Translation of

Law No. 14 of 2012 Concerning the Integrated Development of the Sinai Peninsula

ترجمة القانون رقم ١٤ لسنة ٢٠١٢
بشأن التنمية المتكاملة لشبه
جزيرة سيناء

2 September 2026

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Law No. 14 of 2012, Concerning the Integrated Development of the Sinai Peninsula

In the name of the people: President of the republic

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

Preamble

Having reviewed the Constitutional Declaration issued on 13 February 2011;

And the Constitutional Declaration issued on 30 March 2011;

And the Civil Code;

And Law No. 66 of 1953 concerning Mines and Quarries;

And Law No. 61 of 1963 concerning Public Authorities;

And Law No. 86 of 1956 concerning Mines and Quarries;

And Law No. 100 of 1964 concerning the Regulation of the Lease of State-Owned Real Estate;

And the Local Administration System Law promulgated by Law No. 43 of 1979;

And Law No. 59 of 1979 concerning New Urban Communities;

And Law No. 143 of 1981 concerning Desert Lands;

And Law No. 159 of 1981 concerning Joint Stock Companies, Partnerships Limited by Shares, and Limited Liability Companies;

And Law No. 102 of 1983 concerning Natural Protectorates;

And Law No. 48 of 1984 concerning the Protection of Watercourses and its Executive Regulations;

And Law No. 12 of 1984 concerning Irrigation and Drainage;

And Law No. 7 of 1991 concerning Certain Provisions Relating to the State's Private Property;

And Law No. 4 of 1994 concerning the Protection of the Environment;

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And Law No. 230 of 1996 concerning the Regulation of Ownership by Non-Egyptians of Built Real Estate and Vacant Land;

And Law No. 8 of 1997 concerning Investment Guarantees and Incentives;

And Law No. 89 of 1998 concerning the Regulation of Tenders and Auctions;

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

And Presidential Decree No. 531 of 1981 concerning Lands Evacuated by the Armed Forces;

And Presidential Decree No. 152 of 2001 concerning Strategic Areas of Military Importance in which Ownership is Prohibited;

And Presidential Decree No. 153 of 2001 establishing the National Center for Planning State Land Uses;

And Presidential Decree No. 154 of 2001 concerning State Land Uses until the Year 2017;

And Presidential Decree No. 204 of 2010 concerning the Determination of Areas Adjacent to the Eastern Borders of the Republic and the Rules Governing Them;

And Minister of Defense Decree No. 264 of 1994 concerning the Conditions, Rules, and Procedures Governing the Conduct of Activities within Natural Protectorates;

And Minister of Defense Decree No. 731 of 2004 concerning the Military Survey Department's preparation of the land database required for the activities of the relevant ministries within the Investment Opportunities Map;

And Minister of Defense Decree No. 548 of 2005 concerning the Ownership and Usufruct by Non-Egyptians of Residential Units in Certain Areas;

And Minister of Defense Decree No. 350 of 2007 concerning the Conditions and Rules Governing the Disposal of Lands and Real Estate Located in the Sinai Peninsula;

And Minister of Defense Decree No. 146 of 2002 concerning the Conditions and Rules Required by Matters of State Defense in Respect of Desert Lands belonging to authorities and entities referred to in Law No. 143 of 1981 concerning Desert Lands and Law No. 7 of 1991 concerning Certain Provisions Relating to the State's Private Property;

And following the approval of the Council of Ministers;

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Article (1):

The provisions of the attached Decree-Law concerning the Integrated Development of the Sinai Peninsula shall apply. The provisions of other laws shall apply to matters for which no provision is stipulated in this Decree-Law.

Article (2):

The provisions of this Decree-Law shall apply to all activities and projects established as of 19 January 2012.

As for activities and projects already in existence, contracts, allocation decisions, preliminary contracting procedures, or any other legal commitments with the competent authorities having jurisdiction that predate the issuance hereof, the law under which they were established shall continue to apply until the expiry of their legal existence, following presentation thereof to the Board of Directors.

The competent State authorities and the concerned parties shall regularize their legal status accordingly within six months from the date of issuance of the Executive Regulations.

Article (3):

The Minister of Defense shall issue the Executive Regulations of the attached Decree-Law, following their approval by the Council of Ministers, within a maximum period of three months from the date on which this Decree-Law enters into force.

Article (4):

This Decree-Law shall be published in the Official Gazette, shall have the force of law, and shall enter into force on the day following the date of its publication.

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Article (1):

For the purposes of applying the provisions of this Decree-Law, the following terms shall have the meanings assigned to each of them below:

Sinai Peninsula: The entirety of the Governorates of North Sinai and South Sinai, as well as the areas located within the administrative boundaries of the Governorates of Suez, Ismailia, and Port Said.

The Area: The Sinai Peninsula, the islands falling within its territorial waters, the continental shelf area, the Exclusive Economic Zone, and the adjacent areas to be determined by a decree of the Minister of Defense.

The Authority: The National Authority for the Development of the Sinai Peninsula.

The Board of Directors: The Board of Directors of the Authority.

Limited Development Areas: Areas in which small-scale projects and other community- and environmental-service projects are established.

Investment Development Areas: Areas designated for various investment projects, including tourism, urban development, agricultural, industrial, mining, commercial, and other investment projects.

Comprehensive (Integrated) Development Areas: Areas in which national projects are established as development axes in general, with the objective of improving and advancing the standard of living of the people of Sinai in various fields, including:

East Port Said Port, the One-Million-Inhabitant City east of Port Said and the Industrial Zone, the 400,000-Feddan Project on the Al-Salam Canal, the Technology Valley – Gulf of Suez Coast, and other national projects.

Authorities Having Jurisdiction: State authorities to which areas within the Sinai Peninsula have been allocated and which are responsible for their development, disposal, administration, and exploitation for all activities and uses.

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Article (2):

Ownership of land and constructed real estate within the Area shall be restricted to natural persons holding Egyptian nationality exclusively, without holding any other nationality, and born to two Egyptian parents, and to Egyptian legal persons whose entire capital is wholly owned by Egyptians.

Any ownership contract concluded in violation of the foregoing shall be absolutely null and void. Any interested party may invoke such nullity or seek a judgment declaring it, and the court shall rule on such nullity of its own motion.

Where any property, whether land or real estate, within the Area devolves upon non-Egyptians by way of lawful inheritance, testamentary disposition, or gift, the heirs, legatees, or donees, as the case may be, shall:

- Relinquish the bare ownership title to such property while retaining the right of usufruct, whether for themselves or for other non-Egyptians, while retaining ownership of the structures erected thereon, excluding the land; or

- Dispose of such property in favor of Egyptians holding Egyptian nationality exclusively, without holding any other nationality, and born to two Egyptian parents.

This shall be completed within a maximum period of six months from the date of death, testamentary disposition, or gift; otherwise, ownership of such property shall devolve upon the State against payment of its fair market value.

Where an Egyptian acquires a nationality other than Egyptian nationality, or loses Egyptian nationality, while owning any property within the Area; or where any property within the Area devolves upon an Egyptian holding another nationality or whose father or mother is non-Egyptian, by any form of disposition other than inheritance or by any other means of acquiring ownership; or where any property devolves upon a non-Egyptian by way of inheritance, testamentary disposition, or gift after the effective date of this Decree-Law, the person who acquired the other nationality, lost Egyptian nationality, acquired ownership, or became an heir, legatee, or donee, as applicable, shall:

- Relinquish the bare ownership title to such property while retaining the right of usufruct, whether for themselves or for third parties, while retaining ownership of the structures erected thereon, excluding the land; or

- Dispose of such property in favor of Egyptians holding Egyptian nationality exclusively, without holding any other nationality, and born to two Egyptian parents.

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This shall be completed within a maximum period of six months from the date of death, testamentary disposition, gift, acquisition of the other nationality, or loss of Egyptian nationality, as applicable; otherwise, ownership of such property shall devolve upon the State against payment of its fair market value.

The Authority shall maintain a special register recording such cases, based on the data and information received from the Real Estate Registration and Notarization Authority or any other competent entity. The Authority shall have the right to monitor the procedures taken in connection with the ownership of such property, trace any dispositions made in respect thereof, and review the relevant records and documents.

Nevertheless, the Board of Directors may, for reasons it deems appropriate and after obtaining the approval of the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service, approve the following:

- Ownership of constructed buildings only, excluding the land on which they are erected, by natural and legal persons who are Egyptian dual nationals or non-Egyptians within the Area;

- Granting non-Egyptians usufruct rights over units within the Area for residential purposes for a maximum period of fifty (50) years.

Notwithstanding the foregoing, the President of the Republic may, for reasons he deems appropriate and after obtaining the approval of all the entities referred to in the preceding paragraph and the approval of the Council of Ministers, issue a decision granting a person holding the nationality of an Arab State the same treatment prescribed for Egyptians under this Decree-Law in respect of units intended for residential purposes.

Ownership, usufruct rights, leases, or any other form of disposition in relation to land and real estate shall be prohibited in the following areas:

- Strategic areas of military importance in which ownership is prohibited pursuant to Presidential Decree No. 152 of 2001 concerning Strategic Areas of Military Importance in which Ownership is Prohibited;

- Border-adjacent areas pursuant to Presidential Decree No. 444 of 2014 concerning the Determination of Areas Adjacent to the Borders of the Arab Republic of Egypt and the Rules Governing Them;

- Islands located in the Red Sea;

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- Natural protectorates, archaeological areas, and their buffer zones, the exploitation and use of which shall be governed by the laws regulating each of them.

The Minister of Defense shall issue a decree prescribing the controls and rules governing the exploitation of border-adjacent areas.

In all cases, no land, real estate, or residential unit within the Area may be owned or allocated, no usufruct right may be granted, no real or in rem disposition may be effected, whether in favor of Egyptians or foreigners, and no property within the Area may be leased to foreigners, except after obtaining the approval of the Board of Directors, the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service.

Any contract concluded in violation of the foregoing shall be absolutely null and void. Any interested party may invoke such nullity or seek a judgment declaring it, and the court shall rule on such nullity of its own motion.

Article (3):

No usufruct right over land or real estate shall arise pursuant to this Decree-Law except under contracts concluded specifically for that purpose. Such contracts shall include the rules and conditions governing such usufruct and, in particular, the following:

The term of the usufruct right shall be up to fifty (50) years, depending on the nature of each activity. This period may be renewed for further periods, provided that the aggregate term of the usufruct right does not exceed seventy-five (75) years, subject to the approval of the Board of Directors.

The usufruct right shall terminate in any of the following cases:

- Expiry or termination, for any reason, of the legal existence of the holder of the usufruct right;
- Death of the usufructuary;
- Expiry of the usufruct period without renewal;
- Expiry of the aggregate period of the usufruct right, up to seventy-five (75) years.

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Nevertheless, in the event of the death of the usufructuary, and after obtaining the approval of the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, and the Board of Directors, and for reasons deemed appropriate, the contract may continue with the lawful heirs, or any of them according to their wishes, under the same terms, conditions, and rules of the original contract.

Contracts concluded under the provisions of this Decree-Law shall include a provision recognizing the right of succession in accordance with the official declaration of inheritance.

The usufruct right shall not, for any reason whatsoever, be converted into an ownership right in favor of the usufructuary or any other person in respect of the land or constructed real estate subject to investment or exploitation.

The usufruct right may not be the subject of any disposition of any kind except after obtaining the approval of the Board of Directors, the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service.

Any disposition made in violation of the foregoing shall be null and void. Any interested party may invoke such nullity or seek a judgment declaring it, and the court shall rule on such nullity of its own motion.

The usufructuary shall use the property subject to the usufruct within the period prescribed in the contract and in accordance with the governing rules and conditions, whether issued by the Board of Directors or stipulated in the contract.

The usufructuary shall be prohibited from using the property subject to the usufruct for any purpose other than the purpose for which the usufruct right was granted.

In all cases, the usufruct right established pursuant to this Law shall terminate in the following cases:

- Breach by the usufructuary of any contractual condition;
- Failure to comply with the submitted timetable for implementation of the project.
- The authority having jurisdiction may grant the usufructuary a grace period to remedy the breach or complete the project, based on reasons submitted by the usufructuary and accepted by the authority having jurisdiction, following presentation of the matter to the Board of Directors.

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Egyptians and the companies referred to in this Decree-Law may enjoy usufruct rights over land and constructed real estate within the Area.

The exploitation of land and constructed real estate by Egyptian and foreign natural and legal persons within Development Areas shall be permitted solely under a usufruct arrangement, to the exclusion of all other original rights in rem.

Any procedure or disposition concerning the usufruct right made in violation of the foregoing provisions shall be null and void and may not be registered. Any interested party may invoke such nullity or seek a judgment declaring it, and the court shall rule on such nullity of its own motion.

Article (4):

Any investment or development project undertaken by non-Egyptians within the Area shall take the form of an Egyptian joint stock company in which Egyptian participation shall not be less than fifty-five percent (55%).

Such companies shall be required to obtain the approval of the Board of Directors, after payment of the prescribed consideration for activities and services, before commencing their activities.

No change in the names of the founders, the percentages or interests held by the partners or shareholders, any amendment to provisions of the contracts or articles of association, any change in the legal form of the companies, establishment of new branches of the companies in Sinai, trading of shares on a stock exchange, offering of securities, or public or private subscription shall be effective against third parties unless prior approval has been obtained from the Board of Directors and from the following competent authorities:

- The Ministry of Defense;
- The Ministry of Interior;
- The General Intelligence Service;
- The General Authority for Investment and Free Zones; and
- The Financial Regulatory Authority.

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Nevertheless, the President of the Republic may, for reasons he deems appropriate, following the approval of the entities referred to in the preceding paragraph and the Council of Ministers, and upon a proposal submitted by the Board of Directors, grant an exemption from the prescribed percentage of Egyptian participation in foreign companies implementing integrated development projects within the Area as general development axes across various activities.

Such exemption shall be conditional upon those companies undertaking not to make any change to the names of the partners or shareholders, their participation percentages, or their articles of association until the expiry of their legal existence.

Where any change or amendment to the foregoing becomes necessary, approval must be obtained from the Board of Directors, the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service, without prejudice to the controls and provisions prescribed under this Decree-Law, taking into account the percentage of project implementation achieved in accordance with the submitted timetable.

Without prejudice to the first paragraph of this Article, and after obtaining the approvals of the competent State authorities and the Board of Directors, the companies referred to herein may:

- Be listed for trading on a securities exchange inside or outside Egypt;
- Offer their securities for public or private subscription.

Written approval from the Board of Directors shall be obtained, after consulting the Financial Regulatory Authority, before carrying out any offering or trading of the aforementioned securities where such transaction would result in the ownership percentage of any shareholder exceeding ten percent (10%) of the capital of such companies.

Except for companies exempted by a decision of the President of the Republic, the percentage of securities, capital, or shares in companies, establishments, and projects held by non-Egyptians may not exceed forty-five percent (45%).

The President of the Republic may also, for reasons he deems appropriate, following the approval of the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, and the Council of Ministers, and upon a proposal submitted by the Board of Directors, exempt a city or part thereof, coastal areas, projects relating to the development of the Suez Canal Axis, and special economic zones located within the Area from being subject to the provisions of this Decree-Law.

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Article (5):

In all cases, any investment, development, or usufruct activity, regardless of its form, involving land or real estate shall be compatible and proportionate with the nature of the Area and shall fall within the fields specified by the Executive Regulations of this Decree-Law.

Such activity shall not contravene the rules of public order, national security, or the supreme interests of the State.

The opinion of the Ministry of Defense shall be obtained, and due regard shall be given to any conditions and rules prescribed by it in this respect as required by matters relating to the defense of the State.

Article (6):

The provisions of this Decree-Law shall be without prejudice to the rights of authorities having jurisdiction over State lands in respect of any areas included in their respective plans that fall within the Area and which they are entitled to develop, dispose of, administer, and exploit for all activities and uses.

Such authorities shall also retain the right to issue licenses and permits, conclude all contracts, and give effect to the legal consequences arising therefrom, within the framework of the State's plans and general policy for the Area.

Article (7):

A public economic authority named the **National Authority for the Development of the Sinai Peninsula** shall be established. It shall have legal personality and shall be affiliated with the Minister of Defense.

The Minister of Defense shall issue a decree establishing its composition and bylaws. Its headquarters shall be located in North Sinai Governorate, and branches may be established in other governorates or cities falling within the administrative boundaries of the Sinai Peninsula.

The Board of Directors shall be chaired by a Chairman appointed by decree of the Minister of Defense, which decree shall also determine his financial treatment.

The Board shall include representatives of the competent authorities, including representatives of the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service.

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Membership of the Board of Directors shall be for a term of three years, renewable for one further term.

The Chairman of the Board may invite representatives of ministries, governorates, authorities, banks, business organizations, civil society organizations, and persons with relevant expertise to attend Board meetings when matters falling within their respective areas of competence are under consideration, without having the right to vote.

The Board of Directors shall meet at least once every month or whenever necessary.

A meeting of the Board of Directors shall not be valid unless attended by at least two-thirds of the members representing the government authorities that are members of the Board.

The Board of Directors may establish from among its members one or more committees to which specific tasks may be assigned, and non-members may be invited to participate in the work of such committees where necessary.

Without prejudice to the requirement to obtain the approval of the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service, resolutions of the Board of Directors shall be adopted by a majority of the votes of those present and entitled to vote. In the event of a tie, the side with which the Chairman votes shall prevail.

The Chairman of the Board of Directors of the Authority shall manage its affairs, follow up the implementation of resolutions issued by the Board of Directors, and represent the Authority before the courts and third parties.

The Minister of Defense shall have the right to call the Board of Directors to convene and to attend its meetings, and shall chair any meeting attended by him. In such case, the relevant ministers shall represent their respective ministries, and the relevant governors shall represent their respective governorates.

The Board of Directors shall submit a quarterly report on the Authority's plans, activities, and efforts for presentation to the Council of Ministers.

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Article (8):

The Board of Directors of the Authority shall be the supreme authority governing its affairs and managing its business. It may adopt such resolutions as it deems necessary to achieve the objectives for which the Authority was established, within the framework of the State's general objectives, plans, and policies, the requirements and considerations of national security and State defense, and environmental standards.

The Board shall, in particular, have the following powers:

- To study and formulate the policies, orientations, and general plans necessary for the development of the Area through the formulation and implementation of the integrated national strategy for the development of the Area; determine the priorities of its strategic development plan; define the orientations of sustainable and integrated development policies for the Area; establish implementation mechanisms; and monitor implementation.

- To propose development or investment projects within the Area and determine implementation priorities within the framework of the State's general policy.

- To monitor the implementation of the land-use plan within the Area, including agricultural, urban, tourism, industrial, mining, petroleum, environmental, and other uses, in coordination with the authorities having jurisdiction over the land and in accordance with the applicable laws and decrees governing such matters.

- To coordinate with the authorities having jurisdiction in studying the methods for disposing of State-owned land, pricing such land, regulating its protection, and developing standard forms of contracts relating thereto.

- To coordinate with the National Center for Planning State Land Uses regarding land within the Area for which no specific use has been determined, proposed allocations thereof, projects that may be implemented thereon, and arrangements for its protection in accordance with the applicable laws and decrees, as well as determining its uses and the authorities having jurisdiction over it.

- To approve the establishment of economic, industrial, commercial, tourism, agricultural, or other development and urbanization clusters within the Area, in coordination with the competent State authorities.

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- To regulate and coordinate the performance of the activities, functions, and services of government bodies and authorities concerned with the development of the Area; issue the required approvals for projects relating to all investment and development activities within the Area; determine the prescribed financial consideration; determine priorities for the allocation of financial resources and appropriations; and secure the necessary sources of financing in accordance with the investment development requirements of the Area, in coordination with all relevant government bodies, authorities, and authorities having jurisdiction.

- To express its opinion on the suspension of any investment or development activity, regardless of its form, or on the cancellation or withdrawal of a usufruct right where the concerned parties violate the applicable laws, regulations, and decrees governing such matters, in coordination with the authorities having jurisdiction.

- To adopt all resolutions and measures necessary for development within the Area and to conclude agreements and protocols intended to achieve such development, while preserving the rules of public order, national security, and the supreme interests of the State, and taking into account the rules and conditions prescribed by the Ministry of Defense as required by matters relating to the defense of the State.

- To adopt the necessary resolutions for the purpose of utilizing the Authority's resources and funds by investing them in activities approved by the Board of Directors.

- To compile all studies conducted concerning Sinai, evaluate them, identify any incomplete studies and complete them, conduct new studies in cooperation with universities, specialized consultancy offices, and relevant entities, and utilize the results of studies conducted on Sinai in directing the planning process so as to ensure effective utilization of scientific research outcomes.

- To provide consultancy, scientific, and research services through full-time experts at the Authority, compensate them with an appropriate remuneration, and prepare feasibility studies for investors in Egypt and abroad in coordination with the competent and relevant authorities.

- To monitor the implementation of major projects for the development of Sinai, evaluate performance, present the results to the Ministerial Committee for the Development of Sinai, and present obstacles and proposed solutions.

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- To establish economic controls and systems and propose legislation that contributes to the development of the Area.

- To conduct the social studies necessary for policies aimed at rationalizing population attraction, settlement, and adaptation to the conditions of Bedouin society and the desert environment.

- To coordinate as necessary with the General Authority for Investment and Free Zones for the promotion and presentation of various development and investment projects to investors and business persons.

The Board shall issue the organizational regulations, internal regulations, work systems, and resolutions governing financial, administrative, and technical affairs, and shall establish the organizational structure of the Authority.

Article (9):

The resources of the Authority shall consist of the following:

- Appropriations allocated by the State in its budget for the account of the Authority.

- A percentage ranging from 0.5% to 1%, according to the type and nature of the activity, of the revenues collected by the authorities having jurisdiction over State lands as a result of disposing of any areas allocated to them within the Area.

- Returns and profits generated from the investment of the Authority's funds, subject to the approval of the Board of Directors.

- Proceeds from the consideration charged for the activities and services provided by the Authority in accordance with the Executive Regulations of this Decree-Law.

- Gifts, aid, and grants accepted by the Board of Directors.

- Any other resources approved by the Board of Directors.

The funds of the Authority shall be deemed public funds. Its accounts, balances, and funds shall be subject to the supervision of the Central Auditing Organization, and its property and funds shall enjoy the legal protection prescribed for the public funds of the State.

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The Authority shall have an independent budget. In preparing such budget and its financial statements, Egyptian Accounting Standards shall be followed, and the provisions of the laws governing public authorities shall apply in this respect.

The financial year of the Authority shall commence at the beginning of the State's financial year and shall end at the end thereof.

The Authority shall maintain an account with the Central Bank of Egypt. The Authority's funds shall be deposited in the Treasury Single Account at the Central Bank of Egypt. Any surplus in the Authority's budget shall be carried forward from one financial year to the next, and disbursements from the account shall be made pursuant to a resolution of the Board of Directors or by any person authorized by the Board for such purpose.

Article (10):

Ministries, authorities, and entities shall notify the Authority of any foreign grants, donations, or loans, whether in cash or in kind, allocated by any organizations, institutions, associations, or individuals for the benefit of any projects within the Area.

The Authority shall follow up on the foreign assistance, grants, donations, or loans referred to above, in coordination with the relevant entities, and shall take the appropriate measures in this respect following presentation of the matter to the Board of Directors.

Article (11):

A Dispute Settlement Committee shall be established within the Authority and shall have jurisdiction to settle all disputes and disagreements arising from the application of the provisions of this Decree-Law or relating thereto.

Any dispute shall be submitted to the Committee before being brought before the judicial authorities, for the purpose of settlement and the issuance of a recommendation in respect thereof.

The foregoing shall not prejudice the right of the disputing parties thereafter to resort to the competent court.

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The Minister of Justice shall issue a decree regulating the work and composition of the Committee.

Article (12):

Except for actions undertaken by the Armed Forces in implementation of the State Defense Plan, no natural or legal person may possess, occupy, place a hand upon, or encroach upon any part of the lands subject to the provisions of this Decree-Law.

The Board of Directors or the authority having jurisdiction over the relevant land shall issue the necessary decisions for the administrative removal of any unlawful occupation or encroachment in accordance with the laws governing such matters.

The Authority shall be notified of all measures taken in connection with the removal of unlawful occupation and encroachment, and the unlawful occupant or encroacher shall bear the costs of such removal works.

Persons who had occupied land prior to the entry into force of this Decree-Law shall have the right to own or obtain usufruct rights over the lands on which they have constructed buildings or which they have reclaimed and cultivated, subject to the approval of the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, and the Authority, and in accordance with the rules, conditions, and controls to be issued by a decision of the Council of Ministers pursuant to the provisions of this Decree-Law.

Article (13):

The authorities having jurisdiction over lands within the Area shall refrain from including any provision requiring recourse to arbitration in contracts concluded in respect of any part of the areas allocated to them within the Area.

Arbitral awards issued in disputes arising in connection with the right of ownership, usufruct, operation, or the conduct of any activity, regardless of its form, within the Area shall not be enforceable.

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Article (14):

Governors, local administration units, and all State bodies operating within the Area shall comply with the provisions of this Decree-Law in relation to ownership, usufruct, or use rights.

The approval of the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, and the Board of Directors shall be obtained as required under this Decree-Law.

Article (15):

The Executive Regulations of this Decree-Law shall determine the development and investment areas within the boundaries of the Area in which ownership may be permitted or usufruct rights may be granted, as well as the nature of the fields and development investment activities that may be established within the Area.

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Translation of

the Executive Regulations of Law No. 14 of 2012 Concerning the Integrated Development of the Sinai Peninsula

ترجمة اللائحة التنفيذية للقانون رقم ١٤ لسنة ٢٠١٢ بشأن التنمية المتكاملة لشبه جزيرة سيناء

2 Septmeber 2026

Prime Ministerial Decree No. 959 of 2012 Concerning the Issuance of the Executive Regulations of Decree-Law No. 14 of 2012 concerning the Integrated Development of the Sinai Peninsula

Preamble

Having reviewed the Constitutional Declaration issued on 13 February 2011;

And the Constitutional Declaration issued on 30 March 2011;

And the Constitutional Declaration issued on 11 August 2012;

And the Civil Code;

And Law No. 66 of 1953 concerning Mines and Quarries;

And the Public Authorities Law promulgated by Law No. 61 of 1963;

And Law No. 86 of 1956 concerning Mines and Quarries;

And Law No. 100 of 1964 concerning the Regulation of the Lease and Disposal of Real Estate Privately Owned by the State;

And the Local Administration System Law promulgated by Law No. 43 of 1979;

And Law No. 59 of 1979 concerning the Establishment of New Urban Communities;

And Law No. 143 of 1981 concerning Desert Lands;

And the Joint Stock Companies, Partnerships Limited by Shares, and Limited Liability Companies Law promulgated by Law No. 159 of 1981;

And the Antiquities Protection Law promulgated by Law No. 117 of 1983;

And Law No. 48 of 1985 concerning the Protection of Watercourses and its Executive Regulations;

And the Irrigation and Drainage Law promulgated by Law No. 12 of 1984;

And Law No. 7 of 1991 concerning Certain Provisions Relating to the State’s Private Property;

And the Environmental Law promulgated by Law No. 4 of 1994;

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And Law No. 230 of 1996 concerning the Regulation of Ownership by Non-Egyptians of Built Real Estate and Vacant Land;

And the Investment Guarantees and Incentives Law promulgated by Law No. 8 of 1997;

And the Tenders and Auctions Law promulgated by Law No. 89 of 1998;

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

And Decree-Law No. 14 of 2012 concerning the Integrated Development of the Sinai Peninsula;

And Presidential Decree No. 531 of 1981 concerning the Rules Governing the Disposal of Lands and Real Estate Evacuated by the Armed Forces and the Allocation of the Proceeds Thereof for the Establishment of Alternative Military Cities and Areas;

And Presidential Decree No. 298 of 1995 concerning the Securing of the Eastern Borders of the Arab Republic of Egypt;

And Presidential Decree No. 152 of 2001 concerning the Determination of Strategic Areas of Military Importance within Desert Lands and the Rules Applicable Thereto;

And Presidential Decree No. 153 of 2001 establishing the National Center for Planning State Land Uses;

And Presidential Decree No. 154 of 2001 concerning the Determination of State Land Uses until 2017;

And Presidential Decree No. 204 of 2010 concerning the Determination of Areas Adjacent to the Borders of the Arab Republic of Egypt and the Rules Governing Them;

And Prime Ministerial Decree No. 264 of 1994 concerning the Conditions, Rules, and Procedures Governing the Conduct of Activities in Natural Protectorate Areas;

And Prime Ministerial Decree No. 731 of 2004 concerning the Military Survey Department's Preparation of the Land Database Required for the Activities of the Relevant Ministries within the Investment Opportunities Map;

And Prime Ministerial Decree No. 548 of 2005 concerning the Ownership and Usufruct by Non-Egyptians of Residential Units in Certain Areas;

And Prime Ministerial Decree No. 350 of 2007 concerning the Conditions and Rules Governing the Disposal of Lands and Real Estate Located in the Sinai Peninsula;

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And Minister of Defense Decree No. 146 of 2002 concerning the Conditions and Rules Required by Matters of State Defense in Respect of Desert Lands belonging to authorities and entities referred to in Law No. 143 of 1981 concerning Desert Lands and Law No. 7 of 1991 concerning Certain Provisions Relating to the State's Private Property;

And following the approval of the Council of Ministers;

It is hereby decreed as follows:

Promulgation Provisions

Article (1):

The provisions of the attached Executive Regulations of Decree-Law No. 14 of 2012 concerning the Integrated Development of the Sinai Peninsula shall apply.

The Development Map attached to these Regulations shall constitute an integral part thereof.

Article (2):

The provisions of Law No. 95 of 2015 amending certain provisions of the aforementioned Decree-Law No. 14 of 2012 shall apply to all activities and projects established as of 19 January 2012, being the date of issuance of Decree-Law No. 14 of 2012.

All State entities having jurisdiction over the disposal, exploitation, administration, regulation, development, and protection of State lands within the Area, as well as the concerned persons carrying out activities within the Area, shall regularize their legal status in accordance with the provisions of Law No. 95 of 2015 within six months from the effective date of this Decree.

As for activities and projects already in existence, contracts, allocation decisions, preliminary contracting procedures, or any other legal commitments with the competent authorities having jurisdiction that were concluded or made prior to 19 January 2012, the laws, regulations, and decrees under which they were established shall continue to apply until the expiry of their legal existence, following presentation thereof to the Board of Directors for the exercise of its functions in accordance with the applicable laws and regulations.

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Article (3):

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

Executive Regulations of the Decree-Law concerning the Integrated Development of the Sinai Peninsula

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Article (1):

For the purposes of applying the provisions of these Regulations and the decrees issued in implementation of the Decree-Law concerning the Integrated Development of the Sinai Peninsula, the following words and expressions shall have the meanings assigned to each of them below:

Decree-Law: Decree-Law No. 14 of 2012 concerning the Integrated Development of the Sinai Peninsula.

Regulations: The Executive Regulations of the Decree-Law concerning the Integrated Development of the Sinai Peninsula.

Sinai Peninsula: The entirety of the Governorates of North Sinai and South Sinai, as well as the areas located within the administrative boundaries of the Governorates of Suez, Ismailia, and Port Said.

The Area: The Sinai Peninsula, the islands falling within its territorial waters, the continental shelf area, the Exclusive Economic Zone, and the adjacent areas to be determined by a decree of the Minister of Defense.

The Authority: The National Authority for the Development of the Sinai Peninsula.

The Board of Directors: The Board of Directors of the Authority.

Limited Development Areas: Areas in which small-scale projects and other community- and environmental-service projects are established.

Investment Development Areas: Areas designated for various investment projects, including tourism, urban development, agricultural, industrial, mining, commercial, and other investment projects.

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Comprehensive (Integrated) Development Areas: Areas in which national projects are established as general development axes for the purpose of improving and advancing the standard of living of the people of Sinai in various fields, including:

East Port Said Port; the One-Million-Inhabitant City east of Port Said and the Industrial Zone; the 400,000-Feddan Project on the Al-Salam Canal; the Technology Valley – the Eastern Coast of the Gulf of Suez; and other national projects.

Authorities Having Jurisdiction: State authorities to which areas within the Sinai Peninsula have been allocated and which are responsible for their development, disposal, administration, and exploitation for all activities and uses.

Sustainable Development: Development projects whose effects extend into the distant future and are not limited to the present or the near future.

Article (2):

The Minister of Defense shall issue a decree determining the areas and the geographical and political boundaries of the following regions and locations:

- The Sinai Peninsula Area.
- The islands falling within the territorial waters of the Sinai Peninsula Area.
- The islands falling within the continental shelf area.:
- The islands falling within the Exclusive Economic Zone.
- The area adjacent to the eastern borders of the Republic.

Such determination shall prevent any overlap between the boundaries of these areas and those of other neighboring areas and shall include the rules governing such areas.

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Article (3):

The Council of Ministers shall issue a decree determining the State authorities having jurisdiction to which areas within the Sinai Peninsula have been allocated and which are responsible for their development, disposal, administration, and exploitation for all activities and uses.

The aforementioned authorities shall submit their plans designed to achieve such development and shall provide the Authority with such plans for the purpose of monitoring their implementation.

Article (4):

The Board of Directors shall, in coordination with the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, and the relevant governorate, determine the Limited Development Areas in which small-scale projects and other community- and environmental-service projects are to be implemented, as well as the activities and fields covered by such projects.

The Authority shall issue the necessary resolutions in this respect.

Article (5):

The Board of Directors shall issue a resolution precisely identifying the areas designated for the various investment projects in the tourism, urban development, agricultural, industrial, mining, commercial, and other investment sectors, in a manner consistent with the nature of the area in which the relevant investment project is to be established within the Area.

This shall be carried out in coordination with the National Center for Planning State Land Uses and the various State authorities having jurisdiction, following the approval of the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service, and after obtaining the opinion of the General Authority for Investment and Free Zones.

The resolution issued by the Authority in this respect shall be published and announced on the websites of the Authority and the General Authority for Investment and Free Zones in order to inform investors of such areas and the various fields of investment available therein, with a view to encouraging and promoting investment in those areas.

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Article (6):

The Council of Ministers shall, upon the proposal of the Board of Directors and following the approval of the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service, determine the Comprehensive Integrated Development Areas within the Area in which national projects are to be established for the purpose of development and improving and advancing the standard of living of the people of Sinai in various fields, in accordance with the maps and data attached to the relevant decree.

The Board of Directors shall issue the resolutions implementing the designation of such areas, in coordination with the National Center for Planning State Land Uses, provided that such resolutions shall include the rules and procedures required to be followed for the establishment of such projects.

Article (7):

Ownership of land and constructed real estate within the Area by any person other than a holder of Egyptian nationality exclusively, without holding any other nationality, and born to two Egyptian parents, or by any legal person other than an Egyptian legal person whose entire capital is wholly owned by Egyptians meeting the same criteria referred to above, shall be prohibited.

Article (7 Bis):

Where any property, whether land or real estate, within the Area devolves upon non-Egyptians by way of lawful inheritance, testamentary disposition, or gift, the heirs, legatees, or donees, as applicable, shall either:

- Relinquish the bare ownership title to such property while retaining the usufruct right, whether for themselves or for others, while retaining ownership of the structures erected thereon, excluding the land; or

- Dispose of such property in favor of Egyptians holding Egyptian nationality exclusively, without holding any other nationality, and born to two Egyptian parents.

This shall be completed within a maximum period of six months from the date of death, testamentary disposition, or gift; otherwise, ownership of such property shall devolve upon the State against payment of its fair market value.

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Article (8):

An Egyptian who acquires another nationality, or whose Egyptian nationality is withdrawn or lost, and who owns any property within the Area, as well as an Egyptian holding another nationality or whose father or mother is non-Egyptian and to whom any property within the Area devolves by any means of disposition other than inheritance, shall either:

- Relinquish the bare ownership title to such property while retaining the usufruct right for himself or for third parties, while retaining ownership of the structures erected thereon, excluding the land; or

- Dispose of such property in favor of Egyptians holding Egyptian nationality exclusively and born to two Egyptian parents.

This shall be completed within a maximum period of six months from the date of acquisition of the other nationality, loss of Egyptian nationality, or devolution of ownership to such person, as the case may be; otherwise, ownership of such property shall devolve upon the State against payment of its fair market value.

Article (8 Bis):

The fair market value referred to in Articles (7 Bis) and (8) of these Regulations shall be determined by a committee of experts established pursuant to a decree issued by the Minister of Justice specifying its composition and functions.

Article (9):

The Authority shall maintain a special register recording the cases referred to in Articles (7 Bis) and (8) of these Regulations, based on the data and information received from the Real Estate Registration and Notarization Authority and other competent administrative authorities.

Article (10):

A department shall be established within the Authority to monitor the activities, projects, lands, and real estate recorded in the register referred to in the preceding Article, through the review of the relevant records and documents in coordination with their owners.

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The Real Estate Registration and Notarization Authority, the authorities having jurisdiction, and the General Authority for Investment and Free Zones shall notify the said department of all data and information relating to the ownership of such lands and real estate and to the relevant activities and projects, as the case may be.

Article (11):

Usufruct of land and constructed real estate within Development Areas shall be governed by the rules regulating usufruct rights set forth in the Decree-Law and these Regulations, as well as the controls and procedures prescribed by resolutions of the Board of Directors.

Article (12):

The exploitation by Egyptian or foreign natural and legal persons of land and constructed real estate within Development Areas shall be carried out under the usufruct system and in accordance with the rules, procedures, and controls prescribed in the Decree-Law, these Regulations, and the resolutions issued by the Board of Directors.

Article (13):

The Board of Directors may, by resolution and following the approval of the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service, permit the following:

- Ownership by Egyptian and foreign natural and legal persons of constructed buildings within the Area, without ownership of the land on which such buildings are erected.

- Granting non-Egyptians usufruct rights over constructed units within the Area for residential purposes for a maximum period of fifty (50) years, in accordance with the rules, procedures, and controls determined by the Board of Directors in this respect.

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Article (13 Bis):

The President of the Republic may, by decree and for reasons he deems appropriate, following the approval of the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, and the Council of Ministers, grant a person holding the nationality of an Arab State the same treatment prescribed for Egyptians under the aforementioned Decree-Law No. 14 of 2012 with respect to units intended for residential purposes.

The Board of Directors shall determine the controls, procedures, and documents required for obtaining such decree from the President of the Republic.

Article (14):

Ownership, usufruct, lease, or any other form of disposition in respect of land and real estate located in the following areas shall be prohibited:

- Strategic areas of military importance pursuant to Presidential Decree No. 152 of 2001 concerning Strategic Areas of Military Importance in which Ownership is Prohibited.

- Border-adjacent areas pursuant to Presidential Decree No. 444 of 2014 concerning the Determination of Areas Adjacent to the Borders of the Arab Republic of Egypt and the Rules Governing Them. The exploitation of such areas shall be subject to the controls and rules issued by decree of the Minister of Defense.

- Islands located in the Red Sea.

- Natural protectorates, archaeological areas, and their buffer zones, the exploitation and use of which shall be governed by the applicable laws regulating such matters.

Article (15):

Within the Area, no land, real estate, or unit intended for residential purposes may be owned or allocated, no usufruct right may be granted, and no real estate or in rem disposition may be made in favor of Egyptians or foreigners, nor may property be leased to foreigners for a period exceeding one year, except after obtaining the approval of the Board of Directors, the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service.

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Article (15 Bis):

Natural or legal persons applying for ownership, allocation, usufruct rights, or any real estate or in rem disposition, or applying to lease property to foreigners for a period exceeding one year, shall submit an application to the competent authority having jurisdiction, accompanied by the documents determined by the Board of Directors.

The authority having jurisdiction shall forward the application to the Authority, together with its opinion and all required data, documents, and approvals, within a maximum period of seven days from the date on which the application is completed in all respects.

The Authority shall examine the application and present it to the Board of Directors for determination.

In all cases, the Board of Directors shall issue its approval within a maximum period of sixty days from the date on which the application is received by the Authority. If no approval is issued within such period, the application shall be deemed rejected.

Article (17):

Any contract granting a usufruct right concluded in accordance with the provisions of the aforementioned Decree-Law No. 14 of 2012 shall include the following provisions and conditions:

- The usufructuary shall be obligated to use the property subject to the usufruct within the period prescribed in the contract, in accordance with the rules and conditions issued by the Board of Directors or which the authorities having jurisdiction are required to incorporate into the contract.

- The usufruct right may not, for any reason whatsoever, be converted into an ownership right in favor of the usufructuary or any other person in respect of the land or constructed real estate.

- No disposition of any kind may be made in respect of the usufruct right except after obtaining the approval of the Board of Directors, the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service.

- The term of the contract shall be determined according to the nature of the activity.

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Article (18):

The usufruct right shall terminate in any of the following cases:

- Expiry or termination, for any reason, of the legal existence of the holder of the usufruct right, in accordance with the laws, regulations, and decrees governing such matter.
- Death of the usufructuary.
- Expiry of the usufruct period without renewal.
- Expiry of the aggregate term of the usufruct right, subject to a maximum period of seventy-five (75) years.
- Breach by the usufructuary of any contractual condition, where such breach continues after the usufructuary has been formally notified thereof by registered mail with acknowledgment of receipt and the period specified in the notice for remedying the breach has expired without the breach being remedied.
- Failure by the usufructuary to comply with the submitted timetable for implementation of the project after having been formally notified thereof by registered mail with acknowledgment of receipt.

In the last two cases, the authority having jurisdiction may, for reasons it deems appropriate, grant the usufructuary a grace period to remedy the breach or complete the project, based on the reasons submitted by the usufructuary, following presentation of the matter to the Board of Directors.

Article (19):

In the event of the death of the usufructuary, the contract may continue with the lawful heirs, or any of them, in contracts that expressly provide for such continuation, subject to the following controls and conditions:

- The lawful heirs, or any of them, shall express in writing their desire to continue the contract.
- The approval of the Board of Directors, the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service shall be obtained.

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- The contract shall continue under the same terms, conditions, and rules and for the same period stipulated in the original contract.

Article (20):

Any investment or development project undertaken by non-Egyptians within the Area shall take the form of an Egyptian joint stock company in which Egyptian participation shall not be less than fifty-five percent (55%) of the entire share capital of the company, in accordance with the provisions, controls, and conditions stipulated in the aforementioned Decree-Law No. 14 of 2012 and pursuant to the following procedures:

- Any person wishing to establish an investment or development project within the Area shall submit an application to the competent administrative authority for the incorporation of a joint stock company, accompanied by all documents required pursuant to the resolutions issued by the Board of Directors in this respect.

- The competent administrative authority responsible for the incorporation of joint stock companies shall examine the application, ensure completion of the required documents in accordance with the resolutions of the Board of Directors, obtain the approval of the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, and the Financial Regulatory Authority, and forward the application together with the supporting documents to the Authority for approval of the incorporation.

- The Authority shall examine the application, verify payment of the prescribed financial consideration for the activities and services, and present the application to the Board of Directors for determination within a maximum period of thirty (30) days from the date on which all required documents have been submitted to it. If no approval is issued within such period, the application shall be deemed rejected.

- Where the Board of Directors approves the incorporation, the Authority shall notify the competent administrative authority within seven (7) days from the date of such approval.

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Article (21):

With respect to the companies referred to in the preceding Article, no change may be made to the names of the founders, the percentages or interests held by the partners or shareholders, nor may any provisions of the contracts or articles of association be amended, new branches be established, shares be traded on a stock exchange, securities be offered, or public or private subscription be undertaken, except after obtaining the approval of the Board of Directors, the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, the General Authority for Investment and Free Zones, and the Financial Regulatory Authority.

The amendments or changes referred to above shall not be effective against third parties unless approved by the Board of Directors.

Article (21 Bis):

The President of the Republic may, by decree and for reasons he deems appropriate, following the approval of the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, the General Authority for Investment and Free Zones, the Financial Regulatory Authority, and the Council of Ministers, and upon a proposal submitted by the Board of Directors, exempt a foreign company implementing integrated development projects within the Area as general development axes across various activities from the Egyptian participation percentage stipulated in the first paragraph of Article (4) of the aforementioned Decree-Law No. 14 of 2012, in accordance with the following procedures:

- The foreign company shall submit to the competent administrative authority responsible for the project an application containing full details of the project and a statement of its importance.

- The foreign company shall undertake not to make any change to the names of its partners or shareholders, their participation percentages, or its articles of association until the expiry of its legal existence.

- The competent administrative authority shall complete all documents relating to the incorporation of such company evidencing the participation percentages, obtain the approvals of the authorities referred to above, and forward all papers, documents, and approvals, together with its opinion, to the Authority for approval.

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- The Authority shall examine the application and present it to the Board of Directors for determination within a maximum period of thirty (30) days from the date of its receipt. If no approval is issued within such period, the application shall be deemed rejected.

- If the Board of Directors approves the application, the Authority shall present the matter to the Council of Ministers within seven (7) days from the date of such approval. If the Council of Ministers approves, the Board of Directors shall present the matter to the President of the Republic within seven (7) days from the date of such approval for issuance of the appropriate decision.

No change or amendment may be made to the names of the partners or shareholders, their participation percentages, or the articles of association of a company in respect of which an exemption decree has been issued, except after obtaining the approval of the Board of Directors, the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service, taking into account the percentage of implementation of the project in accordance with the submitted timetable.

Article (22):

Without prejudice to the requirement that Egyptians participate with not less than fifty-five percent (55%) of the entire share capital of any Egyptian joint stock company operating in investment or development projects within the Area, any such company may, after obtaining the approval of the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, the General Authority for Investment and Free Zones, the Financial Regulatory Authority, and the Board of Directors:

- List the company's shares for trading on a securities exchange inside or outside Egypt;

- Offer the company's securities for public or private subscription.

Such listing and offering transactions shall be carried out in accordance with the rules and conditions prescribed by the laws governing such matters.

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Article (23):

No offering or trading of the securities referred to above may be carried out if it would result in the ownership percentage of any shareholder exceeding ten percent (10%) of the company's capital, except pursuant to a resolution of the Board of Directors issued after obtaining the opinion of the Financial Regulatory Authority.

In all cases, no offering or trading of securities may result in the percentage of securities, capital, or shares held by non-Egyptians in such companies exceeding forty-five percent (45%).

Article (24):

The fields of investment activities involving land and constructed real estate within the Area shall include, in particular:

tourism, agriculture, industry, mining, commerce, and urban development.

The fields of development activities shall include:

electricity and energy, wastewater and sewage, roads and bridges and their paving, land, air, or maritime transport lines, telecommunications services, water networks, and commercial markets.

In all cases, such activities shall not contravene public order, national security, or the supreme interests of the State.

The Board of Directors shall issue the necessary resolutions in this respect after obtaining the opinion of the Ministry of Defense, taking into account any conditions and rules prescribed by it as required by matters relating to the defense of the State.

Article (25):

Agreements shall be concluded between the Authority and each authority having jurisdiction over State lands where such authority has, within its development plans, areas located within the Area, for the purpose of coordinating with the Authority in the administration, exploitation, and disposal of such areas within the framework of the development plans established by the Authority for the Area.

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Article (26):

The Board of Directors shall conclude written cooperation agreements with the relevant government bodies, public authorities, and authorities having jurisdiction that are responsible, in accordance with the applicable laws, regulations, and decrees, for the development of the Sinai Peninsula Area.

Such agreements shall include rules governing and coordinating the performance and competences of such bodies and authorities in relation to the aforementioned development and shall prevent any conflict or overlap between their competences and those of the Authority pursuant to the provisions of the Decree-Law and these Regulations.

The Board of Directors shall also determine the priorities for the allocation of financial resources and appropriations to the Area and shall secure the necessary sources of financing in order to meet its investment development requirements.

Article (27):

Except for the percentage ranging from 0.5% to 1%, which shall be determined by the Ministry of Finance in accordance with a certificate approved by the Central Auditing Organization and collected for the benefit of the Authority from the revenues of the authorities having jurisdiction over State lands arising from the disposal of any areas allocated to them within the Area, the Authority shall establish the rules and procedures to be followed for the collection of its remaining financial resources in accordance with the provisions of the law.

The Authority shall also establish the rules and procedures to be followed in respect of its independent budget and the preparation of its financial statements, all in accordance with Egyptian Accounting Standards and the provisions of the laws governing public authorities.

The financial year of the Authority shall commence at the beginning of the State's financial year and shall end at the end thereof.

Article (27 Bis):

The Board of Directors shall issue a resolution determining the activities and services that the Authority may provide to third parties in a manner consistent with its purposes, as well as the financial consideration payable therefor.

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Article (28):

The funds of the Authority shall be deemed public funds.

The Authority shall take the necessary measures to open a Treasury Single Account with the Central Bank of Egypt, into which its funds shall be deposited.

Any surplus in the Authority's budget shall be carried forward within such account from one financial year to the next, and disbursements from the account shall be made pursuant to a resolution of the Board of Directors or by any person authorized by the Board for such purpose.

Article (29):

Ministries, authorities, and entities shall notify the Authority of any foreign grants, donations, or loans, whether in cash or in kind, provided by any organization, institution, association, individual, or entity for the benefit of any project within the Area.

The Authority shall, in coordination with such entities, take the appropriate measures in this respect following presentation of the matter to the Board of Directors.

Article (29 Bis):

The authorities having jurisdiction over State lands shall have the right to develop any areas included in their respective plans that fall within the Area, as well as to dispose of, administer, and exploit such areas for all activities and uses, issue licenses and permits, conclude all contracts, and give effect to the legal consequences arising therefrom, within the framework of the State's plans and general policy for the Area.

Article (30):

The Dispute Settlement Committee established within the Authority shall have jurisdiction to settle all disputes and disagreements arising between the parties as a result of the application of the provisions of the Decree-Law, these Regulations, or the resolutions issued by the Board of Directors.

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Any party to a dispute shall first submit the dispute to this Committee for settlement and for the issuance of a recommendation in respect thereof before resorting to the competent court or to the General Assembly of the Departments of Fatwa and Legislation of the State Council.

The Minister of Justice shall issue a decree determining the composition, jurisdiction, and rules governing the work of the Committee.

Article (31):

Without prejudice to the right of the Armed Forces to possess lands subject to the provisions of the Decree-Law in implementation of the State Defense Plan, no natural or legal person may possess, occupy, place a hand upon, or encroach upon any part of the lands subject to the provisions of this Decree-Law without a lawful basis therefor.

Article (32):

The Board of Directors or the authority having jurisdiction over lands located within the Area shall issue the necessary decisions for the administrative removal of any unlawful occupation or encroachment in accordance with the laws governing such matters.

The authority having jurisdiction shall notify the Authority of all measures taken in connection with the removal of unlawful occupation and encroachment.

In all cases, the unlawful occupant or encroacher shall bear the costs of the removal works.

Article (33):

Without prejudice to the rule prohibiting ownership of land and constructed real estate within the Area by non-Egyptians, by Egyptians holding another nationality, or by Egyptians whose father and mother are non-Egyptian, any person who had occupied land within the Area prior to the entry into force of the Decree-Law shall have the right to acquire ownership thereof, provided that such person had constructed buildings thereon or had reclaimed or cultivated the land.

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Such ownership shall be permitted only after obtaining written approval from the Ministry of Defense, the Ministry of Interior, and the General Intelligence Service, and in accordance with the rules, conditions, and controls to be issued by a decision of the Council of Ministers in this respect, consistent with the provisions of the Decree-Law.

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Prime Ministerial Decree No. 48 of 2017 Concerning the Rules and Conditions for Ownership by Persons in Possession of Lands in the Sinai Peninsula.

Preamble

Having reviewed the Constitution;

And the Civil Code;

And the Public Authorities Law promulgated by Law No. 61 of 1963;

And Law No. 42 of 1967 concerning Delegation of Powers;

And the Local Administration System Law promulgated by Law No. 43 of 1979, as amended;

And Law No. 59 of 1979 concerning the Establishment of New Urban Communities;

And Law No. 143 of 1981 concerning Desert Lands;

And Law No. 102 of 1983 concerning Natural Protectorates;

And the Antiquities Protection Law promulgated by Law No. 117 of 1983 and its Executive Regulations;

And Law No. 7 of 1991 concerning Certain Provisions Relating to the State's Private Property;

And Environmental Law No. 4 of 1994;

And the Tenders and Auctions Law promulgated by Law No. 89 of 1998, its Executive Regulations, and their amendments;

And Law No. 7 of 2000 establishing Conciliation Committees for Certain Disputes to which Ministries and Public Legal Persons are Parties;

And the Small Enterprises Development Law promulgated by Law No. 141 of 2004 and its Executive Regulations;

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

And Decree-Law No. 14 of 2012 concerning the Integrated Development of the Sinai Peninsula and its Executive Regulations;

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And Presidential Decree No. 2126 of 1971 establishing the General Authority for Government Services;

And Presidential Decree No. 269 of 1975 concerning the General Authority for Reconstruction Projects and Agricultural Development;

And Presidential Decree No. 632 of 1982 concerning Certain Cases of Recognition of Ownership in the New Valley, the Sinai Peninsula, the Red Sea, and Certain Areas of the Western Desert, as amended;

And Presidential Decree No. 374 of 1991 regulating the General Authority for Tourism Development;

And Presidential Decree No. 152 of 2001 concerning Strategic Areas of Military Importance;

And Presidential Decree No. 154 of 2001 concerning State Land Uses until 2017;

And Presidential Decree No. 350 of 2005 establishing the Industrial Development Authority;

And Presidential Decree No. 444 of 2014 concerning the Determination of Areas Adjacent to the Borders of the Arab Republic of Egypt and the Rules Governing Them;

And Prime Ministerial Decree No. 2041 of 2006;

And Prime Ministerial Decree No. 1 of 2014;

And Prime Ministerial Decree No. 6 of 2014;

And Prime Ministerial Decree No. 1957 of 2014;

And Decree of the Minister of Defense and Military Production No. 203 of 2012;

And following the approval of the Council of Ministers;

It is hereby decreed as follows:

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Article (1):

Except for actions undertaken by the Armed Forces in implementation of the State Defense Plan, no natural or legal person may possess, occupy, place a hand upon, or encroach upon any part of the lands subject to the provisions of Decree-Law No. 14 of 2012, as amended by Law by Decree No. 95 of 2015, and its Executive Regulations issued by Prime Ministerial Decree No. 959 of 2012.

Any unlawful occupation or encroachment shall be removed administratively in accordance with the laws, regulations, and decrees governing such matters, and the unlawful occupant or encroacher shall bear the costs of the removal works.

Article (2):

Ownership, granting of usufruct rights, lease, or any other form of disposition in respect of land and real estate located in the following areas shall be prohibited:

- Strategic areas of military importance and their security zones, in which ownership is prohibited pursuant to Presidential Decree No. 152 of 2001.
- Areas adjacent to the borders within the Area, pursuant to Presidential Decree No. 444 of 2014 concerning the Determination of Areas Adjacent to the Borders of the Arab Republic of Egypt and the Rules Governing Them, and Prime Ministerial Decree No. 1957 of 2014.
- Islands located in the Red Sea.
- Natural protectorates, archaeological areas within the Area, and their buffer zones, the exploitation and use of which shall be governed by the laws and decrees regulating each thereof.

Occupancy may be licensed in respect of natural protectorates and islands after obtaining the approval of the Ministry of Defense and the Ministry of Environmental Affairs, subject to controls that do not adversely affect environmental matters or matters relating to the defense of the State, in accordance with the applicable laws and decrees governing such matters.

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Any encroachment upon any part of the lands or real estate specified in the preceding paragraph shall be removed administratively in accordance with the laws, regulations, and decrees governing such matters, and the encroacher shall bear the costs of the removal works. The competent authority or the Armed Forces, as the case may be, may retain any works it considers appropriate to retain and deem them its property.

The Minister of Defense shall issue a decree prescribing the controls and rules governing the exploitation of areas adjacent to the borders.

Article (3):

Without prejudice to the State's right to remove any encroachment administratively, the provisions of this Decree shall apply to the rules and conditions governing ownership and licensing of usufruct for persons who had occupied lands in the Sinai Peninsula prior to 19 January 2012, being the effective date of Decree-Law No. 14 of 2012 concerning the Integrated Development of the Sinai Peninsula, as amended by Law by Decree No. 95 of 2015.

Article (4):

Ownership or licensing of usufruct pursuant to this Decree shall be available to persons in possession of lands in the Sinai Peninsula on which they had constructed buildings or which they had reclaimed and cultivated, in accordance with the provisions and controls stipulated in Articles (2) and (3) of the aforementioned Law on the Integrated Development of the Sinai Peninsula, according to the nature of each case.

Any contract concluded in violation of the foregoing shall be absolutely null and void. Any interested party may invoke such nullity or seek a judgment declaring it, and the court shall rule on such nullity of its own motion. Such disposition may not be registered.

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Article (5):

The disposal of privately owned State lands in the Sinai Peninsula that have been built upon, reclaimed, or cultivated shall be made by direct agreement, in accordance with the rules, conditions, controls, and procedures stipulated in this Decree.

The result of such disposition shall be approved by a decision of the competent minister, competent governor, or chairman of the board of the authority having jurisdiction over the land, as the case may be.

Article (6):

Disposition pursuant to the provisions of this Decree shall be either by sale or by licensing of usufruct, based on an application submitted by the person in possession to the authority having jurisdiction over the land, in accordance with the secured standard-form contracts attached to this Decree.

Each ministry, governorate, or public authority shall announce the opening of the period for receiving applications from persons wishing to regularize their status in accordance with the provisions of this Decree. Such announcements shall be made at the premises of the local administration units and shall specify the period prescribed for submitting applications, the authority to which applications are to be submitted, the required data and documents, and any amount required to be paid for examination of the application.

The properties subject to such applications shall also be announced at the premises of the local administration unit within whose jurisdiction the properties subject to disposition are located.

Persons in possession wishing to acquire ownership or usufruct rights may submit their applications in accordance with the provisions of this Decree no later than 10 November 2026.

Article (7):

Constructed real estate may be disposed of by sale or by licensing of usufruct to persons in possession who had constructed thereon prior to the effective date of the aforementioned Law on the Integrated Development of the Sinai Peninsula, where the construction was intended for residential purposes or for the establishment of a medium, small, or micro productive enterprise.

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Disposition of land on which residential buildings have been constructed shall be subject to the following conditions:

- The land must have a building constructed thereon for the residence of the person in possession and his family, comprising his spouse and minor children.

- The authority having jurisdiction over the land shall determine the area subject to disposition pursuant to this Decree according to its location, provided that in all cases such area shall not exceed six hundred (600) square meters. This shall apply to the land on which the building is erected and the adjoining area constituting an appurtenance thereto.

  The building must be permanently established within its location, fixed therein, and in existence as of the effective date of the aforementioned Law, unless it has been destroyed by force majeure.

  Where there is an area of land exceeding the area subject to disposition — comprising the building and the adjoining land constituting an appurtenance to the property — and such additional area is necessary for the building, it shall be valued by the Valuation Committee at prevailing prices.

Disposition of land on which a building has been constructed for the purpose of establishing a medium, small, or micro productive enterprise shall be subject to the following conditions:

- Compliance with the Micro, Small and Medium Enterprises Development Law promulgated by Law No. 152 of 2020.

- The area of the building must be commensurate with the nature of the activity of the company or establishment and the volume of its annual business.

- The company or establishment must actually conduct an economic activity of a productive, service, or commercial nature.

- Compliance with the Environmental Law promulgated by Law No. 4 of 1994.

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Article (7 Bis):

Persons in possession wishing to acquire ownership or usufruct rights in respect of lands on which medium, small, or micro productive enterprises operating in the informal economy have been established shall be granted a preliminary certificate by the authority having jurisdiction over the land stating that manifestations of possession exist and that the procedures for regularizing the applicant's possession are being completed.

Such certificate shall be issued following the approval of the Technical Committee referred to in Article (11) of this Decree.

The certificate referred to in the first paragraph shall be deemed equivalent to a document evidencing possession of the project premises for the purposes of applying Article (59) of the Executive Regulations of the Micro, Small and Medium Enterprises Development Law issued by Prime Ministerial Decree No. 654 of 2021.

The issuance of such certificate and any other preliminary procedures shall not confer any legal rights upon the person in possession or impose any obligation upon the authority having jurisdiction to dispose of the land in his favor.

The remaining procedures before the committees stipulated in Article (11) of this Decree shall be completed after the project obtains the temporary license in accordance with the provisions of the aforementioned Micro, Small and Medium Enterprises Development Law and its Executive Regulations.

Article (8):

Disposition of lands that were reclaimed and cultivated prior to the entry into force of Decree-Law No. 14 of 2012, as amended by Law by Decree No. 95 of 2015, whether desert lands or old agricultural lands, shall be subject to the following conditions:

- The area of reclaimed and cultivated desert land shall not exceed one hundred (100) feddans for an individual and two hundred (200) feddans for a family. For purposes of this provision, the family shall include spouses and unmarried minor children, without prejudice to the maximum ownership limits applicable to desert lands subject to Law No. 143 of 1981.
- The area of old agricultural land shall not exceed ten (10) feddans.
- The land must have a permanent source of irrigation.

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Article (9):

The provisions of this Decree shall not apply to vacant lands on which lightweight removable structures have been erected, lands surrounded by walls, or lands whose occupation conflicts with the requirements of national security or civil aviation.

In general, the provisions of this Decree shall not apply to any possession that is not supported by genuine, serious, and stable manifestations of possession.

Article (10):

The Board of Directors of the National Authority for the Development of the Sinai Peninsula shall issue a resolution specifying the documents and papers required to establish compliance with the conditions and controls necessary for regularization of possession, including documents evidencing the nationality and legal capacity of the applicant seeking ownership, details concerning his family, and his relationship to the building, dwelling, or land which he seeks to own.

Article (11):

The Minister, Governor, or Chairman of the Board of Directors of the relevant authority, as the case may be, shall issue a decision forming committees responsible for carrying out the procedures for disposition in accordance with the provisions of Decree-Law No. 14 of 2012, as amended by Law by Decree No. 95 of 2015, as follows:

First – Technical Committee:

- The Committee shall be composed of technical, financial, and legal members and shall be responsible for examining the papers and documents submitted. It may require applicants to provide any additional data or documents it deems necessary to verify compliance with the conditions stipulated in this Decree.

- The Committee shall conduct an on-site inspection to verify the manifestations of possession and compliance with the requirements prescribed by this Decree. It shall prepare an inspection report and a sketch showing the location of the property, its engineering details, area, and boundaries, which shall be signed by all members of the Committee.

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- Within fifteen (15) days from the expiry of the period prescribed for submitting applications, the Committee shall prepare a report setting out the results of its work, including its recommendations and the reasons therefor in respect of the acceptance or rejection of the applications submitted to it. The report shall be announced by posting it at the premises of the local administration unit.

- Any interested party may challenge the report within fifteen (15) days from the date of its announcement before the Committee, which shall issue its opinion on such challenge within fifteen (15) days from the date of submission thereof.

Second – Valuation Committee:

- The Committee shall be composed of experienced technical, financial, and legal members from the competent administrative authority, a representative of the Ministry of Finance, and the Higher Valuation Committee of the General Authority for Government Services.

  The Committee shall be responsible for determining the fair consideration on the basis of which the disposition shall be made, in a manner ensuring a balance between the public interest of the State and the social and economic circumstances of persons in possession, taking into consideration the following:

  - The date and duration of possession;
  - The nature of the exploitation of the property, the type of activity, and the return generated therefrom, if any;
  - The price per square meter or per feddan at the time of disposition, being the prevailing comparable price in the Area;
  - The amounts expended by the person in possession up to the date of disposition;
  - The location of the property and the extent of its connection to public utilities;
  - Any other factors affecting the determination of the consideration, including the degree of distinction, whether the land is located within or outside the officially surveyed boundaries, and the availability of utilities and infrastructure, among other factors.

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- Within thirty (30) days from the date on which it receives the report of the Technical Committee, the Valuation Committee shall prepare a report setting out the results of its work and the bases upon which it relied in determining the fair consideration.

  The Committee's report shall be announced by posting it at the premises of the local administration unit. Any interested party may challenge the report within fifteen (15) days from the date of its announcement before the Committee, which shall issue its opinion on such challenge within fifteen (15) days from the date of submission thereof.

- In cases involving sale of land on which residential buildings have been constructed outside tourism and coastal areas within cities and villages, the consideration shall be one Egyptian Pound (EGP 1) per square meter in cities and fifty piasters (EGP 0.50) per square meter in villages, in consideration of the social dimension.

- In cases involving sale of land on which buildings have been constructed for the establishment of small or micro productive enterprises, the consideration shall be determined in accordance with the rules prescribed by the competent authority having jurisdiction.

Third – Applications Determination Committee:

- This Committee shall be chaired by a holder of a senior executive position at the authority having jurisdiction over the land, whose rank shall not be lower than Undersecretary of a Ministry, and shall include experienced and competent technical, financial, and legal members.

  Its membership shall also include the representative of the Ministry of Finance at the relevant authority and, where the valuation amounts to two million Egyptian Pounds, a member of the Fatwa Department of the State Council or the State Commissioner in the relevant governorate, as the case may be.

- The Committee shall examine the results of the work of both the Technical Committee and the Valuation Committee referred to above, including their recommendations concerning any challenges submitted.

- The Applications Determination Committee shall submit its recommendations to the competent Minister, Governor, or Chairman of the Board of Directors, as the case may be, for issuance of the necessary decision.

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- The competent authority shall forward the recommendations of the Applications Determination Committee to the National Authority for the Development of the Sinai Peninsula in order to obtain the approval of the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, and the Board of Directors of the Authority for ownership or usufruct by such persons in respect of lands on which they have constructed buildings or which they have reclaimed and cultivated, in accordance with the provisions of the aforementioned Law on the Integrated Development of the Sinai Peninsula and its Executive Regulations.

- The competent authority of the authority having jurisdiction over the land shall issue its decision approving the recommendations of the Applications Determination Committee after obtaining the approvals of the competent entities referred to in the preceding paragraph.

Article (12):

The consideration payable in cases of sale, as well as the consideration for usufruct in respect of the previous period of possession from the date possession commenced until the date of contracting, shall be determined by the Valuation Committee according to the extent of benefit derived from the property and the area in which it is located, as follows:

- Ten percent (10%) of the value shall be paid within one week from the date on which the person concerned is notified to pay such amount, based on the prices and conditions determined by the administrative authority for the disposition.

- The remaining amount shall be paid within three (3) months from the date of payment of the aforementioned ten percent (10%).

- With the approval of the Minister, Governor, or Chairman of the Board of Directors of the authority, as the case may be, the remaining amount may be paid in installments, subject to administrative expenses not exceeding four percent (4%) per annum for the period from the due date until the date of payment, for a maximum period of three (3) years.

- The consideration for the activities and services of the National Authority for the Development of the Sinai Peninsula shall be paid in order to obtain the Authority's approval of the contract.

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In all cases, ownership of the property shall not be transferred, nor may the property be disposed of in any manner, until all financial amounts due have been paid in full.

Where the full price of the land is paid in a single lump sum, ten percent (10%) of the total land price shall be deducted.

Article (12 Bis):

In cases where persons in possession are granted a license of usufruct, the consideration for the disposition, as approved by the authority having jurisdiction over the land pursuant to Article (11) of this Decree, shall be paid in accordance with the conditions stipulated in the contract concluded between the authority having jurisdiction over the land and the person to whom the disposition is made.

The consideration for usufruct in respect of the previous period of possession, from the date possession commenced until the date of contracting, shall also be paid, and the same rules prescribed in Article (12) of this Decree shall apply to payment of such consideration.

The consideration for the activities and services of the National Authority for the Development of the Sinai Peninsula shall also be paid in order to obtain the Authority's approval of the contract.

Article (13):

Disposition by sale of the State's private property in the cases referred to above shall be subject to the following general conditions:

- The property subject to the application must not be allocated for a public utility purpose.

- There must be no dispute or conflict concerning the land, nor may a final judgment have been issued in respect thereof in favor of the authority having jurisdiction over the land, and the possession subject to regularization must be apparent, peaceful, and stable.

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- The applicant shall submit the documents required by the National Authority for the Development of the Sinai Peninsula, in coordination with the authority having jurisdiction over the land, evidencing that possession commenced prior to 19 January 2012, being the effective date of the aforementioned Law on the Integrated Development of the Sinai Peninsula.

- A single family, comprising the husband, wife, and minor children, shall not be permitted to benefit more than once in respect of each category of cases covered by the provisions of this Decree.

  The family must not previously have benefited from any laws or decrees recognizing ownership or regularizing possession issued prior to this Decree, except in cases involving disposition of planning remnants.

- The person to whom the disposition is made shall not dispose of or assign the land in any manner during the five (5) years following the date of conclusion of the contract.

  Nevertheless, assignment may be made before the expiry of such period to the husband, wife, or children who satisfy the applicable ownership requirements and provisions, provided that approval is obtained from the authority having jurisdiction over the land, the Ministry of Defense, the Ministry of Interior, the General Intelligence Service, and the Board of Directors of the National Authority for the Development of the Sinai Peninsula, and provided that all amounts due in respect of the land have been paid in full.

- The contract shall be automatically terminated without the need for notice, warning, judicial judgment, or any other legal procedure, and the person to whom the disposition is made shall have no right to claim compensation of any kind, in any of the following cases:

  - If such person fails to pay the financial amounts due to the administrative authority in accordance with the agreed conditions, or breaches any condition upon which the disposition was based;

  - If it is established that such person, personally or through another person, used fraud or manipulation in dealing with the administrative authority or in obtaining the contract, or if collusion, fraudulent or corrupt practices, or monopolistic practices are established on the part of such person, or if such person becomes bankrupt or insolvent.

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- Where the disposition concerns a parcel of land on which a medium, small, or micro enterprise operating within the informal economy has been established, and the project fails to regularize its status during the validity period of the temporary license without providing acceptable justification, the authority having jurisdiction may, after coordination with the Micro, Small and Medium Enterprises Development Agency, terminate the sale contract or usufruct license concluded with the person in possession pursuant to the provisions of this Decree.

In the cases referred to in paragraphs (6) and (7), the amounts paid by the person concerned in installments shall be set off against the usufruct consideration due for the period from the commencement of possession until termination of the contract.

If such amounts are insufficient, the authority having jurisdiction over the land may deduct the shortfall from any amounts due to such person from that authority or from any other administrative authority, regardless of the basis on which such amounts are due, without the need to take judicial proceedings.

The foregoing shall be without prejudice to the right of the authority having jurisdiction over the land to bring judicial proceedings against such person in respect of any amounts or rights it was unable to recover through administrative means.

Article (13 Bis):

The general conditions stipulated in paragraphs (1), (2), (3), (4), (6), and (7) of Article (13) of this Decree shall apply to disposition of the State's private property by way of licensing of usufruct in the cases specified in this Decree.

The person to whom the disposition is made shall be prohibited from assigning the contract, in whole or in part, to any third party, disposing of the land subject to the contract in any manner, dealing with the land or any part thereof in any form, or creating any principal or accessory rights in rem thereon.

Any such disposition shall not be effective against the authority having jurisdiction over the land and the instrument evidencing such disposition may not be registered.

If the person concerned breaches the aforementioned prohibition, the contract shall be automatically terminated without the need for notice, warning, judicial judgment, or any other legal procedure, and such person shall have no right to claim compensation of any kind.

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Upon expiry of the usufruct term, the buildings and structures erected on the land granted under the usufruct right shall devolve upon the authority having jurisdiction over the land.

Article (14):

Where the land subject to the application is being used for a purpose other than that for which the land was allocated to the authority having jurisdiction, pursuant to the State Land Use Plan, and it is possible to reallocate such land to another authority having jurisdiction whose mandate is consistent with the actual use of the land at the time of disposition under this Decree, the necessary procedures shall be undertaken in accordance with Law No. 7 of 1991 concerning Certain Provisions Relating to the State's Private Property, in coordination with the National Center for Planning State Land Uses.

Where such reallocation is not possible, and the purpose for which the land is being used is inconsistent with the Land Use Plan and the land cannot be reallocated to another authority or for another purpose, the applicant shall be given the option either:

- To change the activity for which the land is being used so that it complies with the land-use plan applicable to the land; or

- To be compensated with an alternative parcel of land of the same area by the same authority having jurisdiction over the land subject to the disposition, provided that such alternative parcel is suitable for the nature of the purpose for which the original land was being used.

Article (15):

Each administrative authority shall establish a database containing all real estate owned by it, the properties disposed of therefrom, the method and value of each disposition, and sufficient information concerning the persons to whom such properties were disposed.

The General Authority for Government Services shall be periodically notified of all data recorded by such authorities in order for such data to be recorded in the central database established by the General Authority for Government Services.

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Article (16):

The proceeds generated from the disposal of land pursuant to the provisions of this Decree shall be deemed public funds.

Such proceeds shall be deposited in a special account within the Treasury Single Account at the Central Bank of Egypt and shall be allocated for expenditure on the development of the Sinai Peninsula and mandatory requirements of the State General Budget, as determined by the Prime Minister upon a proposal submitted by the Minister of Finance and the Chairman of the Board of Directors of the National Authority for the Development of the Sinai Peninsula.

Article (17):

This Decree shall be published in the Official Gazette and shall enter into force on the day following the date of its publication.

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