurance against accident risks for each accident resulting in disability or death, and property insurance for each accident resulting in damage to property, with unlimited value.

Article (153):

The owner or the Occupants' Union, as the case may be, shall comply with the following:

- Contracting with an establishment licensed in the field of elevator construction and operation and registered with the Egyptian Federation for Construction and Building Contractors to carry out repair and periodic maintenance works. The establishment shall carry out maintenance, inspection and testing of the elevator and submit an approved certificate, provided that the elevator's serial number is stated therein.
- Fixing a plate inside the elevator cabin in a visible place, stating the elevator data, namely: the date of construction of the elevator, the elevator serial number, the name of the company responsible for maintenance, and the effective date of the elevator operation certificate.
- Notifying the competent administrative authority of any change to the elevator data within a maximum period of two weeks from the date of the change.
- Immediately notifying the establishment responsible for maintenance of any elevator malfunctions and stopping the elevator if necessary so that the required repair may be carried out.
- Renewing the elevator operation certificate every three years.



Article (154):

No person, company, establishment or entity may construct, assemble, replace, modernize, maintain, operate or repair elevators, moving walkways or escalators in buildings without obtaining a valid licence to practise elevator works from the Egyptian Federation for Construction and Building Contractors.

Part Three: Regulation of Building Works

Forms for Applying for a Statement of Site Validity from the Planning Perspective and Building Requirements

Forms

Forms for applying for a statement of site validity from the planning perspective and building requirements.

Part Four: Preservation of Real Estate Wealth

Chapter One: Regulation of the Occupants' Union

Article (155):

The head of the administrative authority shall determine the headquarters of the department competent for Occupants' Union affairs, the employees working therein, and the responsibilities and duties of each of them. Such decision shall be announced on the notice board at the premises of the administrative authority.

The department competent for Occupants' Union affairs shall prepare an inventory of the properties and residential complexes within the jurisdiction of the administrative authority that require the formation of an Occupants' Union pursuant to Article (72) of the Law, as well as an inventory of existing owners' unions for the purpose of regularizing their status.



Within a period not exceeding three months from the date of issuance of the Regulations and the Occupants' Union system, the competent department shall notify the occupants of properties to which the provisions of Chapter One of Part Four of the Law apply, and in which no union has been established, to establish Occupants' Unions or regularize the status of existing owners' unions. Such notification shall be made by registered letter with acknowledgement of receipt, with a copy of the notification posted in a visible place on the property.

The president of the union shall carry out the procedures for registering the union with the competent department within forty-five days from the expiry of the period referred to in the preceding paragraph. The union shall acquire legal personality as from the date of its registration.

Article (156):

The occupants of properties shall establish Occupants' Unions in accordance with the system issued by the competent minister.

An Occupants' Union may also be established to include more than one property or a group of adjoining properties, provided that the total number of units in such properties shall not be less than five units.

Article (157):

The voting ratio and contribution to the financial obligations determined by the general assembly shall be based on the area of the unit's share of the land relative to the total land area, provided that one square metre of commercial and administrative occupancy shall be calculated as twice one square metre of residential occupancy.



Article (158):

In the case of integrated residential communities consisting of one neighbourhood or more, the occupants and owners of such communities shall, in coordination with the real estate developer, immediately upon the introduction of public electricity and the occupancy of sixty per cent of the total units of the community, establish one or more management and maintenance companies in accordance with the Companies Law. Such company shall be entrusted with the competencies of the Occupants' Union, in addition to the maintenance of public utilities and services within the community.

Each member's contribution to the capital of such company shall be based on the unit's share of the land relative to the total share of the units in the community, provided that one square metre of commercial and administrative occupancy shall be calculated as twice one square metre of residential occupancy.

Existing residential communities for which a management and maintenance system has previously been established shall regularize their status in accordance with the provisions of the Law and these Regulations.

Article (159):

A coordinating union may be formed among several existing unions of properties or residential complexes, in order to coordinate common matters among such properties, including gardens, parking areas, fences, shades and the like, while observing contractual relationships, if any.

The coordinating union shall consist of one representative from each existing union, to be selected by the board of directors of such union. The president of the coordinating union and a treasurer shall be elected from among them.

Article (160):

The competent department shall establish a special register in which buildings subject to the provisions of the Occupants' Union system shall be recorded. One or more pages shall be allocated to each building, in which the building data and the data relating to the union shall be recorded, particularly the following:

- Address of the property.
- Licence number and date, if any.



- Description of the property.
- Apparent condition of the property.
- Name of the owner or owners of the property.
- Number of units.
- Names of the occupants and the basis of occupancy for each unit, if any.
- Date of convening the founding general assembly.
- Names of the members of the union's board of directors and their capacities on the board.
- Decisions of the general assembly, with an approved copy of the minutes attached.
- A statement of complaints and grievances against decisions of the general assembly or any matter relating to the union, indicating the date of receipt and method of delivery.

The competent department shall update the data relating to the property and the members of the union. It shall follow up the union's fulfilment of its obligations stipulated in the Law, and shall alert the president of the union or his representative to the necessity of complying with the procedures and works required to be fulfilled and which are found not to have been implemented.

The competent department shall also examine complaints and grievances, express its opinion thereon, and notify the president of the union of such opinion after its approval by the head of the administrative authority, so that he may present it to the general assembly of the union at its first meeting.

Article (161):

The founding general assembly of the union shall convene upon invitation by the owner. If the owner does not issue the invitation within fifteen days from the expiry of the three-month period from the date of issuance of the Executive Regulations and the Occupants' Union system, any of the occupants shall issue the invitation.



The general assembly shall elect, from among its members, a board of directors to manage its affairs, by direct secret ballot. The term of the board shall be three years, as follows:

- If the number of members of the assembly does not exceed seven members, the board of directors shall be formed of the president of the union, a treasurer and one member.
- If the number of members of the assembly exceeds seven members, the board of directors shall be formed of the president of the union, a vice-president, a treasurer and one member.

Article (162):

The owner of the property shall be the president of the union. If there are several owners, they shall select the president of the union from among themselves. If the owner or owners refuse in writing to assume the presidency of the union, the general assembly shall elect a president of the union.

A person nominating himself as president of the union, and the members of the union's board of directors, must satisfy the following conditions:

- He must be a member of the union's general assembly.
- He must have full legal capacity, in the case of a natural person.
- He must not have been convicted of a felony or of a misdemeanour involving dishonour or breach of trust, unless he has been rehabilitated.

Article (163):

Membership of a board member shall lapse if any of the conditions for acquiring board membership ceases to exist, or by decision of the general assembly of the union.



Article (164):

The general assembly of the union shall convene at least once every year, or upon the request of the board of directors of the union, or by an invitation signed by at least one quarter of the members, or upon the request of the competent department if it deems this necessary.

The invitation to attend the general assembly of the union shall be sent to all its members at least fifteen days before the date fixed for the meeting. The invitation shall state the agenda, the documents enabling the members to study the matters included therein, and the date, time and place of the meeting. The same invitation shall specify the date of the second meeting in the event that the legal quorum for the validity of the meeting is not met.

The invitation shall be delivered to the members of the union residing in the property or to their legal representatives, against their signature evidencing receipt. If delivery to a member who does not reside in the property is not possible, it shall be sufficient to notify him at his place of residence or at his chosen domicile.

The invitation shall also be announced on the notice board at the entrance of the property or in a visible agreed place.

The board of directors may seek the assistance of whomever it deems appropriate to complete the tasks assigned to it, after the approval of the general assembly, against financial consideration determined by the assembly.

Article (165):

A member of the union shall attend the meetings of the general assembly in person. If he apologizes for non-attendance, he must notify the president of the union in writing before the date of the meeting.

In all cases, any member, even if representing a legal person, an owner in the property, or several occupants of one unit, may authorize another member of the general assembly whom he deems appropriate to attend the meetings of the assembly on his behalf. Such proxy may be granted to only one member.



Article (166):

A member of the general assembly who does not reside in the property must notify the president of the union of his place of residence or chosen domicile, and of any change thereto. Otherwise, he may be validly notified at the registry of the competent court within whose jurisdiction the property is located.

Article (167):

A meeting of the general assembly shall not be valid unless attended by the absolute majority of its members. If the legal quorum for the meeting is not met, the second meeting shall be held on the date specified in the invitation, within a period of not less than one hour and not more than fifteen days from the date of the first meeting. In such case, the meeting shall be valid with the attendance of any number of members.

At the beginning of each session, an attendance sheet must be prepared, recording the names and capacities of all attendees, whether members or representatives thereof.

The general assembly shall consider the matters included in the agenda. It may also consider new matters with the approval of the majority of the attending members of the general assembly. The decisions of the assembly on the matters presented, including the determination of subscriptions and other obligations, shall be issued with the approval of the majority of the attending members of the assembly. Any member who has failed to pay the financial obligations shall not have a counted vote in the adoption of decisions.

The decisions of the general assembly of the Occupants' Union shall be binding on all members of the union, even if they did not attend the meeting.

The minutes of the sessions and their decisions shall be recorded in the minutes book, indicating the place and time of the meeting, the names of attendees, those excused, and those absent without excuse, the names of the attendees entitled to vote, the decisions issued, and the votes obtained by each decision.



Article (168):

Without prejudice to the rights of the owner over the property, the general assembly of the union shall be competent to take all decisions that achieve the objectives of the union. In particular, it shall have the following powers:

- Electing and removing the elected president of the union and the members of the board of directors, or any of them, by secret ballot, provided that an alternative shall be elected in the same session in the event of removal.
- Approving the estimated budget of the union.
- Determining the subscriptions and financial obligations of the occupants.
- Approving the final account of the union.
- Approving the works required to be carried out in the property in order to preserve its safety, common parts and appurtenances, preserve its architectural character, and provide the services required for the property.
- Taking the decisions and procedures necessary to maintain the cleanliness of the common parts of the property, including the entrance, staircases, roof and the like.
- Considering complaints and grievances submitted by concerned parties.
- Working to settle disputes arising between members for reasons connected with the use of the property.

If all members of the general assembly are owners of the units of the property, the following competencies shall be added to the competencies of the general assembly:

- Appointing one or more guards and other workers of the property, removing them, and determining their wages.
- Regulating the use of the common parts of the property.



Article (169):

The occupant shall be obliged to carry out the internal repairs of the unit he occupies and of all other separate parts that he owns or possesses, whenever failure to carry out such repairs would cause harm to any of the occupants or damage to the building.

If the occupant delays carrying out such repairs, the president of the union may, after requiring the occupant to carry out the repairs by registered letter with acknowledgement of receipt at least seven days in advance, obtain permission from the judge of summary matters at the court within whose jurisdiction the property is located to enter the unit in order to carry out the repairs at the expense of the occupant.

Part Four: Preservation of Real Estate Wealth

Chapter Two: Preparation of the Estimated Budget of the Occupants' Union

Article (170):

The resources of the union shall consist of the following:

- Subscriptions and financial obligations paid by the members in accordance with what is determined by the general assembly.
 - Returns on the investment of the union's resources stipulated in the Law.
 - Donations received by the union from members or others.
 - Loans made available to the union in accordance with Article (97) of the Law.
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Article (171):

The union shall prepare its estimated budget in light of the amount of financial needs required before the beginning of the union's financial year.

The estimated costs of expenditure items shall be prepared, and shall be divided into fixed expenses and variable expenses as follows:

Fixed Expenses:

Administrative, monthly and periodic expenses for the common services and utilities of the property, such as:

Administrative expenses, security costs, electricity consumption, water consumption, periodic maintenance of water tanks, periodic maintenance of water motors and elevators, general cleaning, gardens and landscaping, gardener's wages, safety equipment and fire extinguishers.

Variable Expenses:

Estimated expenses to meet developments or emergency circumstances relating to the property and its common utilities, such as:

Reinforcement and restoration works affecting the safety of the property, repair of common parts of sewerage and water pipes, electrical works and installations in common parts, repair of water tanks, plastering and painting works, elevator malfunctions, and improvement of the common parts of the property.

Article (172):

Financial obligations shall be collected from occupants by virtue of a collection receipt delivered by the treasurer to the occupant. The names of those who have paid shall be recorded in the attached Schedule No. (1).

The treasurer shall also collect other sources of financing resulting from the investment of the union's resources and donations from third parties, in accordance with attached Schedule No. (2). The board of directors of the union shall maintain books to ensure the proper conduct of work.



Article (173):

The treasurer shall prepare the final accounts and the financial position based on the revenues and expenses collected up to the date of preparing the balance sheet, in accordance with the attached schedule, Schedule No. (3).

They shall be presented to the general assembly within a period not exceeding two months from the end of the financial year.

Article (174):

The treasurer shall present the financial position to the board of directors of the union in quarterly meetings, at most, in order to ensure oversight of financial matters.

Part Four: Preservation of Real Estate Wealth

Chapter Three: Maintenance and Restoration of Properties and Demolition of Structures in Danger of Collapse

Article (175):

The following shall be deemed periodic maintenance works for the purposes of applying the provisions of this Part:

- Repair, treatment and maintenance of water tanks and water pumps.
- Repair and treatment of damage to the floors of toilets, bathrooms, kitchens and roofs that leads to water leakage.
- Repair and replacement of damaged main electrical installations that may cause accidents or fire, endanger lives or property, or impair operational efficiency.
- Periodic maintenance of elevators and removal of any malfunction or defect therein, as well as carrying out cleaning and lubrication works, including greasing and oiling, on a periodic basis.
- Finishing works for the entrance of the property, repair of stair flights and floor coverings.



- Replacement of broken glass in staircases, lightwells and entrances.
- Internal finishing works for the units of the property, including plastering, painting, cladding or replacement of floors, replacement of sanitary fittings, water and sewerage pipes, electrical works and the like.

The following shall also be deemed emergency maintenance works for the purposes of applying the provisions of this Part:

- Repair of electrical works that lead to power outage or create danger.
- Maintenance and repair of elevator and water pump malfunctions.
- Repair of sanitary works that may affect the safety of the building, such as leakage of water tanks, toilets and pipes.

Article (176):

Reinforcement and restoration works of structural elements shall include the repair of defects appearing in the structural elements of the building, and the carrying out of the necessary treatment and modifications to the load-bearing structural elements of the building, including foundations, columns, beams, slabs, cantilevers, staircases, walls and staircases in load-bearing wall buildings, and the like, for the purpose of enabling such elements to bear the loads imposed upon them or to bear additional loads.

Restoration works for the remaining elements of the building shall include the repair of defects appearing in the remaining elements of the building and the carrying out of the necessary treatment and modifications. Such works shall include, by way of example, the following:

- Repair and replacement of external water and sewerage pipes.
- Strengthening or replacement of stair and roof railings.
- Plastering and painting works for building façades and windows from the outside, as well as the works required to restore the condition to what it was in the parts affected by restoration and external maintenance.



Article (177):

The committee stipulated in Article (90) of the Law shall be formed by decree of the competent governor as follows:

- A faculty member from one of the faculties of engineering or research centres in the field of structural engineering, holding at least the rank of assistant professor, or a consulting engineer in the field of structural engineering with experience of not less than fifteen years in the field of reinforcement and restoration of structures.
- A consulting architectural or civil engineer with experience in the field of restoration of structures.
- An engineer representing the administrative authority.

The committee may seek the assistance of whomever it deems appropriate to assist in completing its work.

Article (178):

The committee stipulated in the preceding Article shall be competent to inspect and examine buildings and structures referred to it by the administrative authority competent for planning and regulation affairs, whether through the periodic inspections it carries out, or based on submissions made to it by the Occupants' Union, any of its members, the department competent for Occupants' Union affairs, or any complaints concerning the condition of the building.

The committee shall collect the following data:

- The address of the building, the purpose for which it is used, the type of structural system, the number of floors, and the circumstances surrounding the building site, such as neighbouring buildings, roads, waterways and others.
- The name of the owner or the name of the Occupants' Union and the occupants and their number.
- The date of construction of the building, if possible.
- A copy of the structural and architectural drawings, soil investigation reports, concrete quality control reports, and reports on the materials used in execution, if any.



- Any other data available on the property at the competent administrative authority.

Article (179):

The committee shall prepare its report based on the inspection of the property, using Form No. (4) attached to these Regulations. The report shall specify the description of the defective parts of the building and what the committee determines to preserve the building and its occupants, whether by maintenance, restoration or reinforcement to render the building fit for the purpose for which it is designated, or by partial or total demolition. The report shall also determine the period required for carrying out such works and state whether they require the total or partial evacuation of the building and the duration of such evacuation.

If it is decided to temporarily evacuate the building from its occupants, an administrative report shall be prepared containing the names of the actual occupants only. The administrative authority competent for planning and regulation affairs shall notify them of the evacuation within the period it determines. If evacuation is not carried out after the expiry of such period, it may be carried out by administrative means.

The occupants of the building shall have the right to return to the unit after its restoration or reinforcement, immediately upon issuance of the certificate confirming completion of the restoration, reinforcement or partial demolition works, as the case may be, without the need for the owner's approval. This shall be carried out by administrative means if the owner refuses.

Article (180):

The committee referred to in the preceding Article shall submit its report to the administrative authority competent for planning and regulation affairs.

In cases of maintenance, restoration and reinforcement, the administrative authority shall issue its decision, including the required works, the period necessary for their execution, and whether they require the temporary partial or total evacuation of the building.

In cases of total or partial demolition, the decision shall be approved by the competent governor or his delegate within a maximum period of one week from the date of receipt of the committee's reports.



Article (181):

The concerned parties, including the owners and occupants of the property, shall be notified of the decisions referred to in the preceding Article. The owners of leased properties pursuant to Law No. 4 of 1996, holders of rights, and the Occupants' Unions stipulated in Chapter One of this Part shall also be notified thereof by administrative means. A copy thereof shall be returned to the administrative authority competent for planning and regulation affairs.

If it is not possible to notify any of them, notification shall be made by depositing a copy of the decisions at the premises of the administrative authority and at the police station or police post within whose jurisdiction the property is located. The concerned parties shall be notified thereof by registered letter with acknowledgement of receipt.

In all cases, a copy of the decision shall be posted in a visible place on the façade of the property.

Article (182):

Concerned parties or the Occupants' Union may file a grievance against the decisions issued by the committee referred to in Article (90) of the Law within a maximum period of fifteen days from the date of their notification of such decisions, before the Grievances Committee formed pursuant to Article (92) of the Law at the premises of the administrative authority. The grievance shall be submitted by registered letter with acknowledgement of receipt.

The committee shall decide on the grievances submitted to it within thirty days from the date of submission. It may request the grievance applicant to complete any documents or studies it deems necessary for issuing its decision. Its decision shall be final and shall be notified to the competent administrative authority, and shall also be notified to the concerned parties and the Occupants' Union by letter with acknowledgement of receipt or by administrative means.

Article (183):

Pursuant to Part Three of the Law and these Regulations, the owner, the Occupants' Union, or the concerned parties, as the case may be, shall entrust an engineer or engineering office with preparing the studies, drawings and documents necessary for implementing the final decision issued for restoration, reinforcement, or total or partial demolition, and for obtaining the licence required to carry out the works.



The owner, the Occupants' Union, or the concerned parties, as the case may be, shall assign the execution of the licensed works to one of the contractors or contracting companies registered with the Egyptian Federation for Construction and Building Contractors.

All of the foregoing shall be carried out after obtaining the approval of the general assembly of the Occupants' Union, except where immediate restoration or reinforcement is required pursuant to the committee's decision, in which case the matter shall be presented at the first meeting of the general assembly of the union.

Article (184):

The board of directors of the union shall carry out periodic and emergency maintenance works and spend thereon without referring to the general assembly of the union, in accordance with its approved system.

Article (185):

Before commencing the execution of licensed restoration and reinforcement works for external structural elements, or total or partial demolition works, and during execution, the engineer supervising execution and the executing contractor shall comply, in particular, with the following procedures and precautions:

- Covering the building throughout its full height.
- Surrounding the building with a fence of a height of at least two metres, made of suitable material, and provided with adequate lighting and the necessary clear warning and guidance signs.
- Verifying, before commencement of execution, that the competent entities have disconnected the electricity supply and closed gas and water sources.
- Taking the necessary precautions to protect neighbouring buildings during all stages of execution from all risks resulting from execution, in accordance with the method of protecting and securing neighbouring buildings set out in the engineering report submitted to the administrative authority competent for regulation affairs in this regard.
- Shoring walls and projecting parts of buildings that are feared to collapse.





Schedule No. (2)

Table of Other Sources of Financing During the Month of Year

No.	Date	Sources of Financing: Investment	Sources of Financing: Grants and Donations	Sources of Financing: Other	Notes

Schedule No. (3)

Statement of Financial Position / Final Account for the Financial Year/..... of the Occupants' Union

Statement of Expenses	Statement of Resources	Value of Uses	Value of Resources	Surplus or Deficit



Form No. (1)

Governorate:

Local Unit of the City of:

Form of Statement of Site Validity**from the Planning Perspective and Building Requirements****Applicant Data**

Date of Application: / /

Application No.:

Data of Applicant

Name:

National ID No.:

.....

Site Data

Plot No.:

Street:

District:

City / Area:

Governorate:

Land Area:

Site sketch with surrounding streets

Satellite image of the site

North direction arrow

Boundary Data

Northern boundary: length metres, overlooking

Eastern boundary: length metres, overlooking

Southern boundary: length metres, overlooking

Western boundary: length metres, overlooking



Requirements Specific to the Land Plot

Setbacks: Front:

Side:

Rear:

Prescribed height for the land plot: Number of floors:

Height in metres:

Prescribed uses for the site: Ground floor:

First floor:

Typical floors:

Building ratio:

Garages / area allocated for parking vehicles: compliance with the Egyptian Code for Safety Requirements for Multi-Purpose Structures.

General Building Requirements

The general building requirements set out in Chapter One of Part Three, "Regulation of Building Works", of the Executive Regulations of the Building Law.

Special Requirements Approved by the Supreme Council for Planning and Urban Development

.....

The site is valid for construction from the planning perspective and building requirements. This certificate shall not, under any circumstances, be deemed a document transferring ownership, and without any liability on the competent administrative authority.

Special Character Unit, University of "....."

Competent Officer:

Name:

Signature:

Architectural character attachment

Seal of the Special Character Unit, University of "....."



Competent Administrative Authority

Responsible Engineer	Director of Regulation	Director General of the Engineering Department
Name:		
Signature:		

Seal of the administrative authority

Form No. (2)

Governorate:

Local Unit of the City of:

Licence Application Form

Application Data

Date of Application: / /

Application No.:

(to be completed by the responsible employee)

Type of Licence

New building .. Vertical extension .. Addition .. Modification .. Completion .. Restoration ..
Reinforcement .. External finishing .. Demolition

Data of Owner / or Legal Representative

Name:

National ID No.:

Address: Property No.:

Street:

District / Area:

City:

Governorate:



Proof of Ownership Data

Title deed:

No.:

Date: / /

Land Area:

Site Data

Plot No.:

Street:

District:

City / Area:

Governorate:

Land Area:

Site sketch with surrounding streets

North direction arrow

Data of Licence Applicant / Engineer / Engineering Office

Name:

National ID No. of Engineer:

Engineer's Address:

Engineering Register:

Syndicate Registration No.:

Consultant No.:

Power of attorney data, including type, number and date:

Category of works for which the licence is issued:

Details of Works for Which the Licence Is Requested

Number of floors:

Total height:

Permitted height:

Fence height:

Basement height above pavement level:



Floors for Which Licence Is Requested	Building Ratio	Area	Height	Use	Number of Units	Number of Rooms in the Residential Unit
Basement						
Ground floor						
First floor						
Second floor						
Third floor						

Additional Data

Use required for the basement where there is remaining area after satisfying the spaces allocated for parking vehicles in accordance with the provisions of the Egyptian Code for Safety Requirements for Multi-Purpose Structures:

.....

Service utility rooms on the roof:

Other works:

.....

Signature of the engineer / representative of the engineering office

Form No. (3)

Governorate:

Local Unit of the City of:

Licence Issuance Form

Licence Data

Licence No.:

Licence Date://

Type of Licence: New building / Vertical extension / Modification /:



Site Data

Plot No.:
Block No.:
Street:
Neighbourhood Unit:
District:
Area / City:
Governorate:

Data of Licence Holder / Owner

Capacity:
Name:
National ID No.:
Address: Property No.:
Street:
Floor:
Apartment:
District / Area:
Governorate:

Data of Licence Applicant / Engineer / Engineering Office

Name:
National ID No. of Engineer:
Engineering Register:
Syndicate Registration No.:
Consultant No.:
Power of attorney data, including type, number and date:
Category of works for which the licence is issued:

Data of Supervisor of Execution

Name:
National ID No. of Engineer:
Engineering Register:
Syndicate Registration No.:
Consultant No.:



Contractor Data

Name:

National ID No.:

Registration No. with the Egyptian Federation for Construction and Building Contractors:

Registration Category No.:

Insurance Policy Data

Insurance Policy No.:

Policy Date:

Issuing Entity:

Licence Decision

Estimated value of the works: Egyptian pounds only, in accordance with the data and drawings submitted with the application, approved and attached to this licence, which shall be deemed an integral part hereof, and provided that the provisions of the Law, its Executive Regulations, the relevant codes, decrees and regulatory specifications shall be followed.

Fees Paid / Amounts in Egyptian Pounds

Statement	Amounts
Fee for issuing or renewing the licence	
Security deposit, 0.2% of the value of the works	
Total fees	

Licensed Works

In accordance with the engineering drawings attached to the licence application and pursuant to the provisions of the Building Law and its Executive Regulations, the licensed works are as follows:

Type of building:

Description of building (*):

.....

.....



(*) The description shall specify: the number of units on each floor and their use, total commercial area, total administrative area, number of spaces allocated for parking vehicles, and number of elevators.

Determination of Boundaries and Regulation Lines

Sketch of the general site
North direction arrow

Façade Data

Northern façade: length metres, overlooking:, coinciding / set back by
Eastern façade: length metres, overlooking:, coinciding / set back by
Southern façade: length metres, overlooking:, coinciding / set back by
Western façade: length metres, overlooking:, coinciding / set back by

This licence shall not be delivered except after signing the attached declarations, which shall be deemed an integral and complementary part of this licence in respect of any matter not expressly provided for herein.

Responsible Engineer	Director of Regulation	Director General of the Engineering Department
Name:		
Signature:		

Seal of the administrative authority

Declaration of the Owner / Licence Applicant

I,, in my capacity as the licensee / owner / licence applicant, under Licence No.: issued for the land plot located at:, acknowledge and undertake that, in the event of violation of any of the clauses contained in the licence or in this declaration, the penalties set out in the Building Law promulgated by Law No. 119 of 2008 and its Executive Regulations shall apply. I further acknowledge the following:



I, and my general and special successors, undertake before commencing excavation works to comply with the following:

- Obtaining the excavation permit from the competent authority.
- Placing a sign clearly indicating the site data and licensed works, in accordance with the form set out in the Executive Regulations of the Law.

I, and my general and special successors, undertake to comply with the following:

- Not to make any substantial amendments that violate this licence and the approved drawings thereof, except after obtaining a licence to do so from the competent administrative authority.
- Not to change the use of any unit of the property except after obtaining the written approval of the competent administrative authority.
- Not to use the places allocated for parking vehicles for any purpose other than that for which they are allocated.
- Where the licence includes an elevator in the property, to comply with the controls relating to its safety and licensing.
- Where the building is subject to the provisions of the Egyptian Code for Design Principles and Execution Requirements for the Protection of Structures from Fire Hazards, to comply with the requirements for securing the building and its occupants against fire hazards.

If either the engineer supervising execution or the contractor abandons his duties, the works shall be suspended until a replacement is contracted under the same licensing controls, and a copy of the contract shall be deposited in the licence file at the administrative authority.

Acknowledged as stated above.

Name:

National ID No.:

Signature:



Declaration of the Engineer / Engineering Office Supervising Execution

I, Engineer, specialization:, Engineering Register No.:, Syndicate Registration No.:, acknowledge and undertake that I shall supervise the execution of the works for which Licence No.: has been issued for the land plot located at:, and that I shall comply with all obligations of the engineer supervising execution as stipulated in the Building Law promulgated by Law No. 119 of 2008, its Executive Regulations and their amendments, and the regulatory decrees. I shall be fully responsible therefor, particularly the following:

Before Commencement of Execution

- Keeping a copy of the licence and the approved drawings at the execution site, jointly with the contractor.
- Keeping the sign indicating the licence data in a visible place throughout the execution period.
- Following the procedures and precautions determined by the designer, jointly with the contractor, and supervising the execution of all requirements necessary to preserve neighbouring buildings, the environment, and the protection and safety of neighbours, passers-by, properties, streets, passages, underground buildings, and the devices, utilities, structures and other elements located above them, upon commencement of the execution of the licensed works.
- Following up the execution of the licensed works in accordance with technical principles and the approved drawings.
- Submitting quarterly reports on the progress of the works and upon completion of the licensed works, and providing such reports to the competent administrative authority until completion of construction.

In the Event of Violations During Execution

- Suspending the works and notifying the licensee, the contractor, and the administrative authority competent for planning and regulation affairs by registered letter with acknowledgement of receipt of any violating works immediately upon their occurrence, regardless of the person committing them, unless they are corrected.



- Keeping the violations sign placed by the administrative authority at the property site, which indicates the violating works and the procedures and decisions taken in respect thereof, jointly with the owner and the contractor.
- Not resuming works at the site unless the violating works have been corrected and a decision has been issued by the administrative authority permitting the resumption of works.

In the Event of Suspension of Execution for More Than Ninety Days

- Notifying the administrative authority competent for planning and regulation affairs of the suspension, and notifying it, upon resumption of works, of the intention to resume such works, by registered letters with acknowledgement of receipt.

In the Event of Intention to Abandon Supervision

- Notifying the licensee or his legal representative and notifying the competent administrative authority by registered letter with acknowledgement of receipt at least one month before ceasing supervision, stating the reasons for abandonment.
- Issuing a certificate of fitness of the works carried out under my supervision.

After Completion of Execution of the Works

- Issuing the certificate of fitness of the works for occupancy in accordance with the form attached to the Regulations, certifying that execution has been carried out in accordance with the issued licence, the provisions of the Building Law and its Executive Regulations, the applicable codes and standard specifications.
- Depositing such certificate with the competent administrative authority.

Acknowledged as stated above.

Name:

National ID No.:

Signature:



Contractor's Declaration

I,, Contractors Register No.:, Tax Card No.:, Commercial Register No.:, acknowledge and undertake that I shall carry out the contracting works for the execution of the works for which Licence No.: has been issued for the land plot located at, and shall perform all obligations of the contractor stipulated in the Building Law promulgated by Law No. 119 of 2008, its Executive Regulations and their amendments, and the regulatory decrees. I shall be fully responsible therefor, particularly the following:

- Erecting a fence around the site before commencing the execution of the works, provided that the fence shall be made of suitable strong material, shall have a height of not less than two metres, and shall be provided with reflective signs.
- Not occupying the road in front of the building; storage shall take place within the site, and the necessary measures shall be taken to protect passers-by and neighbours.
- Executing the works in accordance with the licence, technical principles and the approved drawings.
- Placing a sign in a visible place on the front façade of the property, on which the data indicated in the attached form shall be written in clear colour and letters that are easy to read. Such sign shall be fixed no higher than the ceiling level of the ground floor in a technically sound manner. I shall be jointly liable with the licensee and the supervising engineer for the information stated on such sign and for keeping it fixed in place and clearly visible throughout the execution period.
- Jointly with the supervising engineer, keeping a copy of the licence and the approved drawings at the execution site.
- Jointly with the supervising engineer, following the procedures and precautions determined by the designer and necessary to preserve the safety of neighbouring buildings, the environment, and the protection and safety of neighbours, passers-by, properties, streets, passages, underground buildings, and the devices, utilities, structures and other elements located above them, upon commencement of the execution of the licensed works.



- Jointly with the supervising engineer and the licensee, suspending the works and notifying the administrative authority in the event of a violation, and keeping the violations sign placed by the administrative authority at the property site, which indicates the violating works and the procedures and decisions taken in respect thereof.
- Not resuming works at the site unless the violating works have been corrected and a decision has been issued by the administrative authority permitting the resumption of works.

Acknowledged as stated above.

Name:

National ID No.:

Signature:

Form No. (4)

Concerning the Inspection of Existing Structures

