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EGYPT TITLE REGISTRATION SYSTEM: DATA CATALOG

EGYPT FINANCIAL SERVICES PROJECT
TECHNICAL REPORT #57

March 29, 2006

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DATA PAGE

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Task: Task 2: Improve Operation of Urban Registration System
in the Ministry of Justice

KRA: 2.2.05 Address functionality requirements in proposed
applications, their design, architecture, reliability,
flexibility and scalability
2.2.10 Analyze current status of paper records for
cadastral records

Activity: Based on the defined functional requirements, prepare
the corresponding needed data requirements and Data
Catalog for the initial registration IT application.

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Overview

In November 2004, the United States Agency of International Development (USAID) awarded Chemonics International the Egypt Financial Service (EFS) Project under Contract No. 263-C-00-05-00003-00.

Under this contract, Chemonics International is providing technical assistance services to the Ministry of Justice (referred to as MoJ) and the Egyptian Survey Authority (referred to as ESA).

One of the tasks of the contract involves improvement of the Registration System for Urban Real Properties. The reform and modernization of the system for registration of real property in urban areas will require a complex combination of technical assistance to the Government of Egypt (GOE) in policy formation, regulatory and legal reform, administrative system design and implementation, dataset acquisition and processing, software/ hardware platforms, public awareness and training all intended to:

- Reduce the time delays, complexities and costs of real property registration and other obstacles to the formalization of ownership of urban land and real estate;
- Provide a Certificate of Title as the proof of ownership and subordinate interests in land and real property units, replacing a variety of handwritten documents;
- Ensure the reliability of the system for timely registration and release of liens on property by ensuring that appropriate forms for real estate finance are developed and that appropriate procedures exist for their registration and for the prompt registration of subsidiary notices, orders and removals of liens;
- Remove the requirements of repetitious surveys for the registry of property interests and transactions (except when they change the parcel or unit by subdivision, consolidation or spatial adjustment) and outsource professional property survey work on a competitive basis; and
- In the two "model" offices or in an appropriate related institution (such as court, tribunal or municipality) establish mechanisms by which people, who possess defective titles to land and real property units can perfect their ownership or other rights. Develop simple procedures for administrative hearings or adjudication, standards of proof and subsequent refinement of legal documents and registry records.

In order to meet these objectives, a computerized title registration system must be developed and put into operation with the project's key counterparts, the MoJ and the ESA, that conforms to international standards and best practices that will enable property to be registered, titled, and used as collateral.

This objective will be achieved by the selection of two model registry offices, introduction of the pilot system that consists of automated business applications, operational manuals, IT upgrade, significant training and evaluation of results.

PURPOSE OF THIS DOCUMENT

This Data Catalog focuses on enumerating all entities and its data attributes that are involved in both deed and title registration. This document is intended for Database designers and software developers. This Data Catalog covers all necessary database entities in order to generate the Entity Relationship Diagram (ERD), Logical database design and physical database design.

SCOPE

Based on the analysis for the paper documents involved in the registration process "Paper Documents Analysis", Egypt Financial Services Project, March 2005, the data catalog groups the data items involved in each document into database entities. It is expected that the Data Catalog will do the following:

1. The Data Catalog will facilitate and support designing the database model for the title registration procedures in two Model Registration Offices (MRO) that will be deployed in two pilot districts in Nasr City and 6 October City.
2. The Data Catalog will be the sole source of all land and real estate ownership rights and interests in pilot areas.
3. The Data Catalog will be the base for creating the Registration Central database that supports security of ownership rights and interest for all land and real estate registered in the system.
4. The Data Catalog will contain all attributes for the automated procedures for land and real estate transactions or any other related matters for all involved stakeholders.
5. The Data Catalog should provide all information needed in creation of all paper documents generated during day-to-day activity.
6. The Data Catalog must provide strong integration with Provincial Cadastre System (PCS) implemented at ESA.

RELATED DOCUMENTS

1. "Introduction of Sigueal El-Ainee in Urban Areas" report, Egypt Financial Services Project, November 2005.
2. "System Requirements Specifications for the Egypt Title Registration System", Egypt Financial Services Project, Feb. 2005.
3. "Paper Documents Analysis", Egypt Financial Services Project, March 2005.

ENTITIES AND DATA ATTRIBUTES

#	Entity Name	Entity Arabic Name	Document(s).	Entity Attributes	Attribute Arabic name	Required	Details/Comments
1.	Property	الوحدة العقارية	Mutation form, Green Contract, Taxation Form, Primary Contract, Sahayfa Akariya, Settlement Form		الوحدة العقارية		
				Property ID	رقم الوحدة العقارية	Yes	
			Taxation form only	Parcel ID	رقم قطعة الأرض	Yes	
				Old parcel ID	الأرقام القديمة للقطع	No	
				Province	المحافظة	Yes	
				Sheyakha	الشياخة		
				Neighborhood/City	مدينة / حي	Yes	
				District	المركز	Yes	
				Area	منطقة		
				Block	بلوك	Yes	
				Street	الشارع	Yes	
				Property type	نوع العقار	Yes	
				Property use	استخدام العقار	Yes	
				Property creation date	تاريخ إنشاء الوحدة العقارية	Yes	
				Parcel area	مسطح القطع	Yes	
				Description	الوصف	No	
				North boundary	الحد البحري	Yes	

				South boundary	الحد القبلي	Yes	
				East boundary	الحد الشرقي	Yes	
				West boundary	الحد الغربي	Yes	
				Property Area	مسطح العقار	No	
			Taxation Form only	Property name/ address	أسم أو عنوان العقار	No	
				Mutation Form No.	رقم استمارة التغيير	Yes	
				Mutation Form Date	تاريخ استمارة التغيير	No	
				Parent Mutation Form No.	رقم استمارة التغيير الأصلية	No	
				Parent Mutation Form Date	تاريخ استمارة التغيير الأصلية	No	
				Method of area calculation	طريقة حساب المسطحات		
				Creating application number/Date	رقم الطلب الذي أنشأ القطعة	No	
				Fadden price	سعر الفدان	No	
				Property total price	إجمالي سعر الوحدة	No	
				Document No.	رقم المستند	No	
				Document Year	سنة المستند	No	
2.	Owners	الملاك	Mutation Form, settlement Form, Sahayfa Akarya, Building Permit, Green Contract.				
				Owner name	أسم المالك	Yes	
				Owner ID	رقم تحقيق الشخصية	Yes	
				Owner share	نصيب المالك	Yes	
				Mode Of Ownership	طريقة التملك	Yes	

				Ownership Doc. Number	رقم سند الملكية	Yes	
				Position	الوظيفة	No	
				Religion	الديانة	No	
				Nationality	الجنسية	No	
				Owner Address	عنوان المالك	No	
				Owner Status	حالة المالك	Yes	
3.	Ownership (dead/Sahefa Akarya)	الملكية	Mutation Form, Green Contract, Sahayfa Akarya, Building Permit.				
				Registration no.	رقم تسجيل العقد	Yes	It is the property publicity number
				Registration Date	تاريخ تسجيل العقد	Yes	The property publicity date
				Transaction type	نوع التعامل	Yes	
				Price	الثمن	Yes	
				Ownership Doc. Type	نوع سند الملكية	Yes	
				Ownership reason	سبب الملكية	No	
				Ownership Status	حالة الملكية	Yes	
				Authentication No.	رقم محضر التصديق	Yes	A link to the Authentication entity
				1 st party ID	رقم تحقيق الشخصية للطرف الأول	Yes	A link to the owner entity but the status of his ownership is "Transferred"
				2 nd party ID	رقم تحقيق الشخصية للطرف الثاني	Yes	A link to the owner entity, the status of his ownership is "Active"
				No. of attachments	عدد المرفقات	No	

				Attachment name	اسم المرفق		
				Attachment Description	وصف المرفق		
				Comments	تمهيد		
4.	Easements	الارتفاقات	Mutation Form, Green Contract, Sahayfa Akariya				
				Easement type	نوع الارتفاق	Yes	
				Against parcel(s) no.	ضد القطعة	No	
				In favor parcel(s) no.	لصالح القطعة	No	
				Easement area	المساحة التي عليها حق الارتفاق	Yes	
				Easement north boundary	الحد الشمالي للارتفاق	No	
				Easement south boundary	الحد الجنوبي للارتفاق	No	
				Easement east boundary	الحد الشرقي للارتفاق	No	
				Easement west boundary	الحد الغربي للارتفاق	No	
				Document ID	رقم المستند	Yes	The ID of the easement legal document, it will be recorded in case the easement is created as subsequent transaction not in the first registration
				Easements description	وصف الارتفاق	No	

				Easement date	تاريخ الارتفاق	No	
5.	Encumbrances	القيود	Primary Contract				
				Encumbrance type	نوع القيد/الرهن/الاختصاص	Yes	
				Encumbrance description	وصف القيد/الرهن/الاختصاص	No	
				Start date	تاريخ البداية	No	
				End date	تاريخ النهاية	No	
6.	Rights	الحقوق	Primary Contract, Sahayfa Akarya, Settlement Form				
				Right type	نوع الحق العيني	Yes	
				Right description	وصف الحق	No	
				Start Date	تاريخ بداية الحق	No	
				Conditions/ agreements	شروط الاتفاق	No	
				Right owner(s) names	اسم صاحب الحق	No	
				Right value(debt)	قيمة الدين	No	
				Right collateral	المبلغ المضمون بالحق	No	
				Interest rate	سعر الفائدة	No	
				Degree	الدرجة	No	
				Document ID	رقم المستند	No	
				Document date	تاريخ المستند	No	
				Remarks	ملاحظات	No	
				Document No.	رقم المستند	No	The ID of the legal document that identifies the right
				Document Year	سنة المستند	No	Date of the legal document

							that identifies the right
7.	Authentication	التصديقات	Green Contract				
				Authentication No.	رقم محضر التصديق	Yes	
				1 st party name	أسماء الطرف الأول	Yes	
				1 st party ID	رقم تحقيق الشخصية الطرف الأول	Yes	
				2 nd party name	أسماء الطرف الثاني	Yes	
				2 nd party ID	رقم تحقيق شخصية الطرف الثاني	Yes	
8.	Application	الطلب	Mutation Form, Green Contract, Settlement Form				
				Application number/Date	رقم الطلب	Yes	
				Transaction type	نوع التعامل	Yes	
				In favor party	الصادر لصالحه التعامل	Yes	A link to the parties entity
				Against party	الصادر ضده التعامل	Yes	A link to the parties entity
				Transaction area	مسطح التعامل	Yes	
				Application receiving date	تاريخ تعليه الطلب	Yes	
				CIF Issuing date	تاريخ تحرير كشف التحديد	No	
				Property ID	رقم الوحدة العقارية	Yes	
				Application Type	نوع الطلب	Yes	Type of request as it is a settlement form or REPD request
				Applicant Name	أسم مقدم الطلب	Yes	
				Applicant qua	صفة مقدم الطلب	Yes	
				Property Price	سعر الوحدة	Yes	

				Subject for settlement	موضوع التسوية	No	In case the application type is settlement form
				Price	الثمن	Yes	
9.	Mukalafa	التكليف	Taxation form , Green Contract, Sahayfa Akarya				
				Mukalafa No./Taxation form number	رقم المكالفة	Yes	
				Mukalafa Year/Taxation Form Year	سنة التكليف	Yes	
				Taklef /Taxation Description	وصف التكليف	No	
				Tax payer	صاحب التكليف	Yes	
				Taxation form name	اسم الكشف الرسمي	No	
				Taklef source	مصدر بيانات الكشف الرسمي		
				Stocktaking Book name	اسم كشف الجرد	No	
				From date	من تاريخ	No	
				End date	إلى تاريخ	No	
				Page No.	صفحة رقم	No	
				Mukalafa Applicant name	اسم طالب الكشف الرسمي	Yes	Name of the person who requested the taxation form.
				Mukalafa Request No.	رقم الطلب	Yes	Number of request submitted for taxation
				Mukalafa Request date	تاريخ الطلب	Yes	Date of request submitted for taxation
				No. of pages of	عدد صفحات الكشف	Yes	

				taxation form			
				No. of sheets	جملة الكشف	Yes	
				Fees	الرسم المحصل	No	A link to fees entity
				Taxation form issuing date	تاريخ تحرير الكشف	No	
				Total tax amount	جملة الضريبة	Yes	
				Tax modification date	تاريخ تعديل الضريبة	No	
				Fadden tax category	فئة الفدان		
10.	Parties	الأطراف	Mutation form, Green Contract				Parties who are not owners. For example: right owner, restriction owner, tax payer ...etc.
				Party ID	رقم تحقيق الشخصية	Yes	
				Party name	أسم الطرف	Yes	
				Party share	نصيب الطرف	Yes	
				Party address	عنوان الطرف	Yes	
				Party role	صفة الطرف	Yes	
				Position	الوظيفة	No	
				Religion	الديانة	No	
				Nationality	الجنسية	No	
				Remarks	ملاحظات	No	
11.	Fees	الرسوم	Green Contract				
				Fees amount	قيمة الرسوم	Yes	
				Payment Receipt number	رقم الإيصال	No	
				Payment date	تاريخ الدفع	No	
12.	Building Permit	ترخيص	Building Permit				

		البناء					
				Building Permit No.	رقم ترخيص البناء	Yes	
				Building permit year	سنة إصدار ترخيص البناء	Yes	
				Building permit type	نوع الترخيص	Yes	
				Type of structure	نوع البناء	Yes	
				Construction Description	وصف الترخيص	Yes	
				Approx. cost	التكاليف التقريبية	No	
				Permit requester	أسم طالب الترخيص	Yes	A link to the parties entity
				Field inspection result	نتيجة المعاينة على الطبيعة	No	
				Relinquishment from	تنازل من	No	A link to the parties entity in case of relinquishment
				Relinquishment to	تنازل إلى	No	A link to the parties entity in case of relinquishment