

 Early Warning System

WB-P177720

Modernization of Egyptian Land and Property Registration Project



## Quick Facts

<b>Countries</b>	Egypt
<b>Financial Institutions</b>	World Bank (WB)
<b>Status</b>	Canceled
<b>Bank Risk Rating</b>	A
<b>Voting Date</b>	2022-06-15
<b>Borrower</b>	Government of Egypt
<b>Sectors</b>	Law and Government
<b>Investment Type(s)</b>	Loan
<b>Investment Amount (USD)</b>	\$ 230.00 million
<b>Project Cost (USD)</b>	\$ 230.00 million



## Project Description

According to bank documents, the project objective is to establish the foundations of a modern and efficient land administration and management system at national level and scale up property registration in selected new urban communities.

The project will include four components:

1. Component 1. Registration of properties in the New Urban Cities (NUCs). This component will support the registration of at least 80 percent of properties in NUCs. This will be done through: (i) the completion of the geospatial database for all new cities, building on the results of the ongoing pilot program conducted by Moj in Port Said. It is a prerequisite for any property registration program to be successful to prepare a property map with the boundaries as known, and then to match this with any legal records that exist, before attempting to make the complete property register; (ii) the development of streamlined processes to accelerate registration in NUCs, while ensuring consistency of NUCA's regulations with the 2018 law (No. 27/2018), and targeted communication and awareness programs to encourage citizens' participation; (iii) the establishment of interoperable databases at NUCA and REPD to ensure that the geospatial database developed under the project can be utilized for property registration and is linked with existing deed and title records; and (iv) the completion of the registration process in selected NUCs in accordance to law No. 27/2018.
2. Component 2. Readiness for a national roll-out. This component will support activities to ensure the Government's readiness to implement the title registration in existing cities once the new Title Registration Law is approved and its executive regulations are issued. It is assumed that title registration based on the new Title Registration Bill, that is currently before parliament, will be the basis for commencing systematic title registration for all remaining properties in the country under a second phase. As such, the component will support: (i) the development of cadastral maps for selected existing cities; (ii) the collection of relevant data and their linkages with the maps, as well as data sharing protocols; (iii) the development of a detailed program for scaling up registration at national level, including an assessment of the human resource requirements and the training needs; and (iv) the preparation of manuals and training programs and the design of an awareness campaigns to support the national roll out. The component will also provide on-demand technical assistance for the drafting of executive regulations of the new law, and support for the design of pilots to test the improved and streamlined processes for systematic land registration in selected existing cities, once the new law is approved.
3. Component 3. Modernization and automation for registration of transactions. The focus of this component is to provide better services to citizens and businesses that want to buy, sell, inherit, lease, mortgage or otherwise transact property. It will support: (i) the development and implementation of an action plan for improving the efficiency of registering properties in all REPD offices (in both new and existing cities) with a view to streamline and reduce the timeframes for registration in a customer-centric manner; (ii) business process reengineering and the implementation of needed reforms of institutional roles for registering transactions, including separating regulatory and service roles, pilot outsourcing services as appropriate to the private sector, and adopting a front-office/back-office model; (iii) the modernization and automation of selected REPD offices (including the directorates and the offices handling title and deed registration nationwide); (iv) the implementation of dashboards to track the performance and collect statistics on land disputes and resolution times; and (v) the scaling up of e-service provision.
4. Component 4. Project Management. This component will support overall project implementation, including for fiduciary responsibilities, by strengthening capacities in project management and monitoring and evaluation (M&E), including the development of a project management information system to monitor progress, quality control/quality assurance. This component includes (i) design and implementation of public awareness campaigns and other related activities to build



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### Investment Description

- World Bank (WB)



### Contact Information

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#### ACCESS TO INFORMATION

To submit an information request for project information, you will have to create an account to access the Access to Information request form. You can learn more about this process at: <https://www.worldbank.org/en/access-to-information/request-submission>

#### ACCOUNTABILITY MECHANISM OF THE WORLD BANK

The World Bank Inspection Panel is the independent complaint mechanism and fact-finding body for people who believe they are likely to be, or have been, adversely affected by a World Bank-financed project. If you submit a complaint to the Inspection Panel, they may investigate to assess whether the World Bank is following its own policies and procedures for preventing harm to people or the environment. You can contact the Inspection Panel or submit a complaint by emailing [ipanel@worldbank.org](mailto:ipanel@worldbank.org). Information on how to file a complaint and a complaint request form are available at: <https://www.inspectionpanel.org/how-to-file-complaint>