

Prime Minister's Decision

No. 1121 of 2024

By issuing the Executive Regulations for the Reconciliation Law in Some Building Violations and codifying their status, issued by Law No. 187 of 2023.

Prime Minister

After reviewing the constitution;

And Agriculture Law issued by Law No. 53 of 1966;

Law No. 66 of 1974 regarding the Engineers Syndicate;

And Local Administration Law issued by Law No. 43 of Year 1979;

And Civil Aviation Law issued by Law No. 28 of 1981;

Law No. 48 of 1982 regarding the protection of the Nile River and its sewers water
From pollution;

And the Antiquities Protection Law issued by Law 117 of 1983; And Law No. 7 of 1991 regarding some related provisions with Private State Property;

And Law No. 144 of 2006 regulating the demolition of buildings other establishments possible for collapse and preservation of architectural heritage;

And according to the Building Law issued by Law No. 119 of 2008; And Law No. 144 of 2017 regarding certain rules and procedures Act

On private state property;

And according to the law of Industrial Development Authority issued by the law No. 95 of 2018; and the law regulating the use of non-cash means of payment Issued by law No. 18 of 2019;

And the Public Stores Law issued by Law No. 154 of 2019;

And the Water Resources and Irrigation Law issued by Law No. 147 for the year 2021;

And on the unified public finance law issued by Law No. 6 2022;

And the law of reconciliation in some building and legal violations issued by Law No. 187 of 2023;

And the Executive Regulations of the construction law issued by a decision of the Minister of Housing, Utilities and Urban Development No. 144 of 2009;

And based on what was presented by the Minister of Housing, Utilities, Urban Communities and Local Development,

And after the approval of the Council of Ministers;

He decided:

(First Article)

It works with the provisions of the exhaustion, in terms of the law of reconciliation in some violations of the building and the technicians of its exporting places with the law No. 187 of 2023.

(Second Article)

Requests for reconciliation and regularization of the conditions and grievances that were submitted in accordance with the provisions of Law No. 17 of 2019 regarding the reconciliation of some building violations and the regularization of their conditions, and which have not been decided upon or whose examination dates have not passed, as the case may be, shall be referred to the resolution and grievances committees formed in accordance with the provisions of the Reconciliation Law on Certain Violations. Building and regularizing its conditions issued by Law No. 187 of 2023, provided that it is examined in accordance with the provisions and procedures contained therein, without paying a new inspection fee or for the seriousness of the reconciliation if they were paid before. The price per square meter, in the event that the request for reconciliation and regularization of the conditions or grievance is accepted, will be at the same prices as those it was approved in accordance with the provisions of the aforementioned Law No. 17 of 2019 and the reductions that occurred therein.

The concerned parties whose requests for reconciliation and regularization of their status were rejected in accordance with the provisions of Law No. 17 of 2019 referred to, and the prescribed period for grievance thereof has not passed, may submit their grievances to the grievance committees formed in accordance with the provisions of the Law for Reconciliation of Certain Building Violations and Legalization of their Status promulgated by Law No. 187 of 2023 within thirty days. Starting from the effective date of the accompanying regulations.

It is also permissible for the concerned parties whose requests for reconciliation and regularization of their statuses were rejected in accordance with the provisions of Law No. 17 of 2019 referred to, and the period prescribed for the grievance has passed or it has been decided by upholding the rejection, to submit a request for reconciliation and regularization of the

statuses in accordance with the provisions of the Law of Reconciliation in Some Building Violations and Legalization of their Status issued by Law No. 187. For the year 2023, taking into account the following:

Pay a new inspection fee

Payment of the consideration for seriousness of reconciliation and regularization of the conditions specified in the accompanying regulations, or the difference due after setting off between it and the consideration previously paid for seriousness of reconciliation that has not been recovered.

(Third Article)

Concerned parties may submit a request to the competent administrative authority to complete the floor works within the same area on which the settlement was reconciled and at the same height, in violations that were replaced by columns or walls, columns and walls, or columns and ceilings only, and for which reconciliation was accepted in light of the implementation of the provisions of Law No. 17 of 2019 referred to. To him, provided that the structural structure of the building and its foundations allow it to bear the work required to be completed, and the following documents are attached to the application:

A copy of the applicant's national ID card.

Evidence of completion of reconciliation procedures (Form No. 10 previously issued).

Two copies of the architectural and structural engineering drawings, or one of them, as the case may be, approved by an engineer registered with the Engineers Syndicate, specializing in civil or specializing in architecture, for the required work.

An engineering report from a civil engineer registered with the Engineers Syndicate, stating that the building's structural structure and foundations support the work required to be completed.

The Planning and Organization Department of the competent administrative authorities is responsible for the following:

Review the documents submitted in accordance with the previous decision to accept the reconciliation and codify the conditions, and the drawings attached to it, to ensure that they match the same surface and height agreed upon.

Submitting the decision to accept the reconciliation to the competent authority to amend it by adding a declaration to complete the work of the role.

The concerned parties shall be provided with a certified copy of the decision issued after its amendment, without any fees, accompanied by a copy of the approved engineering drawings within fifteen days from the date of submitting the application.

(Forth Article)

This decision will be published in the Official Gazette, and will come into effect one month from the day following the date of its publication.

Issued by the Presidency of the Council of Ministers on Ramadan 25, 1445 AH (corresponding to April 4, 2024 AD).

Prime Minister

Dr. Mustafa Kamal Madbouly

Executive Regulations

**For the Law of Reconciliation of Certain Building Violations and the
Codification of Their Status issued by Law No. 187 of 2023**

Article (1)

In applying the provisions of these regulations, the definitions contained in the Law of Reconciliation of Certain Building Violations and the Codification of Their Conditions issued by Law No. 187 of 2023 shall have the same intended meaning, and the following words and phrases shall have the meaning indicated next to each of them:

Law: Law of Reconciliation of Certain Building Violations and Codification of Their Status issued by Law No. 187 of 2023

Regulations: Executive regulations for the law of reconciliation of certain building violations and the codification of their status issued by Law No. 187 of 2023

Notification of the applicant: notification by letter delivered to the applicant or by registered letter with acknowledgment of receipt at the chosen address for correspondence or by any means of notification specified in the settlement request.

According to Form No. (1) Attached with these regulations.

Closed urban project (compound): a group of private or public buildings, connected or separate, surrounded by a wall and of an urban character, designated for use or a main activity with its annexes within the framework of the approved plan.

Article (2)

The General Authority for Urban Planning is committed to making available maps of the urban estates of cities, villages and their outskirts, to the agricultural directorates and the planning and urban development departments in the governorates, on a periodic basis. To match them to the aerial photography maps received according to aerial photography on 15/10/2023, the built-up blocks of the urban estates of cities, villages, and satellites are determined through one or more committees formed by decision of the competent authority in each governorate, headed by a representative of the relevant agricultural directorate, provided that its membership includes representatives. On behalf of the Department of Planning and Urban Development in the governorate and the local unit concerned, the committee shall submit its report within thirty days, along with the necessary coordinates, in the form of general statements, to the competent governor who shall send it to the minister, accompanied by a report from the competent agencies in the Ministry of Agriculture and Land Reclamation, in accordance with the text of Article (2/9/c) of the law.

Article (3)

In cases of submitting reconciliation requests regarding change of use in areas that do not have approved detailed plans, the competent administrative authority is obligated to take into account the following:

- 1- The prevailing use in the region.
- 2- Compatibility with other uses in the area.
- 3- It must be one of the uses related to providing the daily needs of residents in residential areas.

Article (4)

By decision of the competent authority, one or more technical committees, made up of employees of the competent administrative authority or others, shall be formed, provided that it is headed by an engineer working in the competent administrative authority or a union engineer not working in this authority who has no less than ten years of experience, and membership:

- 1- At least two engineers registered with the Engineers Syndicate, specializing in civil or architecture, each with no less than five years' experience.
- 2- A representative of the General Administration of Civil Protection of the Ministry of Interior.

The committee may seek assistance from whomever it deems appropriate to assist it in completing its work.

The committee shall have a secretariat composed of employees of the competent administrative authority, the formation of which shall be issued by a decision of the competent authority.

Article (5)

The concerned parties shall submit a reconciliation request to the competent administrative authority, in accordance with Form No. (1) Attached to these regulations, within the legally prescribed period, accompanied by the following documents and a digital copy thereof:

- 1- A copy of the applicant's national ID card.
- 2- Documents proving the status of the applicant regarding the works for which reconciliation is requested.
- 3- The receipt proving payment of the fee for examining the application, and payment for the seriousness of reconciliation and legalization of the situation according to the categories specified in Articles (6, 7) of these regulations.
- 4- Two copies of the architectural drawings of the violating works carried out on the ground for which the reconciliation request is submitted, certified by an engineering office or an engineer specializing in civil or architecture, as the case may be.
- 5- An engineering report on the structural safety of the violating building, issued by one of the consulting engineering offices or by a consulting engineer registered with the Engineers Syndicate who specializes in designing concrete or metal structures, as the case may be, or from one of the research centers or engineering colleges, provided that it is signed by a consulting engineer specialized in the same issuing body. The report, according to Form No. (2A) accompanying these regulations.

A report from an engineer registered with the Engineers Syndicate is sufficient if the area of the building subject to the violation does not exceed two hundred square meters and its height may not be three stories, according to Form No. (2B) accompanying these regulations.

6- A registered registration certificate for the engineer issuing the report, issued by the Engineers Syndicate, or a copy thereof after reviewing the original.

7- A copy of the drawings accompanying the building license, and a .copy of the license, if available

8- A certificate specifying the jurisdiction from the competent technology center for violations occurring within the scope of local .administration units

9- Evidence of approval of the legalization of squatting in accordance with the law regulating this, with regard to the violation of building trespass on privately owned state-owned lands.

10- In determining the date of the building violation, any of the following documents should be taken into account:

A certificate from the Governorate's Spatial Variants Unit stating the date of commission of the violation subject to the reconciliation request, its description, and location coordinates, in cases that can be proven by aerial photography.

The document indicating the history of the legal measures taken regarding the violation.

An inspection report prior to submitting the application from one of the competent technical committees, or any administrative body.

The document indicating the date of connection of any of the property's facilities (electricity, water, gas, telephone, internet).

An official extract issued by the Real Estate Tax Authority.

Notarized sales contracts and lease contracts with proven history.

An image taken from a satellite issued by an official authority.

An engineering report proving the date of committing the violation issued by one of the engineering colleges in Egyptian universities subject to the Universities Regulation Law promulgated by Law No. 49 of 1972 or the National Center for Housing and Building Research.

11- With regard to the violation of the infringement of legally established easement rights, the reconciliation request must be accompanied by an agreement documented in the real estate registration between the person requesting the reconciliation and the owners of the mutual easement rights agreeing to submit a request for legalization of the existing infringements described in the contract. The submission of the agreement contract referred to in the previous paragraph is excluded from the breach of easement rights by all owners of these rights.

12- For a violation of exceeding height restrictions, the following documents must be attached to the application - in addition to the above:

A certificate attributing the highest point on the property issued by the Egyptian General Survey Authority or the Military Survey Administration.

A coordinate of the building subject to the violation approved by an administrative authority.

13- Regarding violations committed in real estate located within the boundaries of areas of distinguished value, the following documents must be attached to the application:

A cadastral map containing evidence that the building subject to the violation conforms to the planning lines approved by the competent administrative authority.

A photograph of the violation subject to the reconciliation request.

14- An acknowledgment of the validity of the documents accompanying the application and the data attached to it, including the area and number of floors, according to Form No. (1) accompanying these regulations.

The competent administrative authority must receive the reconciliation request and give the applicant a certificate according to Form No. (3) attached to these regulations indicating that he has submitted the request, bearing his number, date of registration, and accompanying documents.

Failure to take legal action regarding the violation for which reconciliation is requested does not prevent implementation of the provisions of the previous paragraph.

Submitting this certificate to the court or the competent authorities, as the case may be, results in stopping the consideration of lawsuits related to the violation, and halting the implementation of the rulings, decisions, and procedures issued regarding the violating actions that are the subject of this request until it is decided upon or the grievance is decided, as the case may be.

Article (6)

Total amount of violations	Category by cities and industrial areas	Category by villages and their outskirts
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Up to 250 m ²	500 EGP	125 EGP
More than 250 m ² up to 500 m ²	1000 EGP	250 EGP
More than 500 m ² up to 1000 m ²	2000 EGP	1000 EGP
More than 1000 m ² up to 2000 m ²	3000 EGP	2000 EGP
More than 2000 m ² up to 4000 m ²	4000 EGP	3500 EGP
More than 4000 m ²	5000 EGP	5000 EGP

Article (7)

The consideration for the seriousness of reconciliation and regularization of the situation stipulated in Article (6) of the law shall be paid at a rate of (25%) of the consideration for reconciliation and regularization of the situation according to the area stated in the reconciliation request, with a maximum of the following amounts:

s	Violation	The seriousness of reconciliation	
		Cities and industrial areas	Villages
1	Violations of architectural and construction drawings	20 thousand pounds	5 thousand pounds
2	Change of use	120 thousand pounds	30 thousand pounds

3	Construction without a license	Fences	20 thousand pounds	5 thousand pounds
		Overhang violations	40 thousand pounds	10 thousand pounds
		Increase in flat surface rooms	50 thousand pounds	12 thousand pounds
		Complete deck construction	80 thousand pounds	20 thousand pounds
		Constructing buildings or facilities or establishing businesses	Governorate's capitals and new cities 250 thousand pounds	40 thousand pounds
			Cities 160 thousand pounds	

Article (8)

The competent administrative authority shall create special records, whether paper or automated, in which reconciliation requests and the procedures and decisions taken in their regard are recorded, and in which the real estate data for which reconciliation requests are submitted are recorded, in particular the following:

Name and title of applicant.

The application number and date of registration.

The address of the property subject to the violation.

License number and date, if any.

A statement of the violation for which the application was submitted, specifying the area and number of floors.

Documents submitted to accompany the application.

The value of the examination fee, the consideration for the seriousness of the settlement, and the date and number of payment receipts.

Article (9)

The Secretariat of the Technical Committee shall prepare a report based on the data held by the competent administrative authority and the documents

attached to the application, and present it to the Technical Committee within a period not exceeding fifteen days from the date of receipt of the file from the competent administrative authority.

Article (10)

The technical committee studies the secretariat's report and examines the file to ensure that it fulfills the documents contained in Article (5) of these regulations, within fifteen days from the date of receipt of the file from the secretariat.

The Technical Committee may obtain whatever documents it deems necessary to decide on the request from the administrative authorities, and these authorities must respond within sixty days from the date of receipt of the required completion.

The Technical Committee shall notify the applicant for reconciliation to complete the documents, and he may obtain a letter addressed to the relevant administrative authority to complete the required document, and that authority must deliver the response to him before the sixty days referred to in the previous paragraph have passed, provided that he submits it to the committee within this specified period.

In the event that the applicant submits incomplete surveys or does not complete them within the aforementioned sixty-day period, the application will be rejected and the applicant will be notified of the rejection and its reasons, unless this is for a reason that he has nothing to do with.

The reconciliation request shall be considered as if it had not been six months after the applicant received a certificate of submitting the reconciliation request and not completing the prescribed documents and procedures.

If the documents are complete, the committee will do the following:

- 1- Ensure that the violations for which the request is submitted are among the works that may be reconciled and their status legalized.
- 2- The representative of the Ministry of Interior in the committee is responsible for ensuring compliance with the requirements of the Egyptian Code for the foundations of design and implementation requirements for protecting facilities from fire, with regard to buildings subject to the law, in light of the drawings accompanying the reconciliation request.
- 3- Addressing the parties referred to in Articles (2 and 4/final paragraph) of the law, as the case may be, within fifteen days of receiving the secretariat's report to the technical committee, provided that a certified copy of the reconciliation file is attached to the aforementioned parties to seek their opinion regarding approval of the reconciliation request. These entities must

respond within a period not exceeding forty-five days from the date of contacting them. The expiry of this period without a response shall be considered approval from the entity.

4- In the case of structural violations occurring in closed urban projects (compounds), the competent administrative authority shall be addressed, in accordance with what is included in Clause No. (3) of this Article, to obtain its approval of the reconciliation request, after taking the opinion of the Occupiers Union or the real estate developer, as the case may be.

5- Consult the opinion of the relevant Agriculture Directorate, in accordance with what is included in Clause No. (3) of this Article, regarding its approval of the reconciliation request with regard to its jurisdiction, in accordance with Clause No. (9) of Article No. (2) and Article No. (4) of the law.

6- Deciding on the reconciliation request and calculating the total fee for reconciliation and codifying the conditions, in the event of approval, according to the price per flat meter issued by the decision of the competent authority for each region, and taking into account the following percentages of the value of the flat meter for the fee for reconciliation and codifying the conditions referred to according to the type of violation:

(a) Violations according to the cases mentioned in clauses (2, 4, 5, 6) of Article (2) of the law: (150%) of the value of a flat meter.

(b) Violation of building without a license and exceeding the applicable planning and building requirements: (100%) of the value of a flat meter.

(c) Violation of construction without a license and in compliance with applicable planning and building requirements: (50%) of the value of a square meter.

Interim work for building violations without a license is calculated according to the violation as a percentage of the percentages mentioned in the previous two items as follows:

Wall. (25%)

Columns (25%).

Ceilings (25%).

(d) Violation of change of use in areas for which approved detailed plans were issued: (100%) of the value of a square meter.

(e) Violation of change of use in areas that do not have approved detailed plans (50%) of the value of a square meter.

(f) Violation of the architectural and construction drawings of the license issued for the same surface area and the number of licensed floors: (15%) of the value of the square meter.

(g) The construction drawings are in violation of the issued license and are identical to the architectural drawings and the same surface area and the number of licensed floors: (10%) of the value of the square meter.

(h) The architectural drawings are in violation of the issued license and are identical to the construction drawings, with the same surface area and the number of licensed floors: (5%) of the value of the square meter.

(i) Violation of fences: calculated in linear meters (15%) of the value of flat meters.

If there are multiple violations, the reconciliation fee will be calculated and the conditions will be codified for each violation separately, according to the type of each violation and in accordance with the percentages mentioned above.

In all cases, it is stipulated that the fee for reconciliation and legalization of the situation in any of the above cases shall not be less than fifty pounds per flat meter for buildings or per linear meter for fences, and shall not exceed two thousand five hundred pounds per flat meter.

The committee shall submit a report to the competent authority, whether accepting or rejecting, in accordance with Form No. (6) accompanying these regulations, within a period not exceeding ninety days from the date of submitting the application, and this shall be within a period not exceeding ninety days from the date of submitting the application, complete with the required documents.

Article (11)

Upon acceptance of the reconciliation request, the Technical Committee shall take the following measures:

(a) Notifying the applicant for reconciliation to pay the remainder of the reconciliation fee and regularize the situation within sixty days from the date of notification.

(b) Signing the submitted drawings, which were agreed upon.

In all cases, the technical committee shall provide the competent administrative authority with the application file, attaching to it the original of the committee's report of acceptance or rejection to complete the legally prescribed procedures. The committee shall not complete its work until after completing all the applications submitted to it within the period specified by the law.

Article (12)

If the technical committee accepts the reconciliation request, the competent administrative authority shall take the following measures:

(a) Collecting the remainder of the reconciliation fee and regularizing the situation within sixty days from the date of notifying the reconciliation

applicant with the approval of the committee, taking into account the reduction percentage issued in this regard and deducting what was previously paid in implementation of judicial rulings specific to the violations subject of the request, according to a statement submitted by the reconciliation applicant issued by the Public Prosecution. .

The remainder of the consideration for reconciliation and legalization of the situation may be paid in installments not exceeding a period of five years based on a request submitted to the competent administrative authority by the concerned party within sixty days from the date of notifying the applicant for reconciliation with the approval of the committee. The amount of the seriousness of the reconciliation is considered to be the installment provider in this case.

The remainder of the reconciliation and legalization of the situation shall be paid in equal quarterly installments, the first installment is due at the end of three months from the date of submitting the installment request.

If the installment period exceeds three years, a return is due from the due date until the payment date, according to the following installment periods:
(5%) of the remainder of the reconciliation and legalization of the situation if the installment period is up to four years.

(7%) of the remaining amount for reconciliation and legalization of the situation if the installment period is up to five years.

In the event of delay in paying any of the installments on the due date, the concerned party shall bear a delay fee equivalent to the credit and discount rates announced by the Central Bank of Egypt from the due date until the payment date.

(b) Preparing the necessary draft decision accepting reconciliation and codifying the situation for approval by the competent authority, in accordance with Form No. (8) attached to these regulations.

(c) Provide the conciliation applicant with a certified copy of the decision issued for conciliation, attached to it a copy of the submitted drawings, signed by the technical committee and stamped with the seal of the competent administrative authority.

(d) Notifying the authorities in charge of utility affairs of the decision issued to accept the reconciliation within the fifteen days following its issuance.

As for local administration units, the Licensing, Inspection and Follow-up Department of the Armed Forces Engineering Authority shall be notified . The conciliator may apply alone to these parties, submitting a statement of acceptance of the conciliation.

In the event of payment in installments, a temporary Form No. (7) will be issued by the competent authority, according to which facilities may be

connected, lawsuits related to violations may continue to be considered, and the implementation of judgments and procedures may be halted.

In all cases, the decision to accept reconciliation may not be issued except after painting the entire existing and unfinished facades of the building subject to the violation, with the exception of villages and dependencies.

After five years have passed since the issuance of the decision to accept reconciliation, the competent administrative authority may not demand any amounts or documents from the party concerned.

Article (13)

In the event that the request for reconciliation is rejected, or the decision to accept reconciliation and legalize the situation is considered null and void, as the case may be, in the cases mentioned in Article (12) of the law, the competent administrative authority shall take the following measures:

Preparing the necessary draft decision for approval by the competent authority in accordance with Form No. (8) attached to these regulations, provided that the decision includes the reasons for rejection or considering the decision to accept reconciliation and legalize the situation as if it did not exist, according to the circumstances.

Completing the necessary legal and executive procedures and correcting the violating works, in accordance with the provisions of the Building Law promulgated by Law No. 119 of 2008.

Notifying the applicant of the issued decision.

Notifying all relevant authorities to resume hearing of suspended claims, cases, and investigations, and to implement rulings and decisions issued regarding the violating actions.

Article (14)

The applicant for reconciliation may file a grievance against the rejection decision, or against the reconciliation consideration, within thirty days from the date of his notification of it before the committee stipulated in Article (14) of the law.

Article (15)

By decision of the competent authority, one or more committees shall be formed at the headquarters of the administrative authority responsible for examining the grievances referred to in Article (14) of these regulations. Each of them shall be headed by an advisor from one of the judicial authorities. The competent authority shall request the Minister of Justice to take the procedures for nominating him, and the following shall be members:

- 1- A consulting engineer specialized in civil engineering with no less than five years of experience as a consultant.
- 2- Three engineers, provided that two of them have at least ten years of experience, and one of them specializes in civil engineering, and the other in architectural engineering, and is registered with the Engineers Syndicate.

The committee may seek the assistance of whomever it deems appropriate to carry out its work, and he shall not have a counted vote in the deliberation. The committee shall have a secretariat composed of employees of the administrative body, whose formation shall be issued by a decision from the competent authority.

Article (16)

The Grievances Committee shall hold at least one regular meeting every fifteen days. The committee's meeting shall not be valid unless the majority of its members are present, including the Chairman. Its decisions shall be issued by a majority of the votes of those present, and in the event of a tie, the side of the Chairman shall prevail.

The committee delivers a statement to the person submitting the grievance stating that he submitted it, indicating the date of submitting the grievance and the documents attached to it.

The committee shall consider the submitted grievance, and may ask the concerned parties to complete any documents or studies it deems necessary to make its decision.

The committee shall issue a decision to accept or reject the grievance, as the case may be, and shall do the following: Notify the applicant of the grievance of the committee's decision within sixty days of submitting it, by letter delivered to him by hand or by registered letter accompanied by acknowledgment of receipt.

Notifying the competent administrative authority of the decision to comply with it to complete the prescribed procedures that were not completed before submitting the grievance in accordance with the provisions of the law and regulations.

Article (17)

Without prejudice to Articles Nos. (8, 12, and 13) of these regulations, the applicant for reconciliation may pay for any of the building violations stipulated in the clauses contained in Article (2) of the law, with the exception of Clause (4) thereof, for which the conditions have not been met. If a legally established reconciliation party is impossible or difficult to remove or complete its documents, he may ask the competent administrative authority to present his request before a decision is issued to the Council of Ministers in accordance with Article (4) of the law. If the committee deems it appropriate, the requests shall be sent to the Minister concerned with housing and facilities affairs. And urban communities or the minister concerned with local development affairs and the minister concerned with the presented case, as the case may be, to present it to the Council of Ministers on a monthly basis to consider making a decision to accept reconciliation and legalize the conditions for those cases once they meet the following two conditions:

Not to conflict with the requirements of state defense affairs or national security.

Without prejudice to the easement rights of others as stipulated in Clause No. (3) of Article No. (2) of the law.

In the event that a decision is issued by the Council of Ministers to accept reconciliation, the competent administrative authority shall pay the reconciliation fee and legalize the situation, taking into account the deduction of what has been previously paid in implementation of judicial rulings related to the violations in question, according to a statement submitted by the applicant for reconciliation issued by the Public Prosecution.

Article (18)

When determining the price per square meter in accordance with Article (4) of the law, consideration should be given to implementing the rules established by the competent authority to determine the reconciliation fee and doubling it three times in cases in which a decision is issued by the Council of Ministers for reconciliation.

The Council of Ministers may, in cases of necessity, decide the reconciliation price per flat meter in any of these cases at prices less than the mentioned price, provided that it is not less than the price specified in accordance with the provisions of Article (8) of the law.

Article (19)

By decision of the Minister of Housing, Utilities and Urban Communities, a committee shall be formed, headed by a representative of the Ministry of Housing, Utilities and Urban Communities and with the membership of a representative of each of the Ministry of Local Development, the Engineering Authority of the Armed Forces, and the Industrial Development Authority. It shall be responsible for responding to inquiries from the competent administrative authorities, technical committees and grievances committees, and it may seek assistance from whomever it deems appropriate to assist it in completing its work, all in accordance with the provisions of the law and the executive regulations.

Article (20)

All notifications, correspondence, and correspondence contained in the law and the executive regulations shall be taken into account by any manual or digital means agreed upon.

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Governorate: Registration data in the Registry of Reconciliation Decisions/Change of Use
The local unit of a city/village: Constraint registration number:..... Date/...../.....
Center/ City/ District: Responsible employee/

Request for reconciliation regarding business/change of use
Data on the property subject to the violations required for reconciliation

Property No.: Street: Region:

Works required to be reconciled:

Businesses required to be reconciled: Number of roles required to be reconciled:
Number of units to be reconciled: Use to be reconciled:

Description of the violating actions:

.....
.....

Borders data:

Maritime border: along m overlooking: coordinates:
Eastern border: along m overlooking: coordinates:
Western border: along m overlooking: coordinates:
Southern border: along m overlooking: coordinates:

Site Sketch



North arrow direction



License data (if available)

Statement of licensed businesses

License No.: License date: License type:
Total licensed area: No. of floors: No. of units:
Use specified by license:

Description of the business by license/building:

.....

Data of the applicant for reconciliation

Name: Capacity: National ID:
Street: Region: Center/City/Village: Governorate:

Correspondence address:

Notification method (determined by the applicant):

☐ Email: ☐ Number
☐ Telephone: ☐ Fax:
☐ Mobile:

Continue Model No. (1)

Registration No. in the registry: Date:/...../.....

Data filled out by an administrative employee

Documents attached to the application	Exist	Notes/Statement of Documents
Copy of the National ID card of the applicant for reconciliation	☐	
Document proving status of applicant in relation to violating actions requested to be reconciled	☐	

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Certificate specifying jurisdiction of technological center for violations occurring within scope of local administration units	☐	
Document proving date of the violation	☐	
Two (2) copies of the violating architectural drawings executed on ground for which reconciliation request is submitted, certified by a civil or architectural engineer, as the case may be.	☐	
Copy of the drawings attached to the building permit	☐	☐ Not exist
Copy of License	☐	☐ Not exist
Engineering report on the structural safety of violating building	☐	
Registered registration certificate for the engineer issuing the report, issued by the Engineers Syndicate, or a copy thereof after reviewing the original	☐	
Receipt proving payment of the fee for examining and studying the application	☐	
Receipt indicating payment in exchange for seriousness of reconciliation and legalizing the situation	☐	
Concluding an agreement documented in the real estate registration between the applicant for reconciliation and the owners of easement rights regarding cases of infringement on mutual easement rights by agreeing to submit a legalization request.	☐	☐ Nor required
The document proving approval to legalize the seizure in accordance with the law regulating this, in relation to the violation of building trespass on privately owned state-owned lands.	☐	☐ Nor required
A certificate attributing the highest point of the property issued by the Egyptian General Survey Authority or the Military Survey Authority for a violation of exceeding height restrictions	☐	☐ Nor required
Coordinate of the building subject to the violation approved by a government agency for a violation of exceeding height restrictions	☐	☐ Nor required
Cadastral map with proof of the conformity of the building subject to the violation with the planning lines approved by the administrative authority for violations committed in real estate located within boundaries of areas of distinguished value.	☐	☐ Nor required
Photograph of the violation subject to the reconciliation request for violations committed in real estate located within the boundaries of areas of distinguished value	☐	☐ Nor required
Digital copy of all documents attached to the reconciliation request	☐	
Other documents attached to the application	☐	

- **All of the documents mentioned above are specifically described in Article (5) of the executive regulations of the law**

Acknowledgment and pledge

I/..... acknowledge the validity of the documents and data attached to the reconciliation request, including the area and number of floors, while bearing all the consequences thereof.

Signature of applicant for reconciliation in front of competent employee

Name:

Signature:

Proxy's No. (If any)/

MODEL NO. (2a)

Engineering* report on the structural safety of a building or facility subject to the Law of Reconciliation of Certain Building Violations and the Codification of Their Conditions issued by Law No. 187 of 2023

Building address: Center/City/Village:

Region: Governorate:

License No. (If any): License date:/...../..... Or hearing from the applicant that there is no license ()

This report was prepared at the request of Mr./..... His capacity:

Address / National ID:

Name of the consulting office/consulting engineer/research centers/College of engineering who prepared the report:

Union registration number:/..... Register:.....

This report was prepared by the consulting engineer:

National ID: Registration No.:/..... Consultant No.:.....

Consulting specialization:..... and conducting studies and tests on the existing building in request.

First: Inspection of existing building

Building consists of:

Existing building height:..... Ground floor surface:..... Width of street in front of building:.....

Total area to be reconciled:

Floors No. to be reconciled:

No. of units to be reconciled:

Use of the unit to be reconciled:

Structural system:

☐ (Concrete building) ☐ (Bearing walls) ☐ (Mineral origin) ☐ (Other systems)

Roof system:

☐ (Solid tiles) ☐ (Hollow tiles) ☐ (Flat tiles) ☐ (Concrete slabs on metal beams)
☐ (Other systems)

Type of bricks used in building works / Shaft used is resistant to lateral loads/

Borders data:

Maritime border: along m

overlooking:

coordinates:

Eastern border: along m

overlooking:

coordinates:

Western border: along m

overlooking:

coordinates:

Southern border: along m

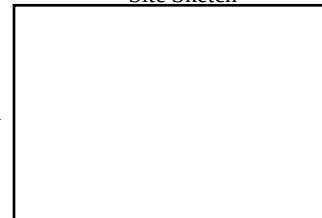
overlooking:

coordinates:

Site Sketch



North arrow direction



Second: Tests, investigations and structural analysis

<u>Soil tests:</u>		
Test type	No. of tests	Test result
No. borings:		Foundation type:
Groundwater level:		Stresses on the soil:
Soil effort:		Establishment level:
<u>Structural elements (foundations - columns - beams - roofs):</u>		
Test type	No. of tests	Test result

Third: Defects

There are no defects in the building or structure: ☐

There are defects as follows:

1.
2.
3.
4.

The reasons for presence of these defects are due to:

- 1- Misuse: ☐ 2- Resulting from construction of adjacent buildings on the side: ☐
3- Defects in the construction system used: A- Design flaws: ☐ B- Implementation defects: ☐
4- Soil subsidence by: 5- Others: ☐
Defects affect the integrity of the structure: ☐ **Defects do not affect the safety of the building:** ☐

An integrated structural study was conducted using structural analysis programs, studying the earthquake loads on the building, and evaluating the results according to the provisions contained in the relevant Egyptian codes. The study concluded by determining the extent of the building's structural safety or not, or using the aforementioned methods to address defects in the building as follows:.....
.....

Continue Model No. (2a)

Fourth: Conclusion and recommendations

(The report preparer must specify in a text whether the building and its foundations that are the subject of the report are completely structurally sound and can withstand all the loads placed on it with complete safety, or if it is not completely structurally sound and requires procedures that are specified in the text)

.....
.....
.....
.....
.....

To be filled out before representative of Technical Secretariat of Technical Committee:

Declarant

Name of the office/engineer/research body/College of Engineering preparing the report:
Registration number:/..... Registration number:.....
Consulting engineer preparing the report:
Specialty: Consultant number:
Signature of the consulting engineer preparing the report:/

Report preparer's seal:

The form is specific to any buildings and facilities whose total floors exceed three floors or whose ground floor area exceeds 2,200 m².

This engineering report is considered an official document within the scope of applying the provisions of the Penal Code in accordance with the provisions of Article (7) of the Law for Reconciliation of Certain Building Violations and Codification of Their Status issued by Law No. 187 of 2023.

The report shall be submitted accompanied by a registered registration certificate for the engineer preparing the report, issued by the Engineers Syndicate, or a copy thereof after reviewing the original.

Model No. (2b)

An engineering report on the structural safety of a building or facility whose area does not exceed 200 square meters and whose height does not exceed three floors is subject to the law of reconciliation of some building violations and the codification of their status issued by Law No. 187 of 2023

Building address: Center/City/Village:
Region: Governorate:
License No. (If any): License date:/...../..... Or hearing from the applicant that there is no license ()
This report was prepared at the request of Mr/..... His capacity:
Address / National ID:
This report was prepared by engineer: Registration number in the Syndicate:/.....
National ID: Specialization:..... and conducting studies and tests on the existing building in request.

First: Inspection of existing building

Building consists of:

Existing building height:..... Ground floor surface:..... Width of street in front of building:.....
Total area to be reconciled: Floors No. to be reconciled:
No. of units to be reconciled: Use of the unit to be reconciled:
Structural system:..... Roof system:..... Type of bricks used in building works:.....

Borders data:

Maritime border:	along	m	overlooking:	coordinates:
Eastern border:	along	m	overlooking:	coordinates:
Western border:	along	m	overlooking:	coordinates:
Southern border:	along	m	overlooking:	coordinates:

Site Sketch


North arrow direction



Continue Model No. (2b)

Second: Tests and investigations:

Type of tests: No. of tests:.....
No tests were performed for the following reasons:
.....
.....
No. borings/ Foundation type/ Establishment level

Third: Defects

There are no defects in the building or structure: ☐ ☐

There are defects as follows:

1.
2.
3.

Defects affect the integrity of the structure: ☐ Defects do not affect the safety of the building:

Fourth: Recommendations and Conclusion

(The report preparer must specify in a text whether the building and its foundations that are the subject of the report are completely structurally sound and can withstand all the loads placed on it with complete safety, or if it is not completely structurally sound and requires procedures that are specified in the text)

.....
.....
.....

To be filled out before representative of Technical Secretariat of Technical Committee:

Declarant

Name of the engineer preparing the report:
Registration number:/..... Registration number:.....
Specialty:
Signature/

Report preparer's seal:

Continue Model No. (2b)

The form is specific to any buildings and facilities and is as shown:

- Fences.

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- Buildings whose total floors do not exceed three floors and whose ground floor area does not exceed 200 m².

This engineering report is considered an official document within the scope of applying the provisions of the Penal Code in accordance with the provisions of Article (7) of the Law for Reconciliation of Certain Building Violations and Codification of Their Status issued by Law No. 187 of 2023.

The report shall be submitted accompanied by a registered registration certificate for the engineer preparing the report, issued by the Engineers Syndicate, or a copy thereof after reviewing the original.

Form No. (3)

Governorate:	Registration data in the Registry of Reconciliation Decisions/Change of Use
The local unit of a city/village:	Constraint registration number:..... Date/...../.....
Center/ City/ District:	Responsible employee/

A certificate stating that a request for reconciliation has been submitted for violations/change of use

Data of the applicant for reconciliation

Name: Capacity: National ID:
Street: Region: Center/City/Village: Governorate:
Correspondence address:

Notification method (determined by the applicant):

☐

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Email: ☐ Telephone No. / ☐ Mobile: ☐ Fax:

Data on the property subject to the violations required for reconciliation

Property No.: Street: Region:

Works required to be reconciled:

Businesses required to be reconciled: Number of roles required to be reconciled:

Number of units to be reconciled: Use to be reconciled:

Description of the violating actions:

.....
.....

Businesses required to be reconciled: Number of roles required to be reconciled:

Number of units to be reconciled: Use to be reconciled:

Description of the violating actions:

.....
.....

Reconciliation request data

Request registration number: Application date:/...../..... Filled out by the responsible employee

Certifies / that the above mentioned has submitted a request for reconciliation for violations / change of use of the property shown above, accompanied by the documents, which are:

Data filled out by an administrative employee

Documents attached to the application	Exist	Notes/Statement of Documents
Copy of the National ID card of the applicant for reconciliation	☐	
Document proving status of applicant in relation to violating actions requested to be reconciled	☐	
Certificate specifying jurisdiction of technological center for violations occurring within scope of local administration units	☐	
Document proving date of the violation	☐	
Two (2) copies of the violating architectural drawings executed on ground for which reconciliation request is submitted, certified by a civil or architectural engineer, as the case may be.	☐	
Copy of the drawings attached to the building permit	☐	☐ Not exist
Copy of License	☐	☐ Not exist
Engineering report on the structural safety of violating building	☐	
Registered registration certificate for the engineer issuing the report, issued by the Engineers Syndicate, or a copy thereof after reviewing the original	☐	
Receipt proving payment of the fee for examining and studying the application	☐	
Receipt indicating payment in exchange for seriousness of reconciliation and legalizing the situation	☐	

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Concluding an agreement documented in the real estate registration between the applicant for reconciliation and the owners of easement rights regarding cases of infringement on mutual easement rights by agreeing to submit a legalization request.	☐	☐ Nor required
The document proving approval to legalize the seizure in accordance with the law regulating this, in relation to the violation of building trespass on privately owned state-owned lands.	☐	☐ Nor required
A certificate attributing the highest point of the property issued by the Egyptian General Survey Authority or the Military Survey Authority for a violation of exceeding height restrictions	☐	☐ Nor required
Coordinate of the building subject to the violation approved by a government agency for a violation of exceeding height restrictions	☐	☐ Nor required
Cadastral map with proof of the conformity of the building subject to the violation with the planning lines approved by the administrative authority for violations committed in real estate located within boundaries of areas of distinguished value.	☐	☐ Nor required
Photograph of the violation subject to the reconciliation request for violations committed in real estate located within the boundaries of areas of distinguished value	☐	☐ Nor required
Digital copy of all documents attached to the reconciliation request	☐	
Other documents attached to the application	☐	

The request is being presented to the competent committee to express an opinion, and this certificate has been given to him in accordance with Article (6) of the Law of Reconciliation of Certain Building Violations and the Codification of Their Status issued by Law No. 187 of 2023 in order to stop hearing lawsuits related to the violation and stop the implementation of rulings, decisions and procedures issued regarding the violating works. The subject of this request is until the reconciliation request is decided or the grievance is decided, as the case may be.

Engineer	Organization manager	Director of Engineering Departments
Name/	Name/	Name/
Signature/	Signature/	Signature/

Seal of the administrative authority

Form No. (4)

Governorate:	Registration data in the Registry of Reconciliation Decisions/Change of Use
The local unit of a city/village:	Constraint registration number:..... Date/...../.....
Center/ City/ District:	

Notification in accordance with the provisions of the Reconciliation Law regarding some building violations and the codification of their status issued by Law No. 187 of 2023 and its executive regulations.

Name: Capacity: National ID:
Street: Region: Center/City/Village: Governorate:
Based on Reconciliation Request No.: Submitted on:

Data on the property subject to the violations required for reconciliation

Property No.: Street: Region:

Works required to be reconciled:

Businesses required to be reconciled: Number of roles required to be reconciled:
Number of units to be reconciled: Use to be reconciled:

Description of the violating actions:

.....
.....

We inform you of the following: (One of the following items must be filled out only with the knowledge of the technical committee, the administrative body, or the grievances committee, as the case may be):

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☐ It is necessary to complete the following data and documents:

.....
.....

All of this is within a period of (.....) from the date of your notification. Otherwise, the reconciliation request will be considered rejected.

☐ Issuance of the Technical Committee's decision to accept the reconciliation request

Only an amount of is required to be paid in exchange for reconciliation and legalization of the situation, taking into account the following:

- Pay the remaining reconciliation fee in cash or submit a request for installments within a period of sixty days from its date.

- Commitment to painting all existing and unfinished facades for real estate in cities.

Otherwise, this will be considered a cancellation of acceptance of the application and the necessary legal procedures will be completed.

☐ The Technical Committee issued a decision to reject the reconciliation request for the following reasons:

.....
.....

☐ The Grievances Committee will issue a decision (accepting/rejecting) your grievance request, and the legal procedures will be completed.

☐ The competent authority's decision No. dated..... was issued, including (rejecting the request for reconciliation and legalizing the situation for violations/deeming it as if it did not exist), and the necessary legal procedures will be completed.

The party issuing the notification
(Technical Committee / Administrative Body)

Name:

Signature:

Form No. (6)

Governorate:

Registration data in the Registry of Reconciliation Decisions/Change of Use

The local unit of a city/village:

Constraint registration number:..... Date/...../.....

Center/ City/ District:

Report of the technical committee responsible for deciding on the reconciliation request

Data on the property subject to the violations required for reconciliation

Property No.:

Street:

Region:

Works required to be reconciled:

Businesses required to be reconciled: Number of roles required to be reconciled:

Number of units to be reconciled: Use to be reconciled:

Description of the violating actions:

.....
.....

Borders data:

Maritime border: along m overlooking: coordinates:

Eastern border: along m overlooking: coordinates:

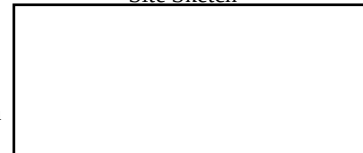
Western border: along m overlooking: coordinates:

Southern border: along m overlooking: coordinates:

Site Sketch



North arrow direction



Study and examination

Documents are complete/incomplete

Engineering report prepared by:.....

Union registration number:.....

Consultant Engineering Registration No.:..... Consultant Registration No.:..... Specialization:.....

The engineering report is completed by:

Number of floors of the building: Building area:.....

Total flat violations:.....

Egyptian code requirements for design foundations and implementation requirements for protecting facilities from fire: ☐ Available: ☐ Not available: ☐

Register registration number: Date/...../.....

Continue Form No. (6)

Committee Decision

☐ **Acceptance of reconciliation on (all the following works/works only) for which the reconciliation request is submitted.**

.....
.....
.....

Because it fulfills the conditions specified by the Law of Reconciliation of Some Building Violations and Regularization of their Conditions issued by Law No. 187 of 2023 and its Executive Regulations, only an amount of pounds is required in exchange for reconciliation and regularization of the conditions.

Reconciliation was rejected for the rest of the following works for the following reasons:

Violating acts	Reason for rejection
.....	
.....	

☐ **Refusal to reconcile all works for the following reasons:**

.....
.....
.....

Name

Signature

Eng/	 member	Chairman of the Committee
Eng/	 member	
.....	Member (representative of the Ministry of Interior)	

Form No. (7)

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Governorate:

Registration data in the Registry of Reconciliation Decisions/Change of Use

The local unit of a city/village:

Constraint registration number:..... Date/...../.....

Center/ City/ District:

**Temporary settlement model
For violations/change of use
(In case of payment in installments)**

Number Date / /

Data on the property subject to the violations required for reconciliation

Property No.:

Street:

Region:

Works required to be reconciled:

Businesses required to be reconciled: Number of roles required to be reconciled:

Number of units to be reconciled: Use to be reconciled:

Description of the violating actions:

.....
.....

Borders data:

Maritime border: along m overlooking: coordinates:

Eastern border: along m overlooking: coordinates:

Western border: along m overlooking: coordinates:

Southern border: along m overlooking: coordinates:

Site Sketch



North arrow direction



Data of the applicant for reconciliation or his legal representative

Name: National ID:

Name of his legal representative: National ID:

Statement of agreed upon works

After reviewing the law on reconciliation of some building violations and codifying their status issued by Law No. 187 of 2023 and its executive regulations, and the laws regulating construction and its executive regulations;

First: It was decided to temporarily accept the request for reconciliation regarding the building violation/change of use and explain it as follows:

.....
Second: The applicant for reconciliation submits a copy of the temporary reconciliation form.

Third: Notifying the temporary settlement form to the relevant authorities.

Organization manager	Director of Engineering Department	Head of the administrative body	Competent authority
Name :			
Signature:.....			

Form No. (8)

Governorate:	Registration data in the Registry of Reconciliation Decisions/Change of Use
The local unit of a city/village:	Constraint registration number:..... Date/...../.....
Center/ City/ District:	

Decision (accepting/rejecting reconciliation/considering decision to accept reconciliation as if it had not occurred) regarding acts of violation/change of use

Number Date / /

Data on the property subject to the violations required for reconciliation

Property No.:	Street:	Region:
---------------------	---------------	---------------

Works required to be reconciled:

Businesses required to be reconciled: Number of roles required to be reconciled:

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Number of units to be reconciled: Use to be reconciled:

Description of the violating actions:

.....
.....

Borders data:

Maritime border:	along	m	overlooking:	coordinates:
Eastern border:	along	m	overlooking:	coordinates:
Western border:	along	m	overlooking:	coordinates:
Southern border:	along	m	overlooking:	coordinates:

Site Sketch



North arrow direction



Data of the applicant for reconciliation or his legal representative

Name: National ID:

Name of his legal representative: National ID:

Decision

After reviewing the law on reconciliation of some building violations and codifying their status issued by Law No. 187 of 2023 and its executive regulations, and the laws regulating construction and its executive regulations;

Article One: Regarding the violations found in the property whose data is mentioned above

☐ It was decided to accept reconciliation on the building violation/change of use and its details are as follows:

.....

☐ It was decided to reject the request for reconciliation regarding the building violation/change of use and explain it as follows:

.....
☐ It was decided to consider the decision to accept reconciliation on the building violation/change of use No. dated // as non-existent for the following reasons:
.....

Article Two: The applicant for reconciliation shall submit a certified copy of the decision.

Article Three: Notifying the decision to the relevant authorities.

Organization manager	Director of Engineering Department	Head of the administrative body	Competent authority
Name :			
Signature:.....			Seal of the administrative authority