

Law No. 119 of 2008

Promulgating the Building Law

In the Name of the People

The President of the Republic

The People's Assembly has decided the following law and we have issued it

Article 1

The provisions of the accompanying law, which pertains to urban planning, urban development, the regulation of construction activities, and the preservation of real estate, shall be enforced.

Article 2

The establishment of any buildings or structures outside the approved urban boundaries of villages, cities, or areas lacking an approved comprehensive strategic plan, or the undertaking of any procedures related to subdividing such lands, is prohibited. This prohibition shall not apply to:

(a) Lands designated for projects that serve agricultural or livestock production, as outlined in a plan approved by a decision of the Council of Ministers upon a proposal from the Minister of Agriculture.

(b) Agricultural lands situated outside the boundaries of villages and cities where a private residence or service building is to be constructed, subject to the regulations issued by a decision of the Minister of Agriculture.

In the exceptional cases mentioned in clauses (a) and (b), a license must be obtained in accordance with the provisions of this law.

Article 3

Law No. 78 of 1974 concerning electric elevators, Law No. 106 of 1976 concerning the direction and regulation of construction works, except for Article 13 bis thereof, the Urban Planning Law issued under Law No. 3 of 1982, Chapter Two of Part Two and Chapter Two of Part Four of Law No. 49 of 1977 concerning the leasing and sale of premises and the regulation of the relationship between the lessor and the lessee, and Article 9 of Law No. 136 of 1981 concerning some special provisions for the leasing and sale of premises and the regulation of the relationship between the lessor and the lessee, are all repealed. Any provision in any other law that contradicts the provisions of the accompanying law is also repealed.

Article 4

In applying the provisions of the accompanying law, the term "competent minister" shall mean the Minister of Housing, Utilities, and Urban Development, unless otherwise specified. The term "competent administrative authority for planning and regulation" shall mean, for new urban communities, the New Urban Communities Authority, for tourist areas, the General Authority for Tourism Development, and for industrial zones, the General Authority for Industrial Development. The Minister of Housing, Utilities, and Urban Development shall issue the executive regulations of the accompanying law within six months from the date of its enforcement. Until the executive regulations are issued, the existing regulations and decisions shall remain in force.

Article 5

Owners or those concerned with buildings equipped with elevators shall regularize their situations, fulfill the necessary requirements, and submit an application for a license to operate the elevator in accordance with this law and its executive regulations within six months from the date of enforcement of the executive regulations.

Article 6

This law shall be published in the Official Gazette and shall come into force on the day following its publication. This law shall be stamped with the state seal and shall be enforced as one of its laws.

Issued by the Presidency of the Republic on the 6th of Jumada al-Ula, 1429 AH

(corresponding to May 11, 2008).

Hosni Mubarak

Building Law

(Part One)

Urban Planning

(Chapter One)

Urban Planning and Development

Article 1

The provisions of this part shall apply to local administrative units, tourist areas, urban agglomeration areas, industrial zones, and all development and urban development authorities throughout the Republic, as well as to subdivision requests for which a decision of approval has not been issued prior to the date of enforcement of these provisions.

Article 2

For the purposes of this part, the following terms shall have the meanings respectively ascribed to them:

- **Competent Minister:** The Minister responsible for housing, utilities, and urban development.
- **Sustainable Urban Development:** The management of the urban development process through the optimal utilization of available natural resources to meet the needs of the present generation without compromising the opportunities of future generations.
- **Strategic Plan:** A plan that defines the future vision of urban development, whether at the national, regional, governorate, city, or village level. It outlines the goals, policies, and plans for economic, social, and environmental development necessary to achieve sustainable development. It also identifies future needs for urban expansion, different land uses, and the programs, priorities, mechanisms for implementation, and sources of funding at the planning level.
- **National Strategic Plan:** A plan that sets out the goals, policies, and programs for urban development across the entire country. It outlines the national projects to be implemented, their phases of implementation, and the role of each public and private entity in this implementation.
- **Regional Strategic Plan:** A plan that sets out the goals, policies, and programs for urban development for each economic region. It outlines the regional projects to be implemented, their phases of implementation, and the role of each public and private entity in this implementation, within the framework of the national strategic plan.

- **Governorate Strategic Plan:** A plan that sets out the goals, policies, and programs for urban development for each governorate. It is carried out within the framework of the regional plan that includes the governorate, and outlines the projects to be implemented, their priorities, phases of implementation, and the role of each public and private entity in this implementation.
- **General Strategic Plan for City and Village:** A plan for the city or village that identifies future needs for urban expansion, projects, and plans for economic, social, environmental, and urban development necessary to achieve sustainable development at the local level within the framework of the future vision of the governorate plan that includes the city or village. It defines the urban area of the city or village, different land uses, planning and construction requirements within the urban area, and programs, priorities, implementation mechanisms, and funding sources.
- **Detailed Plan:** The executive plan for the construction and planning requirements, and the executive programs for land use areas and infrastructure in the approved general strategic plan for the city or village. It includes all integrated development projects, such as urban design, land subdivisions, and site landscaping, proposed for implementation within the general strategic plan.
- **Village Territory:** This refers to the total land area of a village, including cultivated and uncultivated land, residential areas, as well as any bodies of water and roads within or surrounding the village.
- **Urban Area:** The area defined by the approved general strategic plan of a city or village for urban development purposes, based on clear geographical coordinates and landmarks.
- **Administrative Boundary:** The administrative boundary of a city.
- **Economic, Commercial, and Service Areas:** Areas concentrated with commercial, financial, business, hotel, recreational, cultural, and main administrative buildings, as well as some residential areas.
- **Replanning Areas:** Areas identified in the general strategic plan of a city or village that are to be redeveloped and improved. These include:

(a) Areas or spaces with high building density, where the majority of buildings are dilapidated and require replacement through replanning and redevelopment.

(b) Areas or spaces where some buildings are dilapidated and lack basic facilities or services, but do not require complete replacement. Instead, only certain parts or buildings need to be replaced to provide the necessary facilities and services for improvement and upgrading.

- **Unplanned Areas:** Areas that have developed in violation of planning and construction laws and regulations. These areas are identified in the approved general strategic plan of a city or village.
- **Tourist Areas:** These are areas designated by a presidential decree within the framework of the strategic plan.
- **Industrial Areas:** These are specific areas of land, located either within or outside the governorate's territory, with clearly defined external boundaries on survey maps. These areas are allocated for industrial projects and related service activities in accordance with the laws and regulations governing industry and investment within the framework of the strategic plan.
- **Craft Areas:** Areas designated for factories, workshops, and other establishments that, in the public interest, should be located in these specific areas. They are defined by the general strategic plan of the city or village.
- **New Urban Development Areas:** New urban development projects established outside the approved urban area of a city or village. These are defined by the strategic plans of the governorates and planning regions and are approved by the national strategic plan. The establishment of these areas is authorized by a presidential decree.
- **Urban Design:** Projects for the construction of a group of public or private buildings, connected or separate, on a single plot of land. These are defined in the detailed plan.
- **Land Subdivision:** The division of a plot of land into more than one plot.
- **Residential Community:** A group of residential, service, and recreational buildings according to the approved detailed plan.
- **Guidelines for Urban Plans:** Guidelines that define the methods, rates, and standards for the preparation and monitoring of the achievement of urban plans at their various levels. These guidelines are prepared by the General Authority for Urban Planning.

Article 3

A Supreme Council for Planning and Urban Development shall be established. This Council shall have a public legal personality and its headquarters shall be in Cairo. It shall be chaired by the Prime Minister and its membership shall include the concerned ministers, the heads of the authorities concerned with urban development and land use, and ten experts specialized in relevant matters, at least half of whom shall be from outside the government and local administrative units and shall be nominated by the concerned minister. The formation of the Council and its basic system shall be determined by a presidential decree.

Article 4

The Supreme Council for Planning and Urban Development shall exercise the powers stipulated in this law and its executive regulations. In particular, the Council shall:

- Approve the general goals and policies for planning, urban development, and urban coordination at the national level.
- Coordinate between ministries, governorates, and authorities concerned with urban development and land use to develop and implement the national strategic plan.
- Approve the determination of areas of outstanding value and adopt the criteria and standards for their determination, as well as programs for their preservation, priorities, implementation mechanisms, and funding sources, based on a proposal from the Minister of Culture.
- Propose and express its opinion on draft laws related to urban development.
- Evaluate the overall results of the implementation of the national strategic plan and regional strategic plans, and empower development partners to fulfill their roles and responsibilities towards achieving national goals.
- Adopt the bases, standards, and guidelines prepared by the National Authority for Urban Coordination.
- Approve the determination of special nature areas and the programs, priorities, implementation mechanisms, and funding sources for their implementation, based on a proposal from the concerned governor.
- Approve the plans, programs, priorities, implementation mechanisms, and funding sources for new urban development projects to be established outside the approved urban area of the city or village, in accordance with the strategic plans of governorates and planning regions and as approved by the national strategic plan, and take the necessary measures to issue a decision for its establishment by the President of the Republic.
- Compile the requirements for approvals of licenses stipulated in the relevant laws and decisions issued by the competent authorities for issuing these licenses, and issue a decision specifying these requirements to be included among the requirements that must be met for issuing a building site suitability statement and issuing licenses, in addition to the requirements stipulated in this law, its executive regulations, and related decisions, without the need to obtain the aforementioned approvals from those authorities when issuing licenses. For the purpose of implementing its powers and tasks,

The Council may take the necessary measures as specified in the executive regulations of this law.

Article 5

The General Authority for Urban Planning is the state body responsible for formulating the general policy for sustainable planning and urban development, preparing plans and programs for this development at the national, regional, and governorate levels, and reviewing and approving urban plans at the local level within the framework of national, regional, and local goals and policies for sustainable planning and urban development. The Authority shall verify the implementation of these plans and programs in accordance with the aforementioned goals and policies and shall submit its reports in this regard to the concerned minister for presentation to the Supreme Council for Planning and Urban Development.

Article 6

The General Authority for Urban Planning shall exercise the powers vested in it in accordance with the provisions of this law and its executive regulations. In particular, the Authority shall:

1. Develop the national program for preparing strategic plans for urban development at various levels.
2. Prepare strategic plans for urban development at the national, regional, and governorate levels, as well as general strategic plans for cities and villages.
3. Review, approve, and follow up on the implementation of general strategic plans for cities, villages, and their urban areas.
4. Prepare specialized sectoral research and studies for planning and urban development activities.
5. Prepare guidelines for urban plans and monitor their application.
6. Regulate the practice of planning and urban development.
7. Develop and enhance the capacities of urban planning departments in local units.
8. Develop mechanisms for implementing plans at various levels and detailed plans.
9. Evaluate and update urban information and indicators in coordination with information centers at various levels.

10. Propose and express opinions on laws, regulations, and decisions regulating planning and urban development.

Article 7

In each economic region, there shall be a regional center for planning and urban development affiliated with the General Authority for Urban Planning. This center shall exercise the powers of the Authority in the region and shall provide technical support to the general directorates of planning and urban development in the governorates of the region, and follow up on the preparation and implementation of plans for cities and villages in those governorates. The organization of these centers and their powers shall be determined by a decision of the concerned minister.

Article 8

In each governorate, a general directorate for planning and urban development shall be established. Within its administrative scope, this directorate shall prepare detailed plans in accordance with the planning and construction requirements for different land use areas and programs and priorities of integrated development projects in the approved general strategic plan for the city or village, through experts, consultants, and specialized engineering and consulting firms registered with the General Authority for Urban Planning, all under the supervision of the regional center of the General Authority for Urban Planning for the governorate, in accordance with the rules and procedures specified in the executive regulations of this law.

Article 9

The executive council of the governorate, in cooperation with the General Authority for Urban Planning through its regional centers, shall prepare local urban goals and policies at the governorate level, in accordance with the needs determined by the local people's council of the governorate, and within the framework of the national and regional goals and policies.

(Chapter 2)

National and Regional Planning and Urban Development

Article 10

The General Authority for Urban Planning shall prepare the strategic plans for national, regional, and governorate urban development, in accordance with the planning and development studies conducted by the Authority in coordination with the competent authorities and taking into account the military perspective and the requirements and safety of national defense. The guidelines for urban plans prepared by the General Authority for Urban Planning shall specify the methods, rates, and standards for the preparation and monitoring of the achievement of these plans. The strategic

plans for national, regional, and governorate urban development shall be approved by the Supreme Council for Planning and Urban Development upon a proposal from the concerned minister, and the decision of approval shall be published in the Egyptian Gazette.

(Chapter 3)

Local Planning and Urban Development

Article 11

In accordance with the guidelines for urban plans prepared by the General Authority for Urban Planning, and in cooperation with the relevant local unit, the local people's councils, the concerned executive bodies, and representatives of civil society, the general directorates of planning and urban development in the governorates shall determine the needs and priorities of urban development at the local level within the framework of the regional and local goals and policies, and propose the necessary projects and a work plan for their implementation. The regional centers for planning and urban development shall prepare a draft of the general strategic plan for the city or village through experts, consultants, and specialized engineering and consulting firms registered with the General Authority for Urban Planning. When developing draft general strategic plans for cities and villages that include areas of outstanding value, the bases, criteria, and requirements issued by the Supreme Council for Planning and Urban Development shall be taken into account. The executive regulations of this law shall specify the rules and procedures for preparing general strategic plans for cities and villages.

Article 12

The general directorate of planning and urban development within the local unit shall present the draft of the general strategic plan and receive comments from citizens, concerned parties, and the local people's council. The executive regulations of this law shall specify the rules and procedures for this presentation and the receipt of comments thereon. The regional center for planning and urban development shall undertake the initial technical review of the plan based on the comments received, and shall make the necessary amendments in accordance with the provisions of the executive regulations of this law. The General Authority for Urban Planning shall conduct the final review of the draft plan and approve it. The approval of the plan shall be issued by the competent minister or his authorized representative, after presentation to the concerned local council, and the decision approving the plan shall be published in the Egyptian Gazette.

Article 13

The general strategic plan for the city or village shall be reviewed and updated at least every five years to ensure its suitability to economic, social, environmental, and urban developments and local conditions. The amendment and updating of the plan and the approval of this amendment and updating shall be carried out in accordance with the same rules and procedures stipulated in this law and its executive regulations for the preparation and approval of the general strategic plan.

Article 14

The general directorates of planning and urban development in the governorates shall prepare detailed plans for cities and villages in accordance with the planning and construction requirements of the approved general strategic plan for the city or village, through experts, consultants, and specialized engineering and consulting firms registered with the General Authority for Urban Planning, and in accordance with the rules and procedures specified in the executive regulations of this law.

Article 15

The general directorates of planning and urban development in the governorates shall be responsible for preparing and approving detailed plans for cities or villages in accordance with the provisions of this law and its executive regulations within two years from the date of issuance of the executive regulations of this law. In the absence of general plans or before the approval of the strategic plans, the general directorate of planning and urban development shall set temporary rules and requirements for detailed plans to regulate urban development within two months of the issuance of the executive regulations of this law. A decision shall be issued by the concerned governor after consultation with the local people's council and coordination with the relevant authorities in the Ministry of Defense. These temporary rules and requirements shall be applied until the preparation and approval of the plans stipulated in the previous paragraph. The general directorate of planning and urban development shall set temporary construction requirements for existing areas for which construction requirements have not been specified, especially street alignment lines and building heights, in a manner that meets the requirements of lighting, ventilation, architectural and urban character, civil defense and firefighting requirements, and the requirements of national defense and environmental requirements, in accordance with the building densities specified in the executive regulations of this law. The total building height shall not exceed one and a half times the width of the street, with a maximum of thirty-six meters. These temporary requirements shall apply until the preparation and approval of the strategic and detailed plans referred to above.

Article 16

The approval of detailed plans for city centers, replanning areas, unplanned areas, industrial areas, craft areas, urban extensions, and areas of outstanding value shall be issued by a decision of the concerned governor after the approval of the local people's council of the governorate, in accordance with the bases and criteria for these areas stipulated in this law. The approved plan shall be published in the Egyptian Gazette and a copy thereof shall be placed in the regional center for planning and urban development. The provisions of Law No. 222 of 1955 concerning the imposition of an improvement fee on properties that are improved due to public benefit shall apply to properties that are improved due to the approval of the detailed plans stipulated in this article.

Article 17

The requirements stipulated in the general and detailed plans for cities and villages shall be considered as construction conditions that must be adhered to within the framework of the legally stipulated conditions for regulating construction activities. Local units shall monitor the application of the requirements stipulated in all plans and shall comply with them in dealing with the concerned parties, and shall take all decisions and measures to ensure their implementation and shall stop the implementation of all works that violate them. In all cases, local units shall not issue a statement of site suitability for construction or issue a building permit without the existence of an approved detailed plan, without prejudice to the provisions of Article 15 of this chapter. The Supreme Council for Planning and Urban Development may, by a reasoned decision for a national purpose, restrict a city, area, or part thereof, or a building itself, with all or some of the construction requirements stipulated in the general strategic plan or exempt it from all or some of them. The Council may, upon a proposal from the concerned governor, approve a change in the land use of an area or part thereof, or a building itself, with all or some of the construction requirements stipulated in the general strategic plan or exempt it from all or some of them. The executive regulations of this law shall specify the conditions and procedures to be followed in this regard and the rules for determining any compensation that may be due, or the consideration for any improvement to the properties in accordance with the provisions of Law No. 222 of 1955 concerning the imposition of an improvement fee on properties that are improved due to public benefit.

Article 18

No advertisement for any land subdivision project or dealing in a plot of land from the project or any part thereof shall be permitted unless the interested party deposits with the directorate of surveying and the competent land registry office a certified copy of the decision issued by the

competent administrative authority for planning and organization approving the project and its attachments. Government agencies shall not advertise any land subdivision projects or deal in a plot of land from the project or any part thereof unless a decision has been issued approving the subdivision subject to the advertisement. The official in the agency responsible for advertising shall not carry out the advertisement unless he has obtained from the interested party proof of the aforementioned deposit, or from the government agency a certified copy of the decision issued approving the project and its attachments, in accordance with the procedures specified in the executive regulations of this law, taking into account the special rules for border governorates.

Article 19

The competent governor shall, after the approval of the local people's council of the governorate, issue a decision determining the fees as follows: (a) A fee for requesting approval of the location from a planning perspective, and for providing the necessary data and requirements for preparing construction or establishment or subdivision projects, not exceeding two hundred Egyptian pounds. (b) Fees for examination, approval, and other services related to subdivision projects, not exceeding one Egyptian pound per square meter of the area allocated for the project, not exceeding two hundred thousand Egyptian pounds. The aforementioned fees shall be increased by no more than 3% (three percent) annually. The proceeds of these fees shall be credited to the account of services and local development in the competent local unit. The executive regulations of this law shall specify the uses of these proceeds, including rewarding employees of the departments concerned with the implementation of this law.

Land Subdivision

Article 20

The competent governor shall, upon a proposal from the general directorate of planning and urban development, issue a decision approving land subdivision projects and a list of the specific conditions thereof, including the commitment to implement internal public utilities, or to amend these projects or that list within the urban area of the city or village, in a manner that does not exceed the planning and construction requirements approved in the general strategic plan and the detailed plan, without prejudice to the second paragraph of Article (15) of this law. The issuance of this decision shall result in the areas allocated for roads, streets, squares, parks, gardens, and service facilities being considered public utilities. The executive regulations of this law shall specify the cases that are considered subdivision, the procedures for approving a subdivision project, the planning rates, and the rules, conditions, and circumstances to be taken into account in subdivision,

and how to deal with the lands of the subdivision or any part thereof. The list of conditions referred to in this article shall be an integral part of the subdivision decision.

Article 21

No amendment shall be made to an approved or existing subdivision except after the approval of this amendment in accordance with the terms and conditions stipulated in this law and its executive regulations.

Article 22

An application for the approval of a subdivision project in areas with approved urban plans shall be submitted by the owner to the administrative authority responsible for planning and organization in the local unit, accompanied by the documents, drawings, and data specified in the executive regulations of this law. The drawings or any amendments thereto must be approved by engineers or specialized engineering offices in accordance with the rules issued by a decision of the competent minister. These rules shall include the conditions that must be met by engineers according to the size and importance of the subdivision projects to be approved, and a statement of the levels of special subdivisions that may only be prepared by specialized consulting engineers. The administrative authority shall rule on the application for approval within a maximum period of three months from the date of submission of the data, documents, and drawings, and in accordance with the provisions of the executive regulations of this law.

Industrial and Craft Areas

Article 23

The competent administrative authority shall approve the detailed planning of industrial and craft areas in accordance with the requirements issued by the Supreme Council for Planning and Urban Development. The provisions and procedures specific to land subdivision shall apply to subdivision projects in industrial and craft areas, taking into account the regulations, conditions, and circumstances specified in the executive regulations of this law.

Replanning Areas

Article 24

Without prejudice to the provisions of Law No. 10 of 1990 concerning the expropriation of real estate for public benefit, the administrative authority concerned with planning and organization shall declare the replanning areas determined by the general strategic plan or the detailed plan and approved by the Supreme Council for Planning and Urban Development upon a proposal from the competent governor, as areas subject to changes in land use. The determination of these areas and

the procedures taken in relation thereto shall be in accordance with the bases and criteria specified in the executive regulations of this law. The competent governor shall issue a decision specifying these areas and the procedures to be followed in relation thereto on the basis of their being special status areas, specifying the priorities for preparing renewal and development projects for these areas. The administrative authority concerned with planning and organization shall, pursuant to the aforementioned announcement, negotiate with the owners of real estate within the replanning area to develop a plan for its re-subdivision and redistribution of land ownership therein, in accordance with the steps and procedures specified in the executive regulations of this law. In the event of disagreement with any of the owners of real estate within the area, the Supreme Council for Planning and Urban Development shall, upon a proposal from the competent governor, issue a decision to expropriate the real estate in the area for public benefit for the purpose of replanning, in respect of those with whom no agreement has been reached. The Council shall determine the compensation for expropriation according to the type of use specified for the expropriated lands. The owners shall have the option to:

1. Claim compensation based on the value of their shares in the lands of the area immediately upon the issuance of the expropriation decision, according to the estimated value of the land, before the implementation of the replanning project, which shall be determined by the Supreme Council for Planning and Urban Development.
2. Claim compensation after the implementation of the replanning project and the sale of the new plots of land, based on an estimate of the share of the expropriated land from the total value of the plots of land in the area at its new value, after deducting the lands allocated for roads, public services, and the costs of implementing the project. The procedures followed for the preparation and approval of a renewal and development project for replanning areas shall be the same as those followed for the preparation and approval of a detailed planning project for a city or village. The state shall provide alternative places for the housing of occupants who are not owners in the area or for carrying out their activities before the commencement of implementation. The executive regulations of this law shall specify the procedures and implementation programs necessary to achieve this purpose.

Unplanned Areas

Article 25

The administrative authority responsible for planning and organization shall declare the unplanned areas determined by the general strategic plan or the detailed plan and approved by the Supreme Council for Planning and Urban Development upon a proposal from the competent governor, as areas subject to development and improvement. The executive regulations of this law shall specify

the bases and criteria for determining such areas and the method of dealing with them, and the competent governor shall issue this declaration.

The administrative authority responsible for planning and organization shall, in cooperation with the concerned local people's council and representatives of civil society, determine the most important projects required for the development of the area and their priorities in light of the government financial resources allocated for these purposes, as well as the available resources from private contributions and any other entities.

The administrative authority responsible for planning and organization shall develop a development and improvement plan for the area. The procedures for the preparation and approval of a development plan for an unplanned area shall be the same as those followed for the preparation and approval of a detailed plan.

The procedures for any necessary negotiations with property owners, the issuance of decisions to expropriate property for public benefit for the purposes of development and improvement, and the provision of alternative housing for non-owner occupants shall follow the rules and procedures stipulated for replanning areas as set forth in Article 24 of this law.

(Part Two)

Urban Coordination

(Chapter One)

Organizing Urban Coordination Works

Article 26

The provisions of this chapter shall apply to cities in accordance with the provisions of Law No. 43 of 1979 regarding the system of local administration, as well as to tourist areas, new buildings and urban communities, and also to areas and buildings of outstanding value throughout the Republic, in areas determined by a decision of the Supreme Council for Planning and Urban Development upon a proposal from the Minister responsible for housing, in agreement with the Minister responsible for local development and the Minister responsible for cultural affairs.

Article 27

In the application of the provisions of this chapter and the implementing regulations and decisions, the following words and phrases shall have the meanings set forth opposite each:

- **The Authority:** The National Authority for Urban Coordination, established by Decision No. 37 of 2001 by the President of the Arab Republic of Egypt.
- **The Competent Minister:** The Minister responsible for cultural affairs.
- **Urban Coordination:** The works that achieve the aesthetic and cultural values of the external appearance of buildings, urban and archaeological spaces, and the foundations of the visual fabric of all urban areas in the state, and the architectural and urban character, while preserving the sites and elements of the natural environment.
- **Architectural Character:** The result of the dominant characteristics of the external formation in the creation of building facades in a particular place, which leads to distinction and uniqueness.
- **Urban Character:** The result of the dominant characteristics of the formation of groups of buildings, the urban fabric, the natural environment, and the prevailing uses in a particular place.
- **Urban Coordination Guide:** The booklet issued by the National Authority for Urban Coordination, which contains scientific definitions, the foundations and criteria of urban coordination, and how to apply them in a particular field.
- **Urban Fabric:** The relationship between urban spaces and building masses.
- **Urban Spaces:** Unbuilt areas that permeate the urban environment, defined by building facades, walls, or trees.
- **Buildings of Outstanding Value:** Not subject to Law No. 117 of 1983 on Antiquities: Buildings and structures with a distinctive architectural style associated with a historical period or artistic value in terms of their construction style and patterns, or their function, or associated with a rare craft, or their relationship to a historical figure, or their association with important national or religious events.
- **Areas of Outstanding Value:** Areas characterized by a richness of contents of historical, architectural, urban, symbolic, or aesthetic or natural value, and which need to be dealt with as an integrated unit to preserve them.

- **Advertisement:** Any means or board made of any material and prepared for display and publication for the purpose of advertising so that it can be seen from the road and urban spaces.
- **Site Coordination Projects:** Works that are placed, fixed, established or planted in roads, squares, streets, parks, and public spaces, or on their sides for functional or aesthetic purposes, such as lighting poles, benches, waste bins, fountains, trees, plants, advertisements, and signs.

Article 28

The National Authority for Urban Coordination shall have its headquarters in Cairo, and shall have a regional center for urban coordination in each economic region, which shall be subordinate to it. The Authority may, by a decision of its chairman, establish branches and offices in the capitals of governorates, in cities considered to be cities, in tourist areas, in new urban communities, and in areas of outstanding value throughout the Republic.

Article 29

The Authority shall achieve the objectives of urban coordination as stipulated in Decision No. 37 of 2001 issued by the President of the Arab Republic of Egypt, and shall, in particular:

- **(a)** Formulate the general policy for urban coordination, and develop detailed and executive plans and programs in coordination with the competent authorities. The Supreme Council for Planning and Urban Development shall approve the general policies and plans in accordance with the procedures specified in the executive regulations of this law.
- **(b)** Propose and express opinions on draft laws, regulations, and organizational decisions related to urban coordination.
- **(c)** Develop the bases, criteria, and guidelines for urban coordination works, which shall be approved by the Supreme Council for Planning and Urban Development. The competent administrative authorities shall be bound to adhere to them when issuing licenses for works related to urban coordination, in accordance with the provisions of this law and its executive regulations and the conditions stipulated for issuing licenses.
- **(d)** Conduct detailed research and studies in the field of urban coordination.
- **(e)** Coordinate with the competent authorities to ensure the implementation of the requirements and controls regulating the achievement of the objectives of urban coordination.

Article 30

The Authority may prepare an urban coordination project for the development and upgrading of specific areas and supervise its implementation, and may charge a fee for this work as determined by the Board of Directors of the Authority, in agreement with the project owner, and the fee charged shall be included in its resources.

Article 31

The Authority shall establish registers for the registration of consulting offices and experts in the field of urban coordination in coordination with the relevant syndicates. The executive regulations of this law shall regulate the rules and conditions for registration, cancellation, and deletion from these registers.

Chapter 2

Areas of Outstanding Value

Article 32

The Authority shall establish the bases and controls for preserving areas, buildings, and structures of outstanding value, and a decision shall be issued by the Supreme Council for Planning and Urban Development regarding these bases and controls, which shall be binding on the competent authorities when carrying out any work in these areas, buildings, and structures.

Article 33

Areas of outstanding value shall be determined based on a proposal from the Authority and in accordance with the bases and criteria it sets for preserving these areas. A decision shall be issued by the Supreme Council for Planning and Urban Development in this regard. No construction, modification, elevation, or restoration of any buildings, projects, or fixed or movable structures shall be permitted, nor shall temporary or permanent encroachments be placed, nor shall architectural elements, statues, sculptures, or decorative units be moved or transferred in public urban spaces in the areas referred to in the previous paragraph, except after obtaining a license to do so from the competent administrative authority. The Supreme Council for Planning and Urban Development may stipulate the need to obtain the approval of the National Authority for Urban Coordination in some areas determined by a decision.

Article 34

The Authority shall prepare model designs for areas, buildings, or natural or cultural sites, and shall undertake any necessary work to preserve their value, including modification, improvement, restoration, and reinforcement, or determining the optimal method of utilizing them. This shall be

at the expense of the Authority or in cooperation with government agencies, non-governmental organizations, or civil society associations.

Article 35

The Authority may propose the expropriation of some buildings of outstanding value or parts thereof for public benefit in order to preserve them, in accordance with the provisions of Law No. 10 of 1990 concerning the expropriation of real estate for public benefit. A decision on expropriation shall be issued by the Supreme Council for Planning and Urban Development, and compensation for expropriation shall be paid in accordance with the provisions of Law No. 144 of 2006 concerning the regulation of the demolition of buildings and structures that are not about to collapse. The Authority may request the removal of violations in buildings in areas of outstanding value in order to preserve them, at the expense of the violator.

Chapter 3

Advertisements and Signs

Article 36

Taking into account the provisions of Law No. 66 of 1956 concerning the regulation of advertisements, the Authority shall establish the bases and criteria for advertisements and signs, their locations, types, sizes, and areas. A decision shall be issued in this regard by the Supreme Council for Planning and Urban Development in accordance with the requirements specified in the executive regulations of this law, and the local administrations and competent authorities shall be bound to abide by them when issuing licenses.

Article 37

No license shall be issued for the placement of any advertisements, signs, posters, or advertisements, whether in writing, drawing, or by any other means, that violate the bases and criteria for advertisements set forth in the previous article, in the following places:

1. Urban spaces, streets, squares, or on buildings, parking lots, public transportation stations, or means of transportation, whether in cities or villages.
2. Above the roofs and on the facades of archaeological buildings and buildings, structures, and gardens of outstanding value.
3. The urban surroundings of archaeological buildings and buildings and structures of outstanding value.
4. Archaeological and areas of outstanding value, natural and cultural reserves.

5. Above and on the facades of public buildings and their parts and walls.
6. Memorials, statues, and fountains.
7. Above bridges, overpasses, entrances to tunnels, and highways.
8. Visual axes associated with archaeological landmarks or buildings or structures of outstanding value.
9. Places and traffic axes for which a decision has been issued by the competent governor after obtaining the opinion of the local people's council of the governorate.

(Part Three)

Organization of Construction Works

(Chapter One)

General Provisions

Article 38

The provisions of this chapter regarding the regulation of construction works shall apply to all construction works in local administrative units, tourist areas, industrial areas, new urban communities, and buildings and residential communities designated by a decision of the competent minister.

Article 39

It is prohibited to construct buildings or facilities, or to carry out, expand, elevate, modify, reinforce, renovate, or demolish buildings not subject to the law on the demolition of buildings not about to collapse, in part or in whole, or to carry out any external finishing without obtaining a license therefor from the administrative authority competent for planning and organization in accordance with the construction requirements at the time of issuing the license and as specified in the executive regulations of this law. A license shall be issued for the buildings or works referred to in the first paragraph if they comply with the provisions of this law, the approved planning and construction requirements, the design bases, the implementation conditions according to the Egyptian codes, and are in accordance with technical principles, general specifications, and the requirements of safety, health, lighting, ventilation, courtyards, and requirements for securing the building and its occupants against fire hazards. The executive regulations of this law shall specify these requirements and the obligations of the licensee upon commencing, during, and in the event of cessation of the works.

Chapter 2

Licensing Documents

Article 40

The administrative authority shall provide interested parties with a statement of the suitability of the site for construction from a planning perspective and the specific building requirements for the site, in accordance with the provisions of Article 19 of the first chapter of this law. An application for a license shall be submitted by the engineer or engineering office to the administrative authority responsible for planning and organization, accompanied by the necessary documents. The person in whose name the license is issued shall be responsible for the data and documents submitted related to their right to the license. In all cases, the granting or renewal of the license shall not affect the rights of interested parties related to ownership. The engineer or engineering office shall be responsible for completing the documents and for the design work, and shall be obliged, when reviewing the drawings and modifications, to comply with the planning and construction requirements of the site, the codes, and the Egyptian technical specifications in force at the time of submitting the license application. The executive regulations of this law shall specify the documents that must be attached to the license application.

Chapter 3

Decision on Licenses

Article 41

The engineer or engineering office shall submit the drawings and documents attached to the license application, and issue a certificate of suitability of the works for licensing. The administrative authority responsible for planning and organization shall approve this certificate and issue the building permit within a period not exceeding thirty days from the date of receipt of the certificate of suitability of the works from the engineer or office preparing it, and ensuring that the required documents are complete. Without prejudice to the criminal liability of the violator for any violations committed, the engineer or engineering office shall be responsible for the accuracy of the attached documents, the design work, and its compliance with the planning and construction requirements of the site, the codes, and the technical specifications. The executive regulations of this law shall specify the criteria and procedures for determining the engineers and engineering offices referred to in the first paragraph, and the procedures for issuing the license.

Article 42

The expiration of the specified period for issuing the license without a decision shall be considered as approval thereof. The applicant for the license or his legal representative shall notify the competent governor of his intention to start implementation, while being obliged to comply with all the conditions, terms, and guarantees stipulated in this law and its executive regulations, including the approval of the engineer or engineering office of the drawings and documents attached to the license application.

Article 43

In cases of elevation, compliance with the height regulations and planning and construction requirements in force is required, provided that the structural frame and foundations of the building can withstand the required work, in accordance with the controls specified in the executive regulations of this law. The engineer or engineering office shall be responsible for the safety of the property and the elevation work and its compliance with the planning and construction requirements of the site, the codes, and the technical specifications.

Article 44

By a reasoned decision of the competent governor, after the approval of the local people's council, it is permissible to suspend the building permit in cities, areas, or streets for the purpose of achieving a national goal or taking into account urban conditions or replanning, provided that the suspension period shall not exceed six months from the date of publication of the decision in the Egyptian Gazette. The Supreme Council for Planning and Urban Development may, by a reasoned decision based on a proposal from the competent governor, extend the suspension for a period or periods not exceeding two years, for reasons it deems appropriate. The administrative authority responsible for planning and organization shall suspend the issuance of the license and shall not issue a statement of the suitability of the site for construction from a planning perspective and the specific building requirements for the site if the works for which a license is required are located in cities, areas, or streets for which a suspension decision has been issued.

Chapter 4

Licensing Fees

Article 45

The competent governor, after the approval of the local people's council of the governorate, shall issue a decision specifying the fees due for issuing the license and for its renewal, which shall not exceed one thousand Egyptian pounds for each issuance fee. This maximum limit shall be increased annually by 3% (three percent). The applicant for the license shall pay a guarantee of 0.2% (two

percent) of the value of the works for which the license is requested, allocated to cover any necessary expenses for demolition, correction of violations, and other expenses and requirements, in accordance with the provisions of the executive regulations of this law.

Article 46

No building permit shall be issued or construction commenced for works valued at one million Egyptian pounds or more, or for a building consisting of four or more floors, or for elevations of any value, unless the applicant submits an insurance policy. The foregoing provision shall not apply to elevation works that do not exceed two hundred thousand Egyptian pounds for a single time and for one floor and within the limits of the approved planning and construction requirements. The insurance policy shall cover the civil liability of the engineer and contractor for damages caused to third parties due to the complete or partial collapse of buildings and structures, for the following:

1. The liability of the engineer and contractor during the execution period, except for their work.
2. The liability of the engineer and contractor during the warranty period stipulated in Article 651 of the Civil Code.

Without prejudice to criminal liability, the insurer shall review the drawings and monitor the implementation through its devices or those entrusted with it, and its civil liability shall be determined in accordance with the provisions of this law.

The maximum amount to be paid by the insurer for damages caused to third parties shall be two million Egyptian pounds for each incident, provided that the liability of the insurer to any one person for damages shall not exceed one hundred thousand Egyptian pounds.

A decision shall be issued by the competent minister for insurance, in agreement with the Minister responsible for housing, specifying the rules governing this insurance, its conditions, restrictions, and conditions under which the insurer shall have the right to recourse against the person responsible for the damages. The decision shall also include the insurance premium to be paid and the person liable for it, provided that the premium shall not exceed 0.2% (two percent) of the value of the building. The premium shall be calculated on the basis of the maximum potential loss for projects of a special nature for which a decision is issued by the Minister responsible for housing in agreement with the Minister responsible for insurance.

The insurance policy shall be in accordance with the model approved by the Minister responsible for insurance.

Article 47

In the event that the insurance coverage is lifted for any reason, the owner shall be obliged to stop the works and shall not resume them until the insurance coverage is reinstated. In the event that a certificate of suitability for the building is issued, the insurance coverage shall not be lifted.

Chapter 5

Obligations of the License Applicant

Article 48

The license applicant shall provide designated areas for parking cars, the number, area, and design of which shall be commensurate with the purpose of the building, in accordance with the planning requirements of the area and the provisions of the garage code in the Egyptian Code of Safety Requirements for Multipurpose Facilities, and in accordance with the rules specified in the executive regulations of this law.

Article 49

The license applicant shall comply with the requirements for securing the building and its occupants against fire in accordance with the Egyptian Code of Design Bases and Implementation Conditions for Fire Protection of Facilities, and in accordance with the rules specified in the executive regulations of this law.

Article 50

The license applicant shall provide the required number of elevators commensurate with the height of the building, the number of its floors and units, and the purpose of its use, and the requirements of accident insurance, in compliance with the specifications and technical requirements contained in the Egyptian Code of Design Bases and Implementation Conditions for Electric and Hydraulic Elevators in Buildings, all in accordance with the provisions of the executive regulations of this law, provided that the installation shall be carried out through one of the specialized companies registered with the Egyptian Federation of Construction Contractors.

Chapter 6

Execution of Licensed Works

Article 51

The construction or works authorized must be carried out in accordance with technical principles and in accordance with the drawings and documents for which the license was issued. No substantial modification or change may be made to the approved drawings except after obtaining a license for such modification or change in accordance with the rules for issuing licenses.

For minor modifications necessitated by the conditions of execution, the approval of the engineer or engineering office that prepared the drawings shall suffice, and the engineer or office shall notify the administrative authority responsible for planning and organization. This shall be signed on the original approved drawings and copies thereof, all in accordance with the rules and procedures specified in the executive regulations of this law.

A copy of the license and the approved drawings shall be kept at the construction site to verify the works being carried out.

Article 52

If the licensee does not commence construction within one year from the date of receiving the license, he shall be required to obtain a certificate from the administrative authority issuing the license stating that the license remains valid for one year from that date.

Article 53

The owner or his legal representative shall notify the administrative authority responsible for planning and organization by registered letter with acknowledgment of receipt of his intention to execute the licensed works at least two weeks before commencement. Failure to notify shall result in the suspension of works carried out prior to notification of the administrative authority responsible for planning and organization until the administrative authority authorizes the resumption of works.

Without prejudice to the provisions of the Engineers Syndicate Law, the owner shall be obliged to entrust a syndicate engineer or an architectural or civil engineering office with supervising the execution of the licensed works, and the supervisor shall be fully responsible for supervising the execution of these works. The executive regulations of this law shall specify the cases in which it is necessary to engage more than one syndicate engineer or a multidisciplinary engineering office, depending on the type of licensed works.

In the event that the supervising engineer intends to relinquish his obligation to supervise, he shall notify the owner or his legal representative and the competent administrative authority in writing at least one month before ceasing supervision, and shall explain the reasons for relinquishing. In this case, the owner shall be obliged to entrust a syndicate engineer of the same specialty with supervising the execution and notify the administrative authority thereof before the date of cessation of supervision. If the owner does not entrust another engineer with supervision before this date, the administrative authority responsible for planning and organization shall suspend the works and shall not resume them until the supervising engineer is appointed. The supervisor of execution shall notify the owner, contractor, and the administrative authority responsible for planning and organization in writing of any violations immediately upon their occurrence, regardless of the perpetrator, unless they are corrected, and the administrative authority responsible for planning and organization shall take the necessary legal measures against the violations.

In the case of suspension of the licensed works for a period exceeding ninety days, the licensee shall notify the administrative authority responsible for planning and organization.

All of the above shall be in accordance with the provisions of the executive regulations of this law.

Article 54

The supervisor of execution shall prepare quarterly reports on the progress of work, and upon completion of the licensed works, and shall provide the administrative authority responsible for planning and organization with these reports until the completion of construction, in accordance with the provisions of the executive regulations of this law.

Article 55

Without prejudice to the provisions of the law of the Egyptian Federation of Construction Contractors, the owner shall be obliged to entrust one of the classified contractors who are members of the Egyptian Federation of Construction Contractors with the execution of the works subject to the license if the value of these works exceeds three hundred and fifty thousand Egyptian pounds, and shall submit a copy of the contract with the contractor to the administrative authority responsible for planning and organization.

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

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

Article 56

Upon commencement of construction, elevation, completion of works, restoration, or reinforcement, a sign shall be placed in a conspicuous place on the construction site. The executive regulations of this law shall specify the data and specifications that must be available therein.

Both the owner and the contractor shall be responsible for placing this sign and for ensuring that it remains in place with clear data throughout the execution period.

Article 57

The executing contractor and the supervising engineer shall be jointly liable for taking the necessary measures and precautions to preserve the safety of adjacent buildings, the environment, and the protection and safety of neighbors, passersby, property, streets, passages, underground buildings, and the devices, facilities, and structures above them when commencing the execution of the licensed works, in accordance with the procedures specified in the executive regulations of this law in this regard.

Chapter 7

Inspection and Monitoring of Works and Procedures

Article 58

The technical inspection unit for construction works at the Ministry of Housing, Utilities, and Urban Development shall be responsible for carrying out inspection, monitoring, and follow-up tasks on all works of the administrative authorities responsible for planning and organization throughout the Republic.

The competent administrative authorities shall make all documents and data available upon request to the competent inspection committees of the apparatus and shall implement all recommendations and decisions issued by the apparatus and its competent committees.

Article 59

Violating works shall be stopped administratively, and a reasoned decision shall be issued for the suspension by the administrative authority responsible for planning and organization, which shall include a statement of these works. This decision shall be administratively announced to the owner or his legal representative, the contractor carrying out the execution, and the engineer supervising the execution. If it is not possible to announce any of them in person, he shall be notified by a registered letter with acknowledgment of receipt at his chosen place of residence registered with the administrative authority responsible for planning and organization.

The administrative authority responsible for planning and organization shall take any measures it deems necessary to prevent the use of the violating parts or the construction of any new buildings therein, and it shall have the right to seize the tools and materials used in committing the violation for a period not exceeding two weeks unless the public prosecution orders otherwise, provided that the rights of bona fide third parties are not prejudiced.

In all cases, the competent administrative authority shall place a sign in a conspicuous place on the property site indicating the violating works and the measures or decisions taken regarding them, and the owner, contractor, and engineer supervising the execution shall be responsible for keeping this sign in place with clear data until the violating works are corrected or removed.

The competent governor or his deputy shall issue a reasoned decision within a maximum of fifteen days from the date of announcing the decision to suspend the works to remove the works that have been suspended or correct them if they affect public health or the safety of residents or passersby or neighbors in a manner that violates the approved planning and construction requirements, within the limits specified in the executive regulations of this law, without prejudice to criminal liability, and the decision shall be announced to the interested parties.

Article 60

The following violations shall be removed administratively at the expense of the violating owner:

1. Buildings, facilities, and works that are constructed without a license.
2. Works that violate the legally prescribed height restrictions and for which a decision has been issued by the Supreme Council for Planning and Urban Development.
3. Encroachments on the regulation lines and setback areas specified in the requirements.
4. Works that violate the provision of places designated for parking cars.
5. Encroachments on lands subject to the law on the protection of antiquities.
6. Buildings, facilities, and works that are constructed outside the approved urban area of the city or village.

A decision shall be issued in this regard by the competent governor without being bound by the provisions and procedures for suspending works, and it shall not be permissible to exceed the removal of these violations.

Article 61

The interested parties shall take the initiative to implement the decision issued to remove or correct the violating works, within the appropriate period specified by the administrative authority responsible for planning and organization, and the interested parties shall be notified of the decision and the specified period for execution by means of a registered letter with acknowledgment of receipt.

If he refuses to implement or the period expires without completion, the administrative authority responsible for planning and organization shall carry out the execution itself or through someone entrusted with it, and the violator shall bear all expenses, which shall be collected from him by means of administrative seizure.

In the event of the commission of violations after the issuance of a certificate of suitability of the building for occupancy, the administrative authority shall be obliged to take legal measures, and it shall have the right, for the purpose of implementing a decision to remove or correct the violation, to evacuate the building administratively without the need to take any judicial measures.

If the implementation of the correction works requires the temporary evacuation of all or some of its occupants, such evacuation shall be carried out administratively, with a report being prepared listing the names of those whose premises have been evacuated, and the data of the property that has been evacuated, and the property shall be considered to be in the possession of the lessee by law during the period that the correction works take.

The person who has been evacuated from the property that he occupied shall have the right to return to it immediately upon completion of the correction works without the need for the owner's consent, and this shall be done administratively in the event of his refusal.

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

The executive regulations of this law shall specify the necessary executive procedures.

Chapter 8
Building Occupancy Permit

Article 62

Upon completion of the licensed works, the supervising engineer shall issue a building occupancy permit certifying that the works have been executed in accordance with the issued license, the applicable codes, and the provisions of this law and its executive regulations. This certificate shall be deposited with the administrative authority responsible for planning and organization, accompanied by a certified copy issued by the supervising engineer of the as-built drawings.

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

The utilities authorities shall not provide services to the constructed buildings or any of their units unless the building and its facilities occupancy permit has been deposited with the administrative authority responsible for planning and organization. This certificate shall be considered as an operating license for the building, and the administrative authority shall be obliged to issue letters to connect the utilities within a maximum period of two weeks from the date of depositing the certificate, all in accordance with the provisions of the executive regulations of this law.

Article 63

In the event that the owner or his legal representative refuses to manage the place designated for parking cars for the occupants of the property, or fails to use this place for its intended purpose, or uses it for a different purpose, or in the event of his refusal to operate the elevator or failure to comply with the requirements for securing the building and its occupants against fire hazards, in violation of the building occupancy permit, the administrative authority responsible for planning and organization shall issue a warning to the owner or his legal representative by registered letter with acknowledgment of receipt to carry out what he has refused to do - as the case may be - within a period not exceeding one month.

If the period expires without execution, the competent governor shall issue a decision to implement what the owner has refused to do in accordance with the procedures specified in the executive regulations of this law, and the owner shall bear the expenses, in addition to a 10% (ten percent) administrative fee, and the expenses and administrative fees shall be collected by means of administrative seizure.

All of this shall be in accordance with the procedures specified in the executive regulations of this law.

Article 64

Any necessary modification or updating of elevators shall be subject to the procedures prescribed for issuing a building occupancy permit license in accordance with the rules specified in the executive regulations of this law.

Article 65

If construction is stopped before completion and it is possible to occupy part of it, a certificate of partial building occupancy permit may be issued in accordance with the controls specified in the executive regulations of this law.

The owner shall not be allowed to start completing the construction after the lapse of one year from the date of issuance of the partial building occupancy permit except after obtaining the approval of the administrative authority responsible for planning and organization to complete the construction works in accordance with the rules and procedures specified in the executive regulations of this law in this regard.

Article 66

Any transaction involving the following shall be null and void:

1. Any unit of a building erected in violation of the legally permitted height restrictions.
2. Any place licensed as a parking lot if the purpose of the transaction is to change the licensed purpose of the place.
3. Changing the use of buildings or any of their units to a purpose other than the licensed purpose, before obtaining the necessary approval from the competent authority.

This transaction shall not be registered unless the necessary approval is obtained from the competent authority in the manner specified in the executive regulations of this law, and any interested party or the public prosecution may request a judgment declaring the transaction null and void.

Article 67

Contracts for the sale or lease of units subject to the provisions of this law must be prepared on a form that includes all the data related to the building or elevation permit, including the license number, the issuing authority, the number of floors and licensed units, and the data related to parking spaces, elevator installation, and other matters as specified in the executive regulations of this law, and no contract that does not include this data shall be accepted for registration.

Chapter 9

Maintenance and Operation of Elevators

Article 68

The owner or interested parties shall contract with a licensed entity in the field of elevator construction and operation to carry out repair and periodic maintenance work. This contract shall be a condition for operating the elevator, and the executive regulations of this law shall specify the procedures for this contract and the registration and approval of the aforementioned entities.

(Part Four)

Preserving Real Estate Wealth

(Chapter One)

Organization of Owners' Associations

Article 69

The provisions of this chapter shall apply to buildings and facilities in local administrative units and new urban communities, and to buildings specified by a decision of the competent minister. The provisions of this chapter shall not apply to the following buildings:

- Buildings that are fully administratively used by government agencies.
- Facilities subject to the provisions of Law No. (1) of 1973 concerning hotel and tourist facilities.
- Dwellings owned by a legal person and wholly allocated for the housing of its employees.
- Dwellings occupied under temporary occupancy permits to address emergency and necessity situations.
- Real estate whose units are fully subject to Law No. (4) of 1996 concerning the application of the provisions of the Civil Code to places that have not been previously leased and places where leases have expired or will expire without anyone having the right to remain therein.

Article 70

Owners' associations existing at the time this law comes into force shall adjust their status in accordance with its provisions within twelve months from the date of issuance of the Owners' Association System. Until the executive regulations of this law and the Owners' Association System are issued, the regulations and decisions governing owners' associations shall continue to apply.

Article 71

The competent minister shall issue a decision on the Owners' Association System.

Article 72

Associations of occupants of buildings and facilities with at least five units, or residential complexes, whether all or some of them are residential or non-residential, owned or held by usufruct or leased to natural or legal persons, regardless of the date of their establishment or occupation, shall be established. It is also permissible to establish an association that includes more than one property, and it is permissible to form an association that includes a group of adjacent properties. In the case of integrated residential communities consisting of one or more neighborhoods, the occupants and owners of this community shall be obliged to establish one or more companies for management and maintenance, with the powers prescribed for the owners' association, all in accordance with the procedures specified in the executive regulations of this law. Local units and other competent authorities shall, within a period not exceeding three months from the date of issuance of the executive regulations of this law and the Owners' Association System, notify the occupants of the properties to which the provisions of this chapter apply and for which associations have not been established to establish owners' associations, or to adjust the status of existing owners' associations, and follow up on the establishment of associations or the adjustment of status in accordance with the provisions of the executive regulations of this law.

Article 73

In the event that the status of an existing owners' association is not adjusted at the time this law comes into force or if no owners' association is established for a property to which the provisions of this chapter apply, the competent local unit of the governorate in whose district the property is located shall appoint a temporary management committee consisting of a chairman, vice chairman, and treasurer from among non-occupants to carry out the tasks assigned to the owners' association until the general assembly meets and elects a board of directors for the owners' association.

Article 74

The boards of directors of existing owners' associations in a residential complex may establish a coordination association among themselves to address common issues and to assist administrative authorities in carrying out their local duties, in accordance with the controls specified in the executive regulations of this law.

Article 75

The association or the interested parties, as the case may be, shall be responsible for preserving the safety of the property, its common parts, and its annexes, ensuring its maintenance, repair, and reinforcement, preserving its architectural character, and providing the required services for the property, and for this purpose, it may contract with building maintenance companies registered with the Egyptian Federation of Construction Contractors, all in accordance with the provisions of the executive regulations of this law.

Article 76

The competent local units shall register the associations and update the data related to their membership and follow up on their compliance with their obligations. The association shall acquire legal personality upon registration and in accordance with the provisions of the executive regulations of this law.

A special register shall be established for the registration of owners' associations in each local unit. This register shall be marked with any minutes of general assemblies, their decisions, appeals against the decisions of the association, and any other matter concerning it, received by the local unit, along with a statement of the date of receipt and method of delivery, in accordance with the provisions of the executive regulations of this law.

Article 77

Anyone who occupies a unit in the property, whether they are an owner, usufructuary, unregistered purchaser, tenant, or holder by virtue of a legal document, whether a natural or legal person, shall be considered a member of the owners' association. The owner of the entire property or part thereof, even if not an occupant, shall also be considered a member of the owners' association. If there are multiple owners of the property who are not occupants, one of them chosen by them shall represent them in the membership of the association. If there are multiple occupants of the unit, one of them chosen by them shall represent them in the membership.

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

Article 78

The general assembly shall form the board of directors of the association consisting of a chairman of the association, a treasurer, and a member. In the event that the number of units exceeds seven, a vice-chairman shall be elected in accordance with the provisions of the executive regulations of this law.

Article 79

The owner of the property's units shall be the chairman of the association. If there are multiple owners, they shall choose the chairman of the association from among them.

If the owner or owners refuse to chair the association, the general assembly of the owners' association shall elect a chairman of the association from among the members of the association who are not owners. If the general assembly is unable to appoint the chairman or cannot find anyone who accepts the appointment, the competent local unit of the governorate in whose district the property is located shall appoint whom it sees fit from among the non-occupants. The general assembly of the association may appoint, at any time it deems appropriate, a chairman of the association instead of the chairman appointed by the competent local unit.

Article 80

Without prejudice to the provisions of the preceding article, the general assembly of the association shall be responsible for electing and dismissing the elected chairman and members of the board of directors of the association, and for taking all decisions that achieve the objectives of the association in accordance with the rules and procedures specified in the executive regulations of this law.

The general assembly shall also be responsible for determining the financial obligations of the occupants, in accordance with the provisions of the executive regulations of this law in this regard.

Article 81

The general assembly of the owners' association shall be composed of all members of the association and shall meet at least once a year or at the request of the board of directors of the association or at the invitation of at least one-quarter of the members, or at the request of the competent authority if it deems it necessary.

A meeting of the general assembly shall be considered valid with the attendance of an absolute majority of its members. If the quorum is not met, the meeting shall be adjourned to another session to be held within a period of at least one hour and at most fifteen days from the date of the first meeting, and the meeting shall be valid in this case with the attendance of any number of members.

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

Any member who has failed to pay financial obligations shall not have a vote in the deliberations. The executive regulations of this law shall specify the procedures for inviting members of the

general assembly. The decisions of the general assembly of the owners' association shall be binding on all members of the association.

Article 82

If a member of the general assembly is a legal person or an owner of the property who is not an occupant or if there are multiple occupants of one unit, he shall notify the chairman of the association of the name of the person he chooses to represent him in the membership.

In all cases, any member, even if he is a representative of a legal person or an owner of the property or multiple occupants of one unit, may appoint a representative to attend the meetings of the general assembly, in accordance with the provisions of the executive regulations of this law. Any member of the general assembly of the owners' association, in the event of disposing of the unit he occupies, whether by sale or lease, shall notify the local unit and the chairman of the association in writing of this transaction.

The membership of the new member shall not be accepted until the unit has paid all its obligations.

Article 83

A member of the general assembly who does not reside in the property shall notify the chairman of the association of his place of residence or his chosen domicile and of any change thereto. Otherwise, he may be notified in accordance with the general rules and the provisions of the executive regulations of this law.

Article 84

The invitation to attend the general assembly of the association shall be sent to all its members at least fifteen days before the scheduled date of the meeting. The invitation shall be made in accordance with the provisions of the executive regulations of this law.

Article 85

The resources of the association shall consist of the financial obligations determined by the general assembly for all occupants, or the return on investment of the association's resources, or donations received by the association from members or others. The executive regulations of this law shall specify the procedures to be taken in this regard.

The treasurer shall be responsible for collecting the financial obligations determined by the general assembly, and for preparing the estimated budget and the final account and presenting them to the general assembly, all in accordance with the provisions of the executive regulations of this law.

Article 86

The board of directors of the association shall be responsible for implementing the decisions of the general assembly, and the chairman of the board shall be responsible for convening meetings of the general assembly. He shall also initiate the procedures for registering the association in the special registers of the competent local unit, and he shall notify the local unit of any amendments to the data related to membership. He shall be responsible for managing and conducting the affairs of the association, and representing it before the judiciary and government agencies.

The board of directors may appoint another person to do so. The vice chairman of the board of directors of the association or the treasurer shall exercise the powers of the chairman of the association in his absence.

Article 87

The association shall have a lien on the unit, its annexes, its share in common in the land and the common parts of the property, and on the movable property of the occupant of the unit if he is not the owner, in order to collect the financial obligations determined by the general assembly. The rank of this lien shall be calculated from the date of its registration. The registration, renewal, cancellation, or cancellation of the cancellation of the lien shall be exempt from fees, taxes, or expenses.

The chairman or vice chairman of the association, as the case may be, after notifying the occupant who has not fulfilled his financial obligations, may obtain from the competent judge of summary matters an order for performance, and the real estate and movable property subject to the lien shall be a guarantee for the execution of the order or judgment.

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

Article 88

The occupant shall be obliged to carry out internal repairs to the unit he occupies and to all other separate parts that he owns or possesses if failure to do so would harm any of the occupants or cause damage to the building. If the occupant is slow in carrying out the aforementioned repairs, the chairman of the association - after notifying the occupant of the repair by registered letter with acknowledgment of receipt within at least seven days - may obtain from the competent judge of urgent matters in the court in whose district the property is located permission to enter the unit to carry out the repairs at the expense of the occupant.

Article 89

The universal or particular successor of a member of the owners' association shall be bound by the same rights and obligations stipulated in this law and incurred by the predecessor.

(Chapter Two)

Regarding the maintenance and restoration of built properties and the demolition of dilapidated structures

Article 90

Without prejudice to the provisions of Law No. 144 of 2006, the administrative authority responsible for planning and organization, through a committee or more in each local unit formed of engineers, engineering offices, or specialized engineering bodies, shall inspect and examine buildings and facilities and determine what needs to be done to preserve lives and property, whether by maintenance, restoration, or reinforcement to make them suitable for the purpose for which they are intended, or by partial or complete demolition, according to the procedures specified in the executive regulations of this law.

The committee shall submit its report to the administrative authority responsible for planning and organization to issue its decisions in this regard, including the period required to carry out the required work, and whether it requires temporary partial or complete evacuation of the building. In the case of partial or complete demolition, the decisions shall be approved by the competent governor or his deputy within a maximum of one week from the date of receipt of the committee's reports.

The executive regulations of this law shall specify the rules and criteria for selecting the engineers, engineering offices, and specialized engineering bodies referred to in the first paragraph, as well as the method of forming the committees, and the rules and procedures to be followed in carrying out their work. The regulations shall also specify the works that are considered to be maintenance, restoration, reinforcement, partial or complete demolition in the application of the provisions of this law.

Article 91

The decisions referred to in the preceding article shall be announced to the concerned parties, including the owners and occupants of the property, and to the owners of leased properties in

accordance with Law No. 4 of 1996, and the rights holders and owners' associations referred to in the first chapter of this chapter, by administrative means. A copy thereof shall be returned to the administrative authority responsible for planning and organization. If it is not possible to notify any of them, a copy of the decisions shall be deposited at the headquarters of the local unit and the police station or police point located in the district of the property, and the concerned parties shall be notified of this deposit by a registered letter with acknowledgment of receipt. In all cases, a copy of the decision shall be affixed in a conspicuous place on the facade of the property.

Article 92

The concerned parties or owners' associations may appeal the decisions issued by the committee referred to in Article 90, in accordance with the provisions of this law, within fifteen days from the date of their notification of these decisions. The appeal shall be made by registered letter with acknowledgment of receipt.

The appeals shall be heard by a committee formed at the headquarters of the local unit responsible for planning and organization by a decision of the competent governor, consisting of:

1. A judge with the rank of president in the primary court in whose district the property is located, who shall be delegated in accordance with the Judicial Authority Law as chairman, and membership of each of the following:
2. The director of the housing directorate in the governorate or his deputy.
3. A civil consulting engineer with at least fifteen years of experience.
4. Two engineers specializing in civil engineering who are not employed by the administrative authority responsible for planning and organization in the local unit, chosen by the competent governor for a term of two years, renewable once.

A quorum shall be required for its validity, with the attendance of its chairman and at least three of its members, including two engineers. Its decisions shall be issued by a majority vote of those present, and in case of a tie, the side from which the chairman is on shall prevail.

The committee shall rule on the appeals submitted to it and notify the concerned parties within thirty days of their submission. The executive regulations of this law shall specify the rules and procedures for notification, and how to announce its decisions to the concerned parties, the owners' association, and the administrative authority responsible for planning and organization. The decisions of the committee shall be final.

Article 93

Without prejudice to the specific provisions of this law, the owner, occupants, or owners' association, as the case may be, shall proceed to implement the final decision of the committee regarding the dilapidated, to be restored, or maintained building in accordance with the provisions of this law, within the specified period for its implementation.

If the owner, occupants, or owners' association, as the case may be, fails to implement the final decision of the committee within the specified period, the administrative authority responsible for planning and organization may implement it through specialized companies at the expense of the concerned party, and the value of the costs and all expenses shall be collected by means of administrative seizure.

In the absence of an owners' association, the tenant may, if the owner and the aforementioned administrative authority delay in implementing the provisions of the final decision, obtain permission from the judge of urgent matters to carry out the prescribed works without the need to obtain the consent of the owner, and to recover what he has spent by deducting it from the owner's dues to him.

Article 94

If the restoration, maintenance, or partial demolition works require the temporary evacuation of the building from its occupants, an administrative report shall be prepared with the names of the actual tenants and no others. The administrative authority responsible for planning and organization shall notify them of the evacuation within the period specified by it. If the evacuation is not carried out after its expiration, it may be carried out administratively. The occupants of the building shall have the right to return to the property after its restoration or reinforcement without the need for the owner's consent, and this shall be done administratively in the event of the owner's refusal.

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

This period shall not be extended except by a decision of the administrative authority responsible for planning and organization, and the property shall be considered in the legal possession of the occupant during this period.

Article 95

The occupants of the property for which a final decision has been issued for its complete demolition shall proceed to evacuate it within the period specified in the decision. If they refuse to evacuate,

the administrative authority responsible for planning and organization may evict them administratively and at their expense without any procedures.

Article 96

In cases of imminent danger, the administrative authority responsible for planning and organization shall be responsible for evacuating the property, as well as neighboring buildings, if necessary, from the residents by administrative means and taking any necessary precautions and measures, except in the case of an immediate threat of the building collapsing, in which case it shall have the right to evacuate it immediately. In cases of extreme necessity,

it shall also have the right to partially or completely demolish the property pursuant to a ruling by a judge of urgent matters in the court located in the district of the property.

Article 97

A fund shall be established to provide interest-free loans for the maintenance and restoration of residential buildings and to provide alternative housing for dilapidated housing. The fund shall have a public legal personality. Its resources shall include:

1. Allocations from the general state budget of not less than 0.5% (five per thousand) of the state's investment budget.
2. Donations, endowments, and returns on investment of its funds.

A presidential decree shall be issued regarding the system of the fund and the rules for borrowing from it.

Chapter 5

Penalties

Article 98

Without prejudice to any harsher penalty stipulated in the Penal Code or any other law, the acts specified in the following articles shall be punished by the penalties prescribed for each of them.

Article 99

Whoever violates any of the duties of their position as stipulated in Articles (17, 18 paragraph two, 29 paragraph (c), 32, 36, 37, 39, 44, 62 paragraph three, 96, 113 paragraphs three and four) of this law shall be punished by imprisonment and a fine of not less than ten thousand Egyptian pounds and not more than one hundred thousand Egyptian pounds, or by either of these penalties. In

addition, a judgment may be issued for dismissal from the job, and the penalties shall be multiplied for multiple violations.

Article 100

Whoever violates the provisions of the first paragraph of Article (18) of this law shall be punished by imprisonment and a fine of not less than one hundred thousand Egyptian pounds and not more than five hundred thousand Egyptian pounds, or by either of these penalties. The fines shall be multiplied for multiple violations.

Whoever violates the provisions of the third paragraph of Article (18) of this law shall be punished by imprisonment or a fine of not less than ten thousand Egyptian pounds and not more than fifty thousand Egyptian pounds.

The penalty shall be imprisonment for a period of not less than six months and a fine of not less than fifty thousand Egyptian pounds and not more than one hundred thousand Egyptian pounds if the crime stipulated in one of the preceding paragraphs is committed by fraud or the use of forged documents or by advertising false divisions.

Article 101

Whoever violates the provisions of Article (21) of this law shall be punished by a fine of not less than fifty thousand Egyptian pounds and not more than two hundred thousand Egyptian pounds, in addition to a judgment to remove or correct the violating works at the expense of the violator.

Article 102

Whoever constructs buildings or carries out works or expands, raises, modifies, reinforces, repairs, or demolishes them without a license from the competent administrative authority shall be punished by imprisonment for a period not exceeding five years or a fine of not less than twice the value of the violating works and not exceeding three times this value.

Whoever violates the provisions of Article two of the issuance law shall be punished by the same penalty.

Whoever resumes works that were previously stopped administratively, despite being notified thereof, shall be punished by the imprisonment penalty referred to in the first paragraph and a fine of not less than twice the value of the violating works, not exceeding five hundred thousand Egyptian pounds.

In all cases, the Engineers Syndicate or the Contractors Union, as the case may be, shall be notified of the judgments issued against engineers or contractors in accordance with the provisions of this law to take the necessary measures against them.

Article 103

The engineer or person responsible in the engineering office who is responsible for the approval, in violation of the provisions of Articles (41, 43, 46, 62 paragraph one) of this law, shall be punished by imprisonment and a fine of not less than 5% (five percent) of the value of the licensed works and not more than 10% (ten percent) of the value of these works, with a minimum of fifty thousand Egyptian pounds, or by either of these penalties. A judgment shall be issued to remove the violations and correct the violating works at the expense of the violator, and the penalties shall be multiplied for multiple violations.

In case of recurrence, the penalty shall be imprisonment for a period not exceeding five years, and double the fine referred to in the first paragraph. In case of repeated violation, the court shall order the deletion of the violating engineer or the engineering office that committed the violation on its behalf or on behalf of one of its employees from the records of the Engineers Syndicate.

Article 104

Anyone who constructs works without adhering to the technical standards prescribed by law in the design, execution, or supervision of construction works, or in monitoring or non-compliance of the execution with the drawings, data, or documents on the basis of which the license was granted, or who commits fraud in the use of building materials or uses materials that do not conform to the specified standards shall be punished by imprisonment for a period of not less than six months and a fine of not less than twice the value of the violating works with a minimum of fifty thousand Egyptian pounds and not exceeding three times the value of the violating works, or by either of these penalties. If the result is the complete or partial collapse of the building or its becoming dilapidated, the penalty shall be imprisonment for a period of not less than six months and a fine of not less than twice the value of the violating works and not exceeding three times the value of the violating works. If the act results in the death of one or more persons, or the injury of more than three persons with an injury resulting in permanent disability for each of them, or if the crime is linked to a crime of forgery or use of a forged document, the penalty shall be imprisonment for a period of not less than one year and not exceeding ten years and a fine of not less than twice the value of the violating works and not exceeding three times the value of the violating works, without prejudice to any harsher penalty stipulated in any other law.

In addition, a judgment shall be issued to strike the name of the designing engineer, the supervisor of execution, or the contractor from the records of the Engineers Syndicate or the Contractors Union, as the case may be, for a period not exceeding two years. In case of recurrence, the strike-off shall be for a period of not less than twice the duration of the custodial penalty imposed on him.

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

Article 105

Whoever violates the provisions of Articles (49 and 50) of this law shall be punished by imprisonment or a fine of not less than twenty thousand Egyptian pounds and not more than fifty thousand Egyptian pounds. In all cases, a judgment shall be issued to correct the violating works at the expense of the violator. If the violation results in the death of one or more persons or the injury of more than three persons with an injury resulting in permanent disability for each of them, the penalty shall be imprisonment for a period of not less than one year and not exceeding ten years, in addition to the fine with its minimum and maximum limits mentioned above.

Article 106

Whoever violates the provisions of Article (54) of this law shall be punished by a fine of not less than two hundred Egyptian pounds and not exceeding one thousand Egyptian pounds, and the penalty shall be multiplied for multiple violations.

Whoever violates the provisions of Articles (56, 59 paragraph three, 62 paragraph two) of this law shall be punished by a daily fine of one hundred Egyptian pounds multiplied by the number of days of the violation.

Article 107

The violator shall be punished by a fine equal to 1% (one percent) of the total value of the violating works for each day that he fails to implement the final judgment or decision of the competent authority to remove, correct, or complete, after the expiration of the period specified by the administrative authority responsible for planning and organization in the local unit for the implementation of the judgment or decision.

The universal or particular successor shall be responsible for implementing the final judgment or decision to remove, correct, or complete, and the specified period for implementation shall begin from the date of its legal notification of the judgment or decision, and the provisions regarding the fine stipulated in this article shall apply to him.

The provisions of this fine shall also apply in the case of resuming suspended works, for each day from the day following the notification of the concerned parties of the suspension decision.

Article 108

The owner or the concerned parties, in case of violation of any of the provisions of Article five of the issuance law and Article (68) of this law, shall be punished by a daily fine of one hundred Egyptian pounds multiplied by the number of days of the violation, in addition to the administrative suspension of the operation of the elevator until the reasons for the violation are removed.

Article 109

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

Article 110

Whoever violates any of the provisions of Articles (93, 95) of this law shall be punished by imprisonment for a period not exceeding one year, and a fine of not less than one thousand Egyptian pounds and not exceeding five thousand Egyptian pounds, or by either of these penalties. The penalty shall be imprisonment for a period of not less than six months and twice the fine mentioned above if the failure of the concerned parties to implement the decision issued for complete or partial demolition results in the collapse of the building.

General Provisions

Article 111

The concerned party may appeal the decisions issued by the administrative authority responsible for planning and organization in accordance with the provisions of this law within thirty days from the date of notification of these decisions. The appeal shall be heard by a committee formed at the headquarters of the competent local unit, chaired by a judge with the rank of president in the primary court located in its district, who shall be delegated in accordance with the Judicial Authority Law, and includes two members chosen by the competent local people's council for a period of two years, and two engineers who are not employees of the administrative authority responsible for planning and organization in the local unit, one of whom is an architectural engineer or an urban planning engineer, and the other is a civil engineer chosen by the competent governor for a period of two years, which is not renewable.

The formation of the committee shall be issued by a decision of the competent governor, and a quorum shall be required for its validity, with the attendance of its chairman and at least three of its members, including two engineers. Its decisions shall be issued by a majority vote of those present, and in case of a tie, the side from which the chairman is on shall prevail.

The committee shall rule on the appeal submitted to it within thirty days from the date of its submission, and the expiration of this period without a decision on the appeal shall be considered a rejection.

The executive regulations of this law shall specify the rules and procedures that the committee shall follow in its work, and how to announce its decisions to both the concerned parties and the administrative authority responsible for planning and organization.

Article 112

Without prejudice to the provisions of Law No. 10 of 1990 concerning the expropriation of real estate for public benefit, it is prohibited from the time of approval of the detailed plans to carry out construction or elevation works in the parts protruding beyond the regulatory lines, provided that the concerned parties shall be compensated with fair compensation. Exceptions to this are reinforcement works to remove defects, as well as whitewashing works.

If a decision is issued to amend the regulatory lines or in the case of replanning the area, the competent local unit may, by a reasoned decision, cancel the licenses previously granted or amend them in accordance with the new regulatory line, whether the licensee has started to carry out the licensed works or has not started, provided that he is compensated with fair compensation.

Article 113

Employees of the technical inspection apparatus for building works shall have the status of judicial police officers. A decision shall be issued to identify them by the Minister of Justice in agreement with the Minister responsible for housing.

Engineers working in the administrative authority responsible for planning and organization in the local units, who are identified by a decision of the Minister of Justice in agreement with the competent governor, shall also have the status of judicial police officers with regard to crimes committed within their jurisdictions in violation of the provisions of this law. Pursuant to this, they shall have the right to enter work sites, prove any violations committed therein, and take the prescribed measures in this regard.

The persons referred to in the preceding paragraph shall notify in writing the licensees and supervisors of the execution of any violations of the license conditions.

They shall also be responsible for following up the implementation of the planning and construction requirements and the license conditions, the execution of works in accordance with the drawings and technical specifications, and fire safety rules, and taking the measures stipulated in this law and its executive regulations, and following up the implementation of the final decisions and judgments issued regarding violating works, and notifying the head of the competent local unit of any

obstacles to their implementation, in accordance with the rules and procedures specified in the executive regulations of this law.

Article 114

The Administrative Judiciary Court shall have exclusive jurisdiction to adjudicate appeals against all decisions issued by the administrative authority in application of the provisions of this law, and disputes over the execution of judgments issued by it in this regard. Appeals shall be heard and decided expeditiously. The administrative authority shall be required to submit the documents at the first session, and the appeal shall not result in the suspension of the implementation of the appealed decision unless the court so orders.

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