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Typology of land tenure and property rights in Egypt

0 percent 100 percent



Tenure category (please indicate)

| Property rights | Tenure category (please indicate) | | | | | | | | | | | | | | | |
|-------------------------|-----------------------------------|---|---------------------------|---|--|--|-------------------------------------|---------------------------------|-------------------------------------|---|--------------------------|---------------------------------|-----------------------------|---|------------------|-----------------|
| | Pavement Dwellers | Squatter settlement tenant - no ownership | Squatter settlement owner | Illegal construction on agricultural land (Unauthorized building) | Illegal construction on urban land (Unauthorized building) | Traditional ownerships based on ethnic or other generational community | Tenant with contract (new rent law) | Renting state owned land (Hikr) | Tenant with contract (old rent law) | Donated tenures for familial/communal reasons (Waqf Ahly) | Freeholder with mortgage | Leaseholder (private ownership) | Freeholder without mortgage | Donated tenures for philanthropic reasons (Waqf Khairy) | State-owned land | Army-owned land |
| Occupy / use | X* | X* | X* | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Enjoy | X* | X* | X* | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Dispose | | X* | X* | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Restict | | X* | X* | X | X | X | X | X | X | X | X | X | X | X | X | X |
| Buy (or sell) | | | X* | X | X | X | | | | | X | X | X | X | X | X |
| Inherit | | | X* | X | X | X* | | X | X | X | X | X | X | X | X | X |
| Develop/ improve | | | | X* | X | X* | X | X | X | X | X | X | X | X | X | X |
| Cultivate/produce | | | | X | X* | X | X | X | X | X | X | X | X | X | X | X |
| Sublet | | | X* | X* | X | X* | X* | | | | X | X | X | X | X | X |
| Sublet and fix rent | | | X* | X* | X | X* | X* | | | | X | X | X | X | X | X |
| To access services | | | | X* | X* | X | X | X | X | X | X | X | X | X | X | X |
| To access formal credit | | | | | | | X | X | X | X | X | X | X | X | X | X |
| Legal acquisition | A | A | A | A | A | A | A | A | A | A | | | | | | |

Key: X Right available equally to men and women \ Right available to men only
 * Informally or traditionally
 A Subject to Legal Acquisition

Notes:
Hikr:
 A type of land tenure where state owned land is rented to private developers, investors or institutions and where certain ministries (Irrigation, Industry, etc.) act as mediators between the private and public sector. The **Waqf Ahly:**
 A type of Muslim land tenure where land is donated for certain durations to extended families and communities to provide civil support.
Waqf Khairy:
 A type of Muslim land tenure where land is donated for philanthropic reasons to build charitable institutions or otherwise (Mosques, schools, etc.) and ownership is transferred entirely to the Ministry of Awqaf. Such **Traditional ownerships:**
 Due to the existence of multiple traditional communities in Egypt and further away from Cairo, there are land ownership types that may not always be recognized on official documents, but are however respected