

ANNEX 8

Power Point Presentations

Introduction to the Training Program

1

Training Session on Property Valuation Standards in Palestine

Project for Improvement of Local Finance System in Palestine



Introduction to the Orientation Seminar
Mr. Mohammad Yousef – Director of Valuation Department

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Objectives of the Trainings

1. To acquire basic knowledge on the new valuation standards.
2. To equip GDPT staff with practical skills to appraise properties.
3. To provide GDPT staff with a forum to exchange views on the new valuation standards.
4. To enhance the technical capacity of GDPT staff in using the P-TAX system and GIS.
5. To develop human resources within GDPT for sustaining training programs in valuation standards.

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Training Modules

- **Module 1:** Principles of Property Valuation
- **Module 2:** Property Tax Valuation Standards: Purpose, Principles, and Methodology
- **Module 3:** Use of P-TAX system for Valuation
- **Module 4:** GIS (Geo-PTAX)
- **Module 5-1:** Trial Application (Desk Trial: Standard Value Estimation)
- **Module 5-2:** Trial Application (Field Trial)

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Training Program Schedule

Modules	Training Topic	Date	Trainer	Trainees	Venue
1	Principles of Property Valuation	11 May, 2016	Mr. Nofal	60	Caesar Hotel
2	Property Tax Valuation Standards: Purpose, Principles, and Methodology	11 May, 2016	Mr. Nofal Ms. Shatha Kharraz	60	Caesar Hotel
3	Use of P-TAX system for Valuation	31 July – 1 August, 2016	Expert Company Mr. Ayman Mr. Ayed Mr. Ahmad	42	PPFI Training Center
4	GIS (Geo-PTAX)	11-14 July, 2016	Mr. Jamal Mr. Hani	39	MTIT Training Center
5-1	Desk Trial Application	16,18,19 May, 2016	Ms. Shatha K.	23	MTIT Training Center PPFI Training Center
5-2	Field Trial Application	2-4 August, 2016	Mr. Nagasawa Mr. Mohammad Y.	30	Beitunia

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Training Evaluation

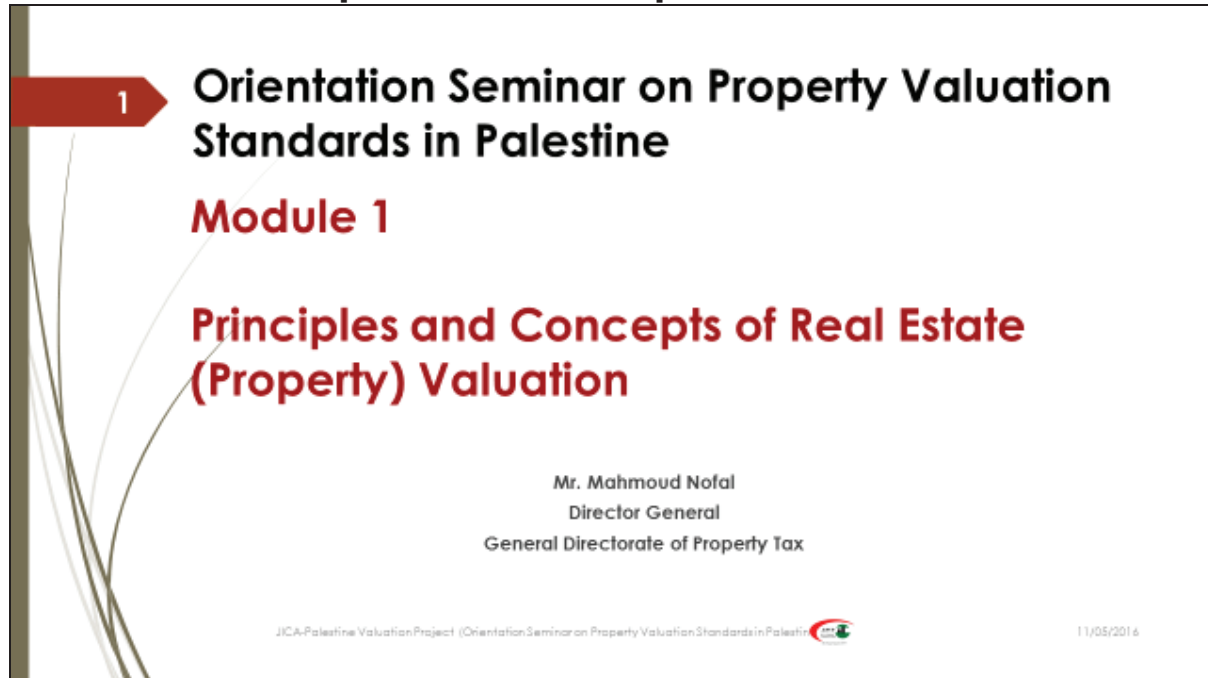


- ▶ During program evaluation:
 - ▶ Level One: Reaction Evaluation
 - ▶ Level Two: Learning Evaluation (Pretest-Posttest)
- ▶ Post program evaluation:
 - ▶ Level Three: Performance Evaluation
 - ▶ Level Four: Impact Evaluation

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Module 1: Principles and Concepts of Real Estate Valuation




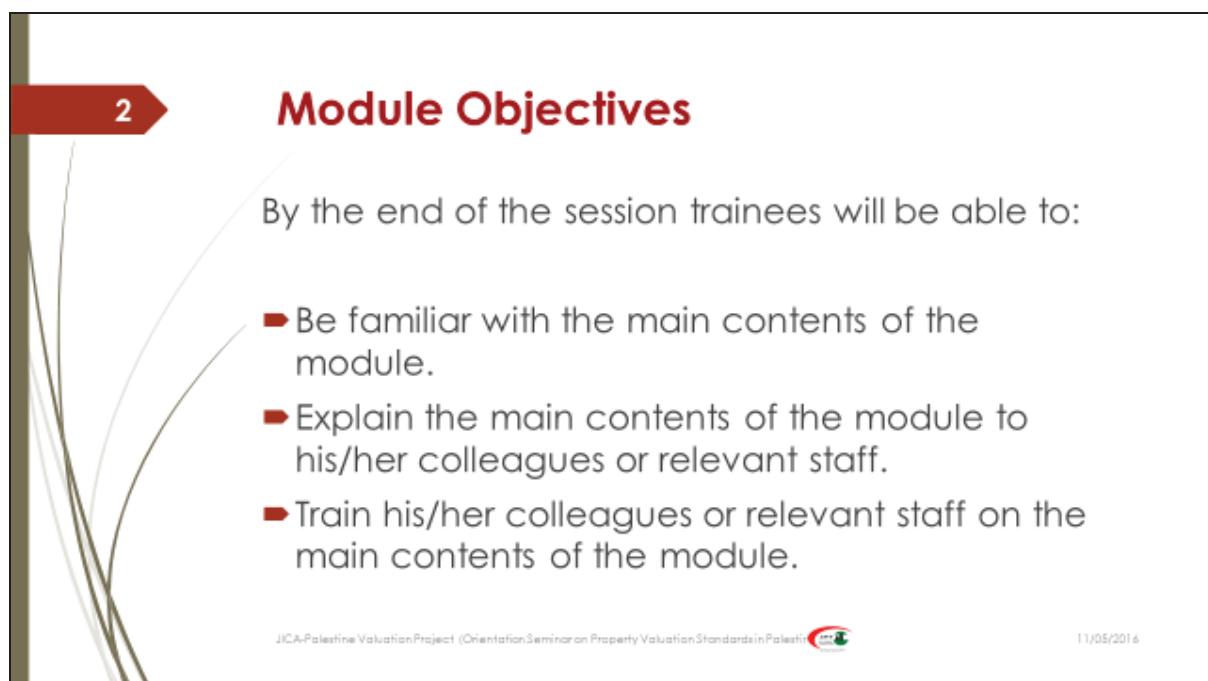
1 Orientation Seminar on Property Valuation Standards in Palestine

Module 1

Principles and Concepts of Real Estate (Property) Valuation

Mr. Mahmoud Nofal
Director General
General Directorate of Property Tax


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2 **Module Objectives**

By the end of the session trainees will be able to:


- Be familiar with the main contents of the module.
- Explain the main contents of the module to his/her colleagues or relevant staff.
- Train his/her colleagues or relevant staff on the main contents of the module.

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Trainer's Guide

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Real Estate Valuation



- The real estate valuation is **an independent opinion to estimate the value of a property** and not to determine its price.
- The real estate appraisal career is a profession exercised all over the world and it is **gained through experience and practice** in other words it's the "The Non-Possible Art".
- Valuation should always be accompanied by categorization, accordingly no valuation exists without categorization.
- Valuation and Appraisal are used interchangeably

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Parties Interested to know the Real Estate Value


- Taxpayers
- Courts
- Public Sectors
- Private Sector (Banks, mortgage companies, engineer companies, contractors, developers)
- Municipalities

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Who is the Real Estate Valuator ?



- ▶ The property valuer is the one who professionally determines the realistic and objective value of a property,
- ▶ after analyzing all the data associated with the property which is available in the market,
- ▶ and in addition to the accounting data and statistical analysis, the valuator also depends on his experience to reach the value of a property in an objective manner, in accordance with the following principles:

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Who is the Real Estate Valuator ?>>>>

- ▶ **Fairness:** To practice valuation works in a fair manner and away from favoritism.
- ▶ **Simplicity:** To practice valuation works in a simple and transparent manner.
- ▶ **Neutrality:** To practice valuation works independently, objectively, and impartially.

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Qualifications and Specifications of Valuers

- ▶ To have appropriate **educational attainment** levels.
- ▶ To have **knowledge of arithmetic equations** associated with the real estate market, since the major part of the experience in the real estate valuation is based on the calculation of the square meter price.
- ▶ Should be **familiar with the legislation and laws related to the real estate** market, in particular those laws which are applied by the concerned authorities and the laws of land divisions, building proportion versus land, and rental and ownership laws.

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Qualifications and Specifications of Valuers >>>

- ▶ To have **knowledge on the real estate specialties** or the approach to obtain information from parties responsible for identifying specialties for properties such as municipalities.
- ▶ To be able to **prepare documentary evidence concerning disputes** over valuations.
- ▶ To be fully aware of some **economic, social, psychological, historical and political matters** that might influence the area subject to valuation within a clear legal framework.
- ▶ To be aware of **supply and demand** rates.

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9 **Qualifications and Specifications of Valuers>>>**

- To be **intuitive** and to have excellent communication skills (negotiation and diplomatic skills at all times).
- To Maintain the **confidentiality** of the information.
- To be well **organized** and able to work under pressure.
- To be **willing to undergo continuous professional development.**

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10 **Globally Used Standards for Attaining the Value**


- Location
- Classification
- Area size
- Quality

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Universally used Patterns and Methodologies for Valuation

- Market value
- Rent value
- Cost value
- Nominal rent

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Real Estate and Developed Countries

The Developed countries made great progresses in creating the foundations and criteria for the evaluation process, and ways to realize property values. **Four international bodies issued valuation standards and criteria:**


- International Valuation Standards Committee.
- The European Group of Valuers' Association.
- The Appraisal Foundation.
- Appraisal Institute.
- IPTI


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Valuation in Palestine (Summary)

- When did valuation start in Palestine?
- Modifications made
- Bases currently used



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NEXT: Valuation Standards in Palestine Together Towards Making the Change



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Module 2: Property Tax Valuation Standards

1

Module 2

Property Tax Valuation Standards: Purpose, Principles and Methodology

Mr. Mahmoud Nofal
Ms. Shatha Kharraz/Assistant Expert for
Valuation Standards



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Objective(s) of the Module

- By the end of the session trainees will be able to:
- Be familiar with the main contents of the module.
- Explain the main contents of the module to his/her colleagues and relevant staff.
- Train his/her colleagues or relevant staff on the main contents of the module.

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Reasons that motivated Palestine to Seek for New Valuation Standards

- ▶ Outdated standards in Palestine
- ▶ Outdated valuation values
- ▶ Real estate market growth in Palestine

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Purpose of Formulating the New Valuation Standards

- ▶ To clearly attain values
- ▶ To ensure the principle of justice and equality
- ▶ To facilitate the valuation process
- ▶ To provide relevant authorities with real property values
- ▶ To make an increase in the revenues

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Purpose of Formulating the New Valuation Standards.....

- ▶ Property Tax is one of the **essential sources of revenue for government**, especially local government. It is imposed to land or building owners according to the appraised value, which is determined by the combination of factors such as location, size and condition.
- ▶ The Property Tax **Valuation Standards** provides the **basis in appraising the value** of a property.

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Purpose of Formulating the New Valuation Standards.....

The valuation standards are required to ensure **three principles** of valuation:

- ▶ **Fairness**
- ▶ **Simplicity**
- ▶ **Neutrality**

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One needs to consider **five elements** that are closely related to the three principles.


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1. Accountability
2. Reproducibility
3. Sustainability
4. Maintaining Balanced Valuation
5. Efficiency


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Accountability



- It is necessary for the **government** to be **accountable to the taxpayers.**
- It is important to allow the **public to know** the nature of the property tax valuation.
- **Taxpayers will eventually understand** 'property tax', hence the whole process of collection shall be **improved.**
- Accordingly, it is expected that **GDPT** will be able to **gain the trust of the Palestinian taxpayers.**

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Reproducibility



- ▶ To reach the **same value** conclusion no matter how many times the valuations have been conducted for a **particular property** (same set of data and information).
- ▶ Valuation Standards guarantee valuation to be conducted in a **non-arbitrary manner**.
- ▶ Application of **value adjustment matrix** (with predetermined indicators and weights) and **standard values** will support achieving this element.

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Sustainability




- ▶ Valuation of properties is conducted on a regular basis.
- ▶ A valuation conducted in a certain year is inextricably linked with the one conducted in the past and future.

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11 **Maintaining Balanced Valuation**




Properties having **similar features** and located in the **same area** are expected to experience **similar assessment**

↕

Value Adjustment Matrix
(To maintain a balanced valuation)

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12 **Efficiency**



- ▶ The '**mass approach**' is the **basic methodology** of valuation in this standards.
- ▶ In order to make the **mass approach operational**, efficiency of valuation procedures is essentially required.

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- ▶ The application of the New Valuation Standards is expected to **reduce inefficiency of valuation procedures**, conduct valuation in a **logical** way and **reduce arbitrariness**.

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Tolerance for change

(To be willing to undergo continuous professional development)

- The tolerance for change is a process of working with individuals, communities and societies to:
 - Develop communication strategies to promote positive behaviors in the society.
 - Provide a supportive environment which will enable people to initiate and sustain positive behaviors.

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Tolerance for change: Main Steps to Develop a Behavior Change

- Step 1:** Identify the behavior to be changed or improved based on the overall goals.
- Step 2:** Determine the targeted group.
- Step 3:** Research and information collection.
- Step 4:** Seek consensus from interested stakeholders.

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15 **Tolerance for change: Main Steps to Develop a Behavior Change**


Step 5: **Design** communication plan, including objectives, overall theme, specific messages and outlets for dissemination.

Step 6: Pre-test and **revise**.

Step 7: **Implement** the plan.

Step 8: Monitoring and evaluation.


Step 9: Feedback.

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16 **Conditions for Change**

The targeted person should:

- Have the **desire** to change.
- **Know** what to do and how to do it.
- Work within **appropriate environment**.
- **To be awarded**.

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When you change your mentality, your thoughts will change and when your thoughts are changed your behavior will change, when your behavior is changed the results will change, by then your life will be changed

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Principles of Valuation

- 1) Target of Valuation
 - Valuation will be conducted for both buildings and lands irrespective of land area size.
 - Two categories exist under the new valuation standards:
 - Building and Land
 - Land

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Principles of Valuation.....


2) Base Date of Valuation

- Certain date is set as the base date of valuation for all properties in Palestine.


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Principles of Valuation.....



Rent Value
for Building




Market Value
for Land

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22 **Principles of Valuation.....**

3) Bases of Property Valuation

- ▶ **Market Value:** can be defined as the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgably, prudently and without compulsion.
- ▶ **Rent Value:** can be defined as the typical rent or lease payment that would be required to obtain the exclusive right to occupy and benefit from a property.

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23 **Modality of Property Valuation**


Property subject to valuation

↓

1. Identify Municipality Category

Category 1 | Category 2 | Category 3 | Category 4


Municipalities have been classified for the purpose of Valuation by GDPT as Follows

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24 **Modality of Property Valuation.....**

Municipality Classification Criteria Settings:

- ▶ Commercial Activities
- ▶ Urbanization
- ▶ Prevalent sq. m. price
- ▶ Prevalent rent values
- ▶ Population


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25 **Modality of Property Valuation.....**

2. Identify Quarter/Block Number

3. Identify Type of Property


3.1 Land (vacant)	3.2 Land & Building
Valuation for land	a) Valuation for land b) Valuation for building

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26 **Modality of Property Valuation.....**


4. Identify Use Classification of the Property

Land	Building
<ol style="list-style-type: none"> 1. Residential 2. Commercial 3. Industrial 4. Tourism 	<ol style="list-style-type: none"> 1. Residential <ol style="list-style-type: none"> 1.1 Apartment 1.2 Non-Apartment 2. Commercial 3. Industrial 4. Tourism

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27 **Minimum Unit for Property Valuation**


Land	Building
↓ Parcel	↓ Flat

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How to Estimate the Value of a Property?




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Property Value Estimation (Formula)

Property Estimated Value = **Standard Value** × Area Size × Net Adjustment


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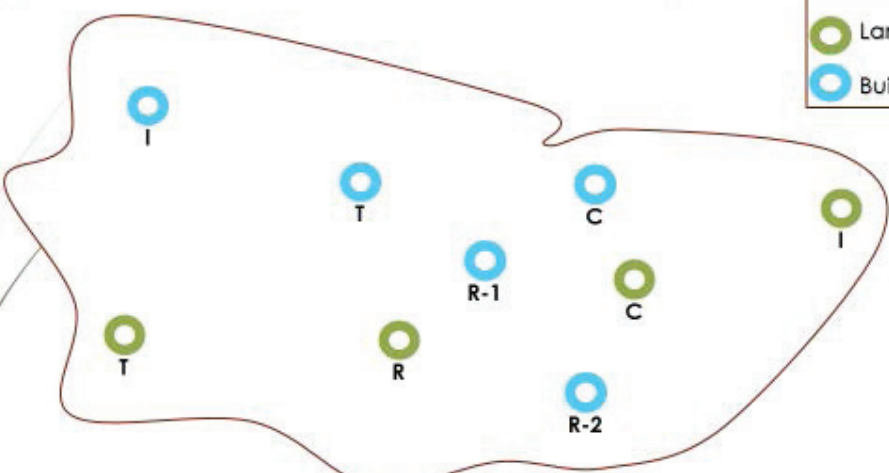
Standard Values

- Standard value is a value virtually set for each of the four (4) usage categories per quarter/block. It is the value of a property (either land or building) when all its attributes are considered to be standard.
- In appraising the value of each property, the standard value of its quarter/block is what the final appraised value will be based on.
- Standard value for land** is derived from land **market value**.
- standard value for building** is derived from **flat rental value**.

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Standard Values in a Quarter/Block



Key


- Land
- Building

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Calculation of the Standard Value

- **Responsibility:** GDPT Specialist.
- **Frequency:** Every xx years, according to GDPT Policy.

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Calculation of the Standard Value for Land

Standard Land Market Value


Calculating Standard Value for a Quarter/Block

Preparing Data


Calculating Average Land Rental Value for Usage Category

Determining Standard Land **Rental** Value of a Quarter/Block by Usage Category

Calculating Standard Land **Market** Value of a Quarter/Block by Usage Category



Multiplier

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Property Value Estimation (Formula)

Example in Al- Bireh, Block 10, Parcel 152,
Commercial
(Standard Market Value for Land): 720 JD/sqm

Property Estimated Value = Standard Point Value × Area Size × Net Adjustment

720 JD/sqm




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Estimation of Area Size

- ▀ Lands:
 - ▀ PLA
 - ▀ GIS
- ▀ Buildings:
 - ▀ Construction Permits (municipality plans)
 - ▀ GIS
 - ▀ Measurement Tool (laser)

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36 **Property Value Estimation (Formula)**

Property Estimated Value = Standard Value × Area Size × Net Adjustment

720 JD/sqm 552 sqm

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37 **Value Adjustment Matrix Components**
(Example on the Land)

Value Influence Factors	Factor Indicators		
	Standard	Inferior	Superior
Road Width	1.00	0.95	1.05
	Adjustment Weights		

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38 **Value Adjustment Matrix** (Example: Residential Land in Municipality A)

Road	Standard	Inferior	Superior
	1.0	0.94	1.06
Shape of Parcel	Standard (regular)	Inferior (Irregular)	
	1.0	0.98	
Locale	Standard	Inferior	Superior
	1.0	0.94	1.06
Topography	Standard	Inferior	
	1.0	0.98	
Frontage	Standard	Inferior	Superior
	1.0	0.94	1.06

Field Record

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39 **Value Adjustment Matrix** (Example: Residential Land in Municipality A)

Field Record

Net Adjustment = $1.06 * 0.98 * 1.0 * 1.0 * 0.94 =$ **0.97**

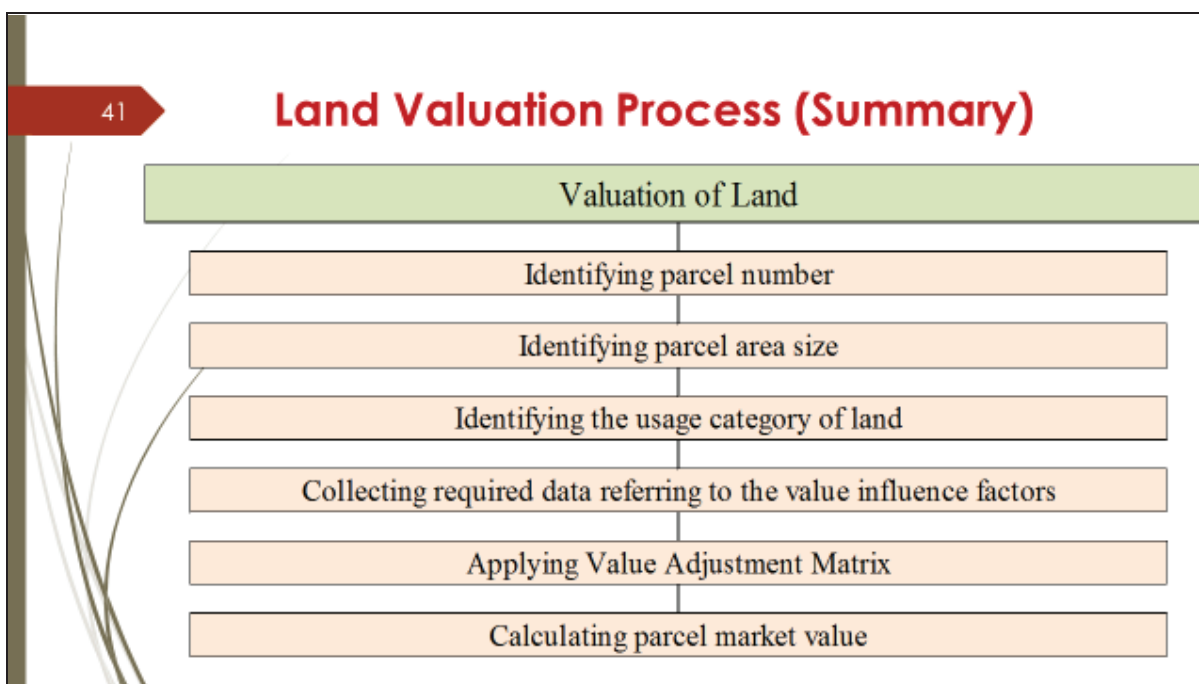
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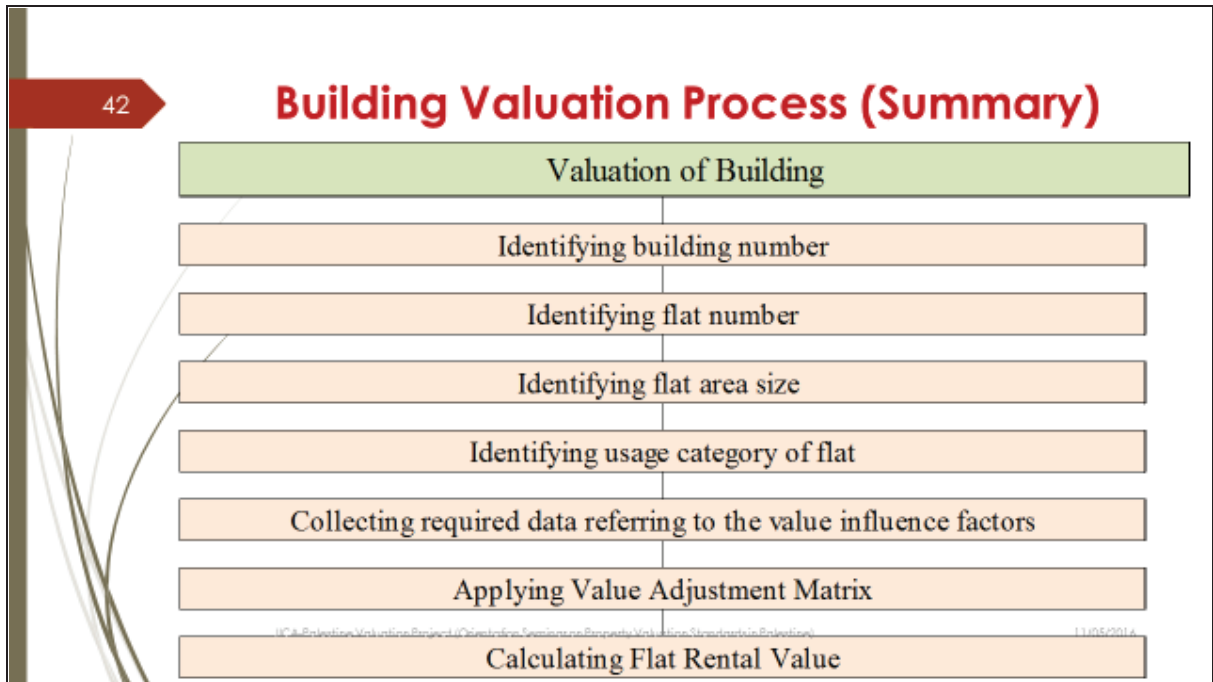
40 **Property Value Estimation (Formula)**

Property Estimated Value = Standard Value × Area Size × Net Adjustment

385,517JD	720 JD/sqm	552 sqm	0.97
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Module 3: Use of P-TAX System for Valuation

1

Property Valuation Standards in Palestine

Principles of Valuation.....



Rent Value
for Building



Market Value
for Land

2

Valuation Formula

Estimated Property Value = Average sqm price for a standard parcel × Area Size × Net Adjustment

Average sqm price for a standard parcel
From the Matrix that was prepared by the Base Committee of GDPT

Area size:

1. PLA
2. GIS
3. Constructions permits (municipality plans)
4. Other sources

Net Adjustment: Application the Value Adjustment Matrix and Calculation of the Net Adjustment

3 Land Valuation Process

1. Identify the number of block/quarter
2. Identify the parcel number
3. Identify parcel usage category (Residential, Commercial, Industrial, Tourism)
4. Determine the average sqm price for a standard parcel
From the Matrix that was prepared by the Base Committee of GDPT
5. Identify the area size
6. Collect required data referring to the Value Influence Factors and calculate the net adjustment
7. Calculate the valuation value through the application of the valuation formula

4 Building Valuation Process

1. Identify the number of block/quarter
2. Identify flat usage category (Residential, Commercial, Industrial, Tourism)
3. Identify the property holding (used by the owner/rented/prepared for rent)
4. Determine the average of sqm price for a standard parcel
From the Matrix that was prepared by the Base Committee of GDPT
5. Identify flat area size
6. Collect required data referring to the Value Influence Factors and calculate the net adjustment
7. Calculate the valuation value through the application of the valuation formula

5

Modality of Property Valuation

Property subject to valuation

↓

1. Identify Municipality Category

Category 1 | Category 2 | Category 3 | Category 4

Municipalities have been classified for the purpose of Valuation by GDPT (Base Committee)

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Categories of Municipalities for Valuation Purposes

Biet Jala	Bethlehem	Jericho	AL Bireh	Ramallah	Salfeet	Qalqilia	Nablus	Tulkarem	Tubas	Jenin	Hebron	Category A
Yaffa	Dura	Biet Sahour	AL Ram	Birzet	Silwad	Bietunia	Anabla	Ya'bad	Arraba	Qabalia	Althahria	Category B
Assira Ashmaliya	Sabastia	Deir Alghusun	Ateel	ILLar	Aqqaba	Tamoun	Azzababdh	Seiat Althahr	Seelat Alharthiya	Alyamoun		Category C
Surda&Abu Qash	Dier Dibwan	Altara	Almazra'a Asharqiya	Turmus'aya	Bedia	Jayous	Habla	Azon	Hawwara	Beit Foreek	AL Aizariya	
Kufu labad	Beifa	Ziata	Bkat Al sharqia	Kufeen	Kufur Thulth	Marj Ibin A'mir	Barqin	Jaba'	Almulahadiha	Kufur Ra'i		Category D
Bruqin	Azzawya	Kifil Haris	Qarawal Bani Hssan	Kufur Thulth	Qabalan	Aqraba	Jamma'een	Beita	AL Kufryat	Beit Leed		
Beit Laya	Na'leen	Alfayba	Azzaytuna	AL Ithhad	Sinjil	Abowain	Bani Zaid AL Gharbiya	Deir Balut	Deir Ista	Kufur Addik		
Alkhader	Alobaidiya	Beit Soureek	Assawahra Asharqiya	Anata	Qatana	Biddo	Birnabala	Beit Anan	Aluja	Bani Zaid Asharqiya		
Tafuh	Ithna	Tarqoumya	Ashyukh	Sa'eer	Beit ULA	Kharas	Sureef	Janata	Taqua'	Za'tara	Bani N'aim	
							AL Karmel	Nouba	Assamu'			

Factors Affecting Land Value							
Municipality C,D	weight		Details	Indicators	Factors	#	
	Municipality B	Municipality A					
		1.1	more than 12 m (8-12)m	Superior	Road Width	1	
		1	less than 7 m	Standard			
		0.9	Road width (7-9) m	Inferior			
	1.08		less than 6 m	Superior			
	1		more than 9 m	Standard			
	0.92		(6-8) m	Inferior			
1.07			less than 5 m	Superior	Municipality A		
1				Standard	Municipality B		
0.93				Inferior	Municipality C,D		
1.07	1.08	1.1	Close to the center of the city / easy to access / water, electricity, sewage network / close to services / away from source of annoyance	Superior	Location	2	
1	1	1	Easy access / availability of water and electricity networks (part of the services) / away from annoyances	Standard			
0.93	0.92	0.9	Close to annoyance sources (factory, landfill, schools, stone sawfish, industrial areas) difficult to access / away from the center city	Inferior			
1	1	1	Flat	Standard	Topography	3	
0.98	0.97	0.97	Sloped	Not standard			
1	1	1	Regular shape (Four sided)	Standard	Shape of parcel	4	
0.98	0.97	0.96	Irregular shape(Three or Five or more sided)	Not standard			

Factors Affecting Building Value							
Municipality C,D	Weight		Details	Indicators	Factors	#	
	Municipality B	Municipality A					
1.05	1.04	1.08	Independent building, the materials used in the construction of a stone (high-quality) or glass, added to Karmid, availability of heating, swimming pools, exotic gardens, additions to engineering and decorations	Superior	Quality and condition	1	
1	1	1	Residential units (apartment or a independent building), the materials used in the construction of a stone with medium-quality, Modest yards available	Standard			
0.95	0.94	0.92	Residential units (apartment or a independent building), the materials used in the construction of a bricks or concrete	Inferior			
1.05	1.04	1.08	Close to the center of the city / easy to access / water, electricity, sewage network / close to services / away from source of annoyance	Superior	Location	2	
1	1	1	Easy access / availability of water and electricity networks (part of the services) / away from annoyances	Standard			
0.95	0.94	0.92	Close to annoyance sources (factory, landfill, schools, stone sawfish, industrial areas) difficult to access / away from the center city	Inferior			
1.04	1.05	1.04	Availability of transportation / parking / elevator / store per unit / employee or guard / maintenance with good quality / garden	Superior	Services	3	
1	1	1	Availability of transportation / parking / elevator	Standard			
0.94	0.95	0.94	Availability of transportation	Inferior			
1.02	1.03	1.03	0/roof	Superior	Floor location	4	
1	1	1	1 or above	Standard			
0.98	0.97	0.97	-1 or below	Inferior			
1.04	1.05	1.05	0-25 yrs after completion	Superior	Building age	5	
1	1	1	45- 26	Standard			
0.94	0.95	0.95	more than 46	Inferior			

Property Value Estimation (Formula)

9

Example: Land located in municipality (A)

Classification: Commercial

Average sqm price for a standard parcel :720 JD/sqm

Area size: 552 sqm

Net adjustment = result of multiplying the weights of factors depicted in the table above.

$$1.1 * 1.1 * 0.97 * 1.0 * 1.03 = 1.2$$

Property Estimated Value = Standard Value × Area Size × Net Adjustment

JD 476,928

JD 720

552 sqm

1.2



User Manual
Property Tax System (PTAX)
Valuation using the new
standard's (NVS)

Municipalities:

This screen is for adding municipalities categories for each branch.

رقم البلدية	الوصف العربي	الوصف الانجليزي	رقم الفئة	الاسم العربي
60001	رام الله	Ramallah Municipality	1	الفئة الأولى
60002	البيروية	Al-Birah Municipality	1	الفئة الأولى
60003	بتونيا	Betonia Municipality	ب	الفئة الثانية
60004	شهاد	Shehad Municipality	ب	الفئة الثانية
60005	دير دهبوان	Der Debwan Municipality	ب	الفئة الثانية
60006	بئر زيت		ب	الفئة الثانية
60007	باني زيد		ب	الفئة الثانية
60008	البحرقة الشرقية		ب	الفئة الثانية
60009	الطيرة		د	الفئة الرابعة
60010	نركسيفيا		د	الفئة الرابعة
60011	نعلين	N'lin	د	الفئة الرابعة
60012	سجليل	Senjel	د	الفئة الرابعة
60013	حطارة		د	الفئة الرابعة
60014	باني زيد الشرقية	East Bani Zaid	ح	الفئة الخامسة

Property Kinds:

This screen is for defining the classification of usage (residential - commercial - industrial - Tourist).

الرمز	الوصف العربي	الوصف الانجليزي
1	سكني	residential
2	تجاري	commercial
3	صناعي	industrial
4	سياحي	tourist

Indicators:

This screen is for adding, activating and deactivate the indicators for both land and building.

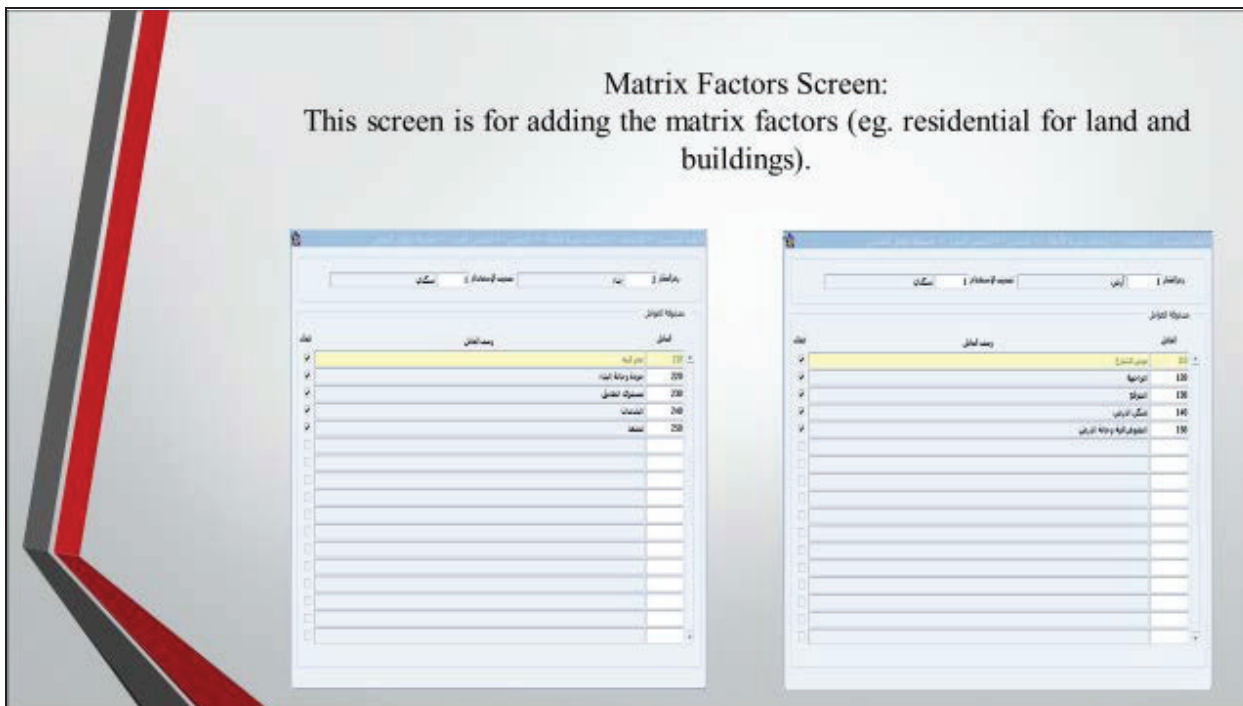
الرمز	الوصف العربي	الوصف الانجليزي
110	عرض الشارع	Road width
120	الواجهة	Frontage
130	الموقع	Location
140	شكل الأرض	Shape of Parcel
150	التضاريس و حالة الأرض	Topography
210	عمر البناء	Building Age
220	جودة وحالة البناء	Quality and condition
230	تقسيم الطابق	Floor Location
240	الخدمات	Services
250	مصعد	Elevator

Indicators Details Screen:

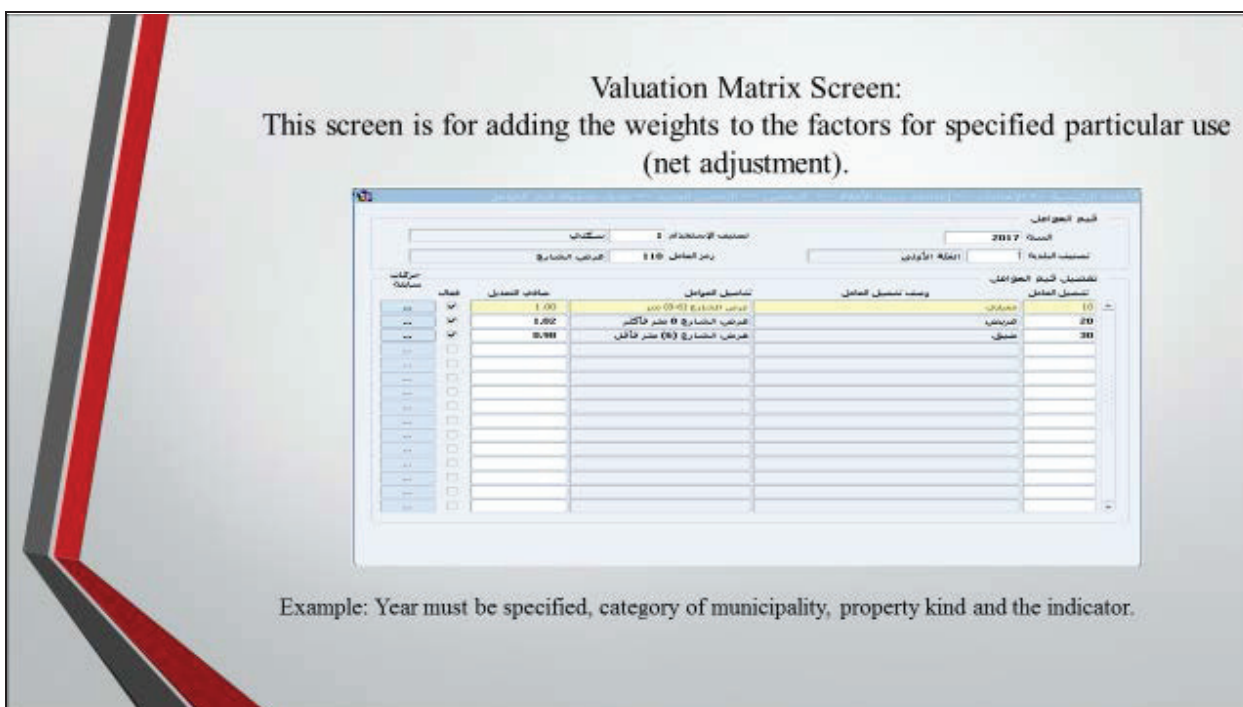
This screen is to add the indicator details and its description (Superior - Standard - Inferior).

الرمز	الوصف العربي	الوصف الانجليزي
30	معياري	Standard (عرض الشارع 3-6 متر)
20	عريض	Wide (عرض الشارع 8 متر فأكثر)
30	ضيق	Narrow (عرض الشارع 6) متر فأقل

Matrix Factors Screen:
This screen is for adding the matrix factors (eg. residential for land and buildings).



Valuation Matrix Screen:
This screen is for adding the weights to the factors for specified particular use (net adjustment).

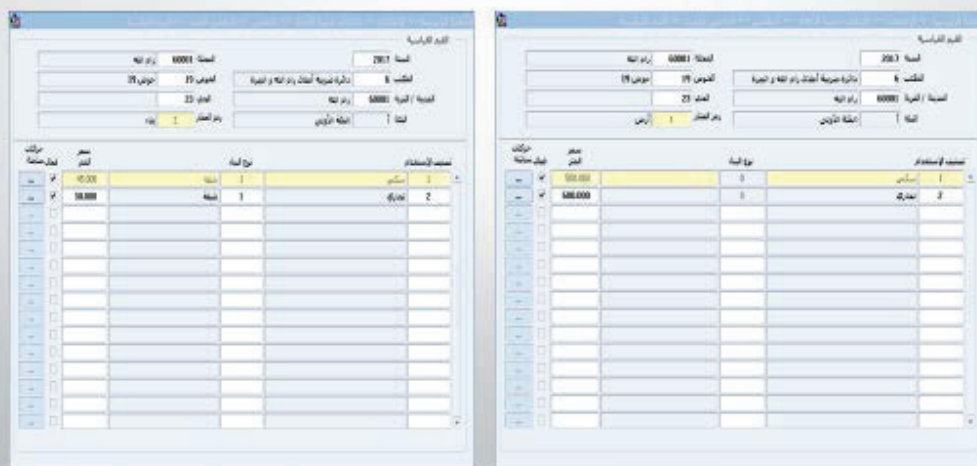


Example: Year must be specified, category of municipality, property kind and the indicator.

Flat Types Screen:
This screen is for adding the flat types.



Standard Point Value Screen:
This screen work's to identify the standard values (market value of the land and commercial value of the building) for each classification of use (residential-commercial).



Valuation Type Screen:
This screen is to add the all the valuation types that the PTAX system depends on it.

الوصف	الرمز	الترتيب
New Valuation	1	1
Objection	2	2
Objection	3	3

Flat Use Description Screen:
This screen is to add the description usage of the flats.
(Rented – Prepared For Rent – Owner)

الوصف	الرمز	الترتيب
Rented	1	1
Intended for Rent	2	2
Owner	3	3

Evaluation Committee Screen:
This screen is for defining the evaluation committee for a specific municipalities.

الاسم	الدرجة	تاريخ التعيين
م. محمد	رئيس اللجنة	148
م. خالد	نائب الرئيس	207
م. أحمد	عضو لجنة	209

Setup Field Records Screen:
When you define the factors, weights values, standard point values, and evaluation committee, we prepare a new field records list depends on the new valuations standards through seven steps.(Press this button).

The first step:
Determine the city and the evaluation committee.

خطوة رقم 1 - من 7 -

سنة التقييم: 2017

نظام التقييم: نظام جديد

الرجاء تحديد المدينة لجنة التقييم، أسباب التقييم، والمناطق التي توجد فيها ضمن اكتشاف عند التقييم.

مدينة التقييم	1
المدينة البلدية	0001
تصنيف البلدية	أ
رمز اللجنة	5/2017/0007

معلومات عامة عن التقييم

إضافة التالي للتقييم السابق للتراجع، إذهب للخروج

إلغاء التالي <<

The second step:
Determine the local (eg. city of Ramallah, the locality of Ramallah).

خطوة رقم 2 - من 7 -

الرجاء تحديد المدينة والفرد التي سيتم اعتماد القوائم بها، من أجل إختيار ضمن القائمة.

وصف المنطقة	المدينة	تعيين
رام الله	0001	<input checked="" type="checkbox"/>
بلدية رام الله	5011	<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>
		<input type="checkbox"/>

إضافة التالي للتقييم السابق للتراجع، إذهب للخروج

إلغاء التالي << التالي >>

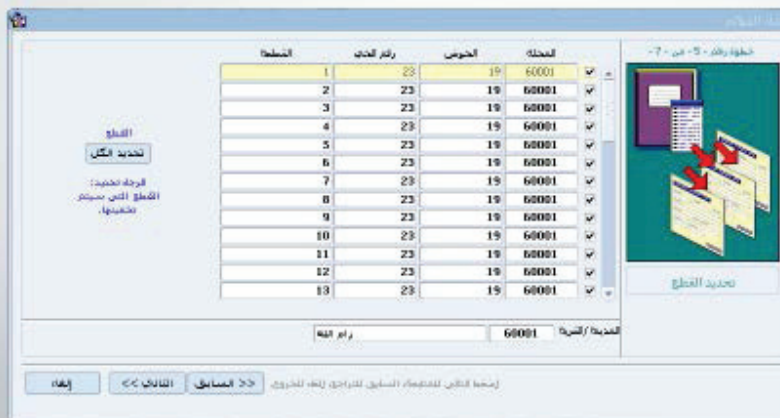
The third step:
Determine the blocks that required to evaluate.



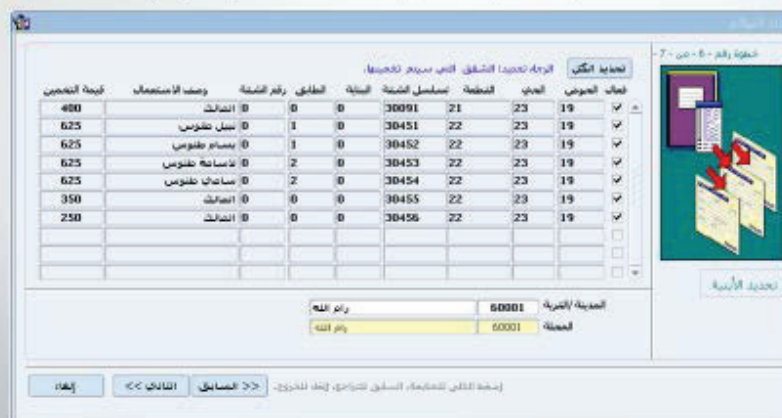
Step Four:
Determine the quarters within a given blocks.



Step five:
Identify the parcels evaluated within a particular quarter, block and local



Step Six:
Determine apartments and buildings to be included by (City-local-block-quarter-parcel).



This screen is to calculate the evaluation value for each apartment or building after inserting the indicators and it's details by pressing on this icon (احتساب).

The screenshot shows a software interface for property valuation. At the top, there is a header with fields for 'معلومات عن المبنى' (Building Information) and 'معلومات عن المالك' (Owner Information). Below this is a table with columns for various indicators and their values. A red circle highlights the 'احتساب' (Calculate) icon in the table. Below the table, there are several input fields and buttons for further actions.

رقم المنطقة الحالي	رقم المنطقة السابق	الحي	الوحدة	المنطقة	العمارة / القرية	المكتب	رقم الترخيص	سنة الترخيص
22	0	23	19	60001	60001	6	1	2017

رقم المنطقة الحالي	رقم المنطقة السابق	الحي	الوحدة	المنطقة	العمارة / القرية	المكتب	رقم الترخيص	سنة الترخيص
22	0	23	19	60001	60001	6	1	2017

رقم المنطقة الحالي	رقم المنطقة السابق	الحي	الوحدة	المنطقة	العمارة / القرية	المكتب	رقم الترخيص	سنة الترخيص
22	0	23	19	60001	60001	6	1	2017