



State-owned land seizure and development in Egypt

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Introduction

Egypt's ambitious vision for sustainable development 2030 aims to become one of the 30 largest economies in the world, and has committed itself to the international community to work towards achieving the UN goals for sustainable development, but achieving the goals of the national and international sustainable development strategy requires good management of the components of development, The land comes at the top of these components.

The land-grabbing gangs represent a cancer that eats the body of the state. They have made it permissible to seize public money and the country's wealth, and have lost the rights of entire generations to benefit from the balance provided by these properties to their country, which contributes effectively to the plans for development, construction and advancement. It is the responsibility of the control authorities to confront Seizing state property lands, and activating legal procedures, in a manner consistent with the crimes the Egyptian scene is witnessing, and unprecedented methods that are mastering the appropriation of the country's wealth.

The amount of money lost on the state's general budget due to hundreds of thousands of acres of looted state lands scattered in most of Egypt's governorates, including lands located on both sides of main roads such as the lands of the Cairo-Alexandria Desert Road and Egypt Ismailia Desert, which experts consider the file capable of filling the budget deficit general of the state.

Improving the state's land management system has become an urgent necessity in light of the future and current challenges facing Egypt. Perhaps the doubling of the population during the next forty years and the provision of all the necessities of life is one of the most important of these challenges, in addition to the current



challenges, including the high rates of poverty. The varying levels of regional development, high unemployment, urban sprawl, erosion of agricultural land, pressure on services and utilities, in addition to the relative scarcity of major resources, the most important of which is water.

And finally, the challenge of achieving a balance in land uses between the current and future generations.

United Nations principles and sustainable development

The concept of "sustainable development" is nowadays the main goal and objective of the United Nations and civil society, as states and policy makers have finally recognized that the current situation of environmental degradation seriously threatens the survival of humanity.

Sustainable development as a concept first emerged in 1982 when the World Commission on Environment and Development (WCED), chaired by Brundtland, presented a report entitled *Our Common Future*. In it, sustainable development was defined as: ***“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”***

Sustainable development is based on the concept of harmonizing development with the preservation of natural resources as much as possible, not exceeding their ability to renew for the sake of future generations.

In 2015 all UN member states adopted the Sustainable Development Goals (SDGs), also known as the Global Goals, as a global call to action to end poverty, protect the planet and ensure all people enjoy peace and prosperity by 2030.

The 17 Sustainable Development Goals are integrated - that is, they recognize that action in one area will affect results in others and the United Nations Development Program supports countries in achieving the sustainable development goals through integrated solutions, and achieving the sustainable development goals



requires a partnership between governments, the private sector and civil society and citizens alike to make sure we leave a better planet for future generations.

At the local level, a new Department for Sustainable Development (SDD) was established in the Egyptian Financial Supervisory Authority in January 2019. The new department aims to lead the sustainability efforts in the authority as an institution and communicate with stakeholders and companies that it supervises, and a newly designed strategy for sustainable development was designed and approved, It is represented in aligning the strategic efforts made by the Financial Supervisory Authority in sustainable development with the sustainable development strategy Egypt 2030. The Department of Sustainable Development is keen to work tirelessly to achieve the sustainable development goals of the United Nations and to form local, regional and international partners to facilitate the achievement of these goals, along with targeting and educating stakeholders in the local community to do the same.

Sustainable Development Plan 2030

	2015	2030					2050				
	Current path	Current path	Economic Development	Social justice	Empowering women	Governance	Current path	Economic Development	Social justice	Empowering women	Governance
education	7.1	8.5	8.5	8.6	8.5	8.5	9.9	10.0	10.4	10.3	10.0
GDP at market exchange rates in US\$ 1 billion	268	577	633	595	614	612	1.376	1.638	1.586	1.403	1.739
Share of global GDP relative to the supply	0.33	0.45	0.49	0.46	0.48	0.48	0.57	0.67	0.65	0.58	0.72
GDP per capita in US\$ 1,000	10.1	13.3	14.2	13.5	14.2	13.8	18.0	20.3	19.9	20.4	21.2



GDP growth rate annual change in percentage	4.4	5.4	6.4	5.8	6.2	6.4	3.5	3.8	4.1	3.0	4.4
Government revenues in billion U.S. dollars	67	170	187	180	182	182	452	545	543	477	581
Human Development Index of the Index	0.69	0.73	0.74	0.75	0.74	0.74	0.79	0.8	0.81	0.81	0.8
Ranking of the Human Development Index from 186 countries	103	204	104	100	104	104	112	107	103	104	106
Poverty is in a million people	20.9	16.7	13.9	14.1	12.9	15.1	16.3	11.1	9.8	8.0	9.6
Poverty in population	22.3	13.7	11.3	11.5	11.0	12.3	10.0	6.8	6.0	5.8	5.9

Impacts of sustainable development scenarios on indicators selected for Egypt in 2030 and 2050

GDP figures and GDP per capita expressed in US dollars for 2011 The Human Development Index is a composite indicator used by the United Nations that measures achievement across life expectancy, average years of education, and per capita gross national income.

The goals specified in the Sustainable Development Goals, as well as Egypt's Vision 2030, are considered integrated and indivisible goals, and their purpose is to take a comprehensive approach to development, and to take advantage of the interconnections and synergies between the goals, and with this in mind, the fifth scenario, "integrated development", Combines the interventions in each of the other four scenarios. The "integrated development" scenario allows us to illustrate the benefits of a comprehensive development program that attempts to target multiple aspects of development simultaneously. As can be seen from the sections below, 'Integrated development' generates the largest gains across all the indicators presented. In some cases, the gains made using the 'Integral Push'



feature exceed the sum of the gains made under the alternative scenarios on their own, emphasizing that packages of intervention may work together, unlocking greater levels of sophistication.

Egypt is expected to achieve a number of its goals by 2030. Achieving the other goals will require a much more transformative effort than integrated development efforts. Even this unified scenario, for example, achieves a total growth rate of only 6.8% in 2030, well below the 2% targeted in “Vision 2030.” Success in achieving the goals set in the Sustainable Development Goals and Vision 2030 will require an integrated long-term approach . This report aims to provide readers with pictures of the development path in Egypt in addition to the possible outcomes of different development scenarios, and the comparison between them. and goals of Vision 2030.



Reasons for seizing state land

The spread of encroachment on state property, such as cancer, has become a great danger, as it also did not leave endowment properties in all its forms (agricultural lands - buildings - hospitals - schools - private real estate). On it, and even taking a new approach that shows the mastery of those who consider it permissible to unjustly eat the money of the state and the people, by encroaching on the properties of the endowments, and the absence of the law is the most important reason for the seizure of state lands. The number of these legislations exceeded 50, including a law, a republican decree, or a cabinet decision. Most of them are outdated legislation and do not reflect local or international developments in the field of public lands management, other than that most of them are inconsistent and conflicting, which is a direct result of the multiplicity of agencies based on the management and use of state lands.



There is a multiplicity of types of state lands, and a similar multiplicity of the bodies that own them. Encroachment and its forms, and there are many forms of encroachment on the organization's appurtenances, including the citizen's building on his own plot of land, and the annexation of the plot of the organization's appurtenances (the governorate's property), despite the owner's knowledge that this plot (the organization's appurtenances) is owned by the governorate, but he seizes it by building on The entire surface (private ownership + ownership of the governorate), because it did not extract the license, and with the help of bribes from the localities.

Aspects of infringements on state property with private spaces, which are called (city interspersions), which are lands that directly belong to the localities, or belong to ministries, agencies or government companies, located on the lands of the governorates, are also many, there are some that are neglected, collusion and bartered towards these lands, through some corrupt executives of those government agencies, who are helping others to seize them or take advantage of them in illegal ways.

Finally, despite the huge amount of land legislation, there are still lands owned by the state that were not covered by any of the current legislation, and they are desert lands that are not included in development plans at the national, sectorial or local level.

The issue of local corruption is one of the most important reasons for the seizure of state lands, and it is an issue with deep roots, and it is sufficient to demonstrate it by referring to the largest case to seize state funds with nearly half a trillion pounds, which started from 2009 until it was discovered in 2020, how to choose the accused The lands have an area (more than two million square meters) and a value of up to 458 billion pounds, those plots that the defendants fabricated forged court rulings to seize.

The lands that the gang tried to seize, a piece of land that was designated for the establishment of the first nuclear power plant, El-Dabaa, in addition to plots of land outside the states, which are by extension exclusive property of the state and have not yet been allocated to any party.



Presidency and restoration of state lands

The land is the most valuable possession of the state, and it is able to attract investments worth hundreds of billions. The encroached lands must be classified on accurate scientific grounds through the governorate it belongs to, and determine whether it is agricultural, industrial or residential, in addition to the state of the facilities, which helps Totally increasing the price of the land.

Since 2011 until now, 2 million cases of violations have been recorded on 90,000 acres. President Abdel Fattah El-Sisi appealed to the state's security services to deal firmly with cases of encroachment on state lands.

He said, "It is never acceptable to allow the seizure of state lands," adding: "Whoever makes a mistake must be caught, and if the issue needs to be amended in our legislation, we will be amended."

Emphasized: "Corruption and sabotage in the state are more dangerous than terrorism, and these words will never please our Lord."

Take all necessary measures to implement the directives of the political leadership, by consolidating the state's prestige, imposing the rule of law and discipline, restoring the state's full rights, and ending all practices related to the seizure of state lands.

A report by the General Authority for Reconstruction Projects and Agricultural Development 2016 indicated the size of the state's lands that were usurped, seized and squashed, and whose activity changed, amounting to approximately 2.1 million acres in various governorates of the Republic, including desert roads, with a value of dues amounting to 140 billion pounds.

The President issued Resolution No. 75 of 2016 forming a committee headed by Eng. Ibrahim Mahlab, to be concerned with inventorying all lands that are proven to be illegally seized by their owners and recovering them by all legal means, in addition to listing all debts owed to the authorities with jurisdiction over the land and classifying debtors with these dues.



In 2016, the State Land Restoration Committee began carrying out its work by launching multiple waves in all governorates of Egypt in coordination with law enforcement forces and the Ministries of Defense, Interior and Local Development, which had formed a permanent operations room under the direct supervision of Major General Mahmoud Shaarawy, Minister of Local Development.

State agencies had carried out aerial photography and a complete survey of the conditions of the planning streets prior to 2019, which necessitates a note that everyone who infringed on these planning streets that were adopted before 2019, must be subject to the penalties stipulated by the law regarding the criminalization of infringement on State property.

The North Lakes Crisis in Egypt

Egypt owns 14 lakes. These lakes are of great economic importance, as their production of fish amounts to more than 75% of the total production in Egypt. Because of the revolutions and chaos that the country has gone through, the Egyptian lakes have been neglected for a long time until they are in front of a landfill or platforms for the disposal of factory waste, as well as Reported being subjected to violations due to overfishing. Based on the president's recommendations, the concerned authorities in the state met to rescue the lakes, and the first signs of them began to appear at Lake Manzala, where giant dredgers came to throw hundreds of tons daily from the bottom of the lake to its edges, and the infringements were removed from the face of the lake.

President Abdel-Fattah El-Sisi did not neglect the purification and development of the Egyptian lakes, especially after cases of encroachment on them. He directed the necessity of restoring the lakes, as they were before, so that the competent authorities would begin implementing the president's directives within the state's strategy in developing the lakes.

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as garbage, pollution from Bahr al-Baqar Bank and factory waste, in addition to security problems from gangs. In preparation for the start of its development and the state making maximum use of it.

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Lake Mariout and the surrounding area have turned into a symbol of encroachments on state lands and President Sisi warned against turning the King Marriott Bahr Al-Amriya area into a slum area because of all the violations it contains, and that this area has recently been presented to him personally because of the huge amount of violations. The construction there, as the former Governor of Alexandria, Dr. Mohamed Sultan, indicated regarding the removal of 27 villas in the King Mariout area and explained that as an executive authority, the law needs to be implemented, saying: *"The villas were built in coordination with corrupt people in the neighborhood, and they were arrested and the regulatory authorities recommended the removal of the villas."*

Lake Mariout witnessed development work to deepen and raise the water level, after suffering with severe neglect. Precautionary measures to prevent a recurrence of the drowning incident led to lowering the water level and drying out the parties, which threatened the fish wealth in it, and the president stressed the need to make an axis that ends the encroachment on King Marriott, stressing His intent is to restore all the lakes of Egypt again just as they were.



Lake Manzala, as one of the most important northern lakes in the Mediterranean, is on the list of lakes at risk, as it faces various challenges from drying up and pollution. The Ministry of Water Resources has implemented the development of Lake Manzala in two phases, with an initial value of EGP 305 million.

The Ministry of Interior announced that security is continuing its efforts to impose security control and remove the encroachments on Lake Manzala within the Dakahlia, Damietta, and Port Said security directorates.

Areas returned by the state

President Abdel Fattah El-Sisi stressed that as a country, we will not be able to proceed with development plans with this continuous bleeding in this form of random illegal construction. With the violations, it is demolition, and in 2009 the executive regulations for this law were issued, explaining that after the January revolution in 2011, a very large urban block appeared, which could not be dealt with demolition, or refused to connect utilities and services to it, referring in this regard to the fact that the citizen Resolving problems related to the connection of utilities away from state agencies.

He stressed that to stop this bleeding, the idea of Reconciliation Law No. 17 of 2019 regarding building violations emerged, which is a temporary law, aimed at codifying the volume of violations existing after 2008, and Law No. 144 was issued to stop the encroachment on state lands, especially in desert lands, adding that The door was opened for citizens to carry out reconciliation processes through a set of legislation.

Since the start of the presidential campaign to recover state lands and opening the door to receiving requests to legalize encroached state lands in the governorates, the local units in the centers, cities and villages in all governorates are working in full swing to receive and examine requests for legalization, collect the prescribed fees, decide on them and price them and complete the legalization procedures.



Despite acknowledging that these estimates were not arbitrary, but were rather made based on the fair standards set by law, and immediately 23 of the 27 governorates began to reduce the values of reconciliation by rates that in some places reached 70% to facilitate the citizens.

The correct evaluation of the prices of these lands must be carried out by a neutral and non-governmental committee and there must be maximum benefit from this land. According to the report of the Central Auditing Organization, the amount of corruption only in Marina and El Alamein on the North Coast exceeded 36 billion pounds and if this experience was generalized On the new urban communities there will undoubtedly be hundreds of billions of pounds.

The Legislative and Constitutional Committee of the Egyptian House of Representatives had agreed in February 2019 to toughen penalties for encroachments on state or agricultural lands, with imprisonment for a period of no less than five years, and a fine of no less than 500 thousand pounds and not more than one million pounds... Life or temporary imprisonment and a fine of no less than two million pounds if the infringement is linked to the crime of forging official documents to obtain these lands.

The governorates of Egypt have succeeded in implementing nearly 4,000 cases of removing infringements, since President El-Sisi's directives regarding infringements on agricultural lands, encroachments on state lands and property, and building violations.

The percentage of random buildings in the governorates of Cairo, Giza, Alexandria, Sharkia and Qalyubia reached 40% of the land in Egypt

One million and 900 thousand cases were counted on agricultural lands from 2011 to 2018.

3 million and 240 thousand real estate, the number of building violations in all governorates.



Removing 9,609 building violations within the urban space and 20,447 violations based on agricultural lands.

The number of cases referred to the Military Prosecution reached 12,641 during the period from March 25 to August 17, 2019.

Removal of about 8,300 cases of encroachment, including about 4721 cases of encroachment on building lands with an area of more than four million square meters, 3,550 cases of encroachment on agricultural lands with an area of about 34,000 acres.

The area of lands recovered in 2019 amounted to about 3 million and 569 thousand square meters

Execution of the removal of 5213 cases of encroachment on agricultural lands, the area of which was recovered, about 193,000 acres.

Province	Areas returned by the state	Material benefit to the state
Qalyubia	Removal of 4,419 cases of encroachment on the Nile, with an area of 9.14 million square meters	Fine of up to 5 million for offending construction
Dakahlia	2 million and 171 thousand square meters	6599 requests for legalization of hand-held
Al Minya	22,000 acres of state land	
subtractive		13,000 applications for the legalization of building and agriculture land
Luxor	8,460 cases were removed with an area of about 519729 meters.	7,250 applications for legalization of state property



Alexandria	1,071 cases of encroachment on an area of 7,078 acres and the restoration of 4,620 acres of farmland	5258 applications for the legalization of building land
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The proposed status versus the current status of the state land management system.

Domain	Pre-reform status	The situation after the reform.
Planning	<ul style="list-style-type: none"> • Multi-sided. • Multiple charts. • The lack of coordination is what is certain. • Absence of a binding national scheme. For all planning entities. 	<ul style="list-style-type: none"> • A unified vision of the uses of state land. • A national scheme binding on all planning entities. • Standard standards for planning land use. • Coordination and integration between different planning entities.
Customization	<ul style="list-style-type: none"> • Multi-sided. • Different customization procedures and methods. • Multiple requirements 	<ul style="list-style-type: none"> • Declared and binding customisation controls. • Clear procedures including requirements requested by different entities in advance, cost and time.



	<p>required by other parties.</p> <ul style="list-style-type: none"> • Length of procedures and high cost. • Lack of transparency and objectivity. 	<ul style="list-style-type: none"> • Transparency and objectivity in customization.
Pricing	<ul style="list-style-type: none"> • Multi-sided. • Different pricing between entities for the same activity. • Lack of objective pricing criteria. • Not linking pricing with the nature of the land and development priorities. • There is no minimum pricing limit. 	<ul style="list-style-type: none"> • Objective standards declared and binding for pricing • Linking pricing to the nature of land and development priorities. • A minimum maximum price.
Data and maps	<ul style="list-style-type: none"> • Multiple maps. • There is no incomplete database. • Detailed space maps are not up-to-date. • Land data is not available. 	<ul style="list-style-type: none"> • A unified and up-to-date map of land use at the national level. • An integrated database of land and the use of modern technologies in the modernization of land management.



		<ul style="list-style-type: none"> • Make detailed land data available to all those dealing with land. • Mechanization of all transactions on the territory of the state. • Electronic connectivity between state agencies.
Dispute	<ul style="list-style-type: none"> • Multiple land disputes. • The head of the national centre is not binding. • The length of time and high cost of litigation. 	<ul style="list-style-type: none"> • Reducing land disputes. • The opinion of the high coordinating authority is binding on all sides.

Conclusion

Improving the management of state land directly contributes to achieving the three dimensions of sustainable development goals, and therefore it deserves to be at the top of the national priority agenda.

Despite the multiple efforts of different governments to maximize the use of state lands, the most prominent of which is the issuance of legislation regulating the management and allocation of lands and the establishment of the National Center for Planning State Land Uses, the land management system in Egypt still suffers from many forms of imbalances that resulted from the absence of a national vision. The clear, which reflects the strategic objectives of the state in managing its lands



and determining its uses from a comprehensive development perspective, in addition to the lack of a mechanism for following up and evaluating the performance of the authorities entrusted with managing and using state lands, and the lack of transparency, objectivity, accountability, and distance from the rational management of one of the most important state-owned assets.

The imbalances have led to obtaining land becoming one of the most prominent obstacles facing local and foreign investment inside Egypt. Therefore, Egypt's repeated announcements of encouraging investment and offering many incentives will not bear fruit on the ground without providing land at reasonable prices and easy procedures.

Preserving state property is a national task that requires concerted efforts and coordination between all state agencies and institutions, with the aim of benefiting from this great wealth, by creating the appropriate legal environment, and strengthening all concerned agencies, to facilitate their task in tracking down criminals, who are encroaching on State property and seizing it, and holding them accountable, so that the punishment will be a deterrent, and an end to these heinous crimes, which represent a threat to the rights of future generations, and tampering with the capabilities of the Egyptian state and its people. Returning Egypt's looted wealth from these fraudsters who made huge fortunes and corrupted the country and the people is the first step. Which the Egyptian state must traverse, in order for it to settle in everyone's belief, that escaping with the capabilities and wealth of the nation will not succeed no matter how long it takes.

All the aforementioned efforts are a small part of the state's efforts to restore the force of law by waging a war to restore the looted lands, and the war is still going on.