

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

JICA-Palestine Valuation Project (Training Seminar on Property Valuation Standards in Palestine)

11/04/2016

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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




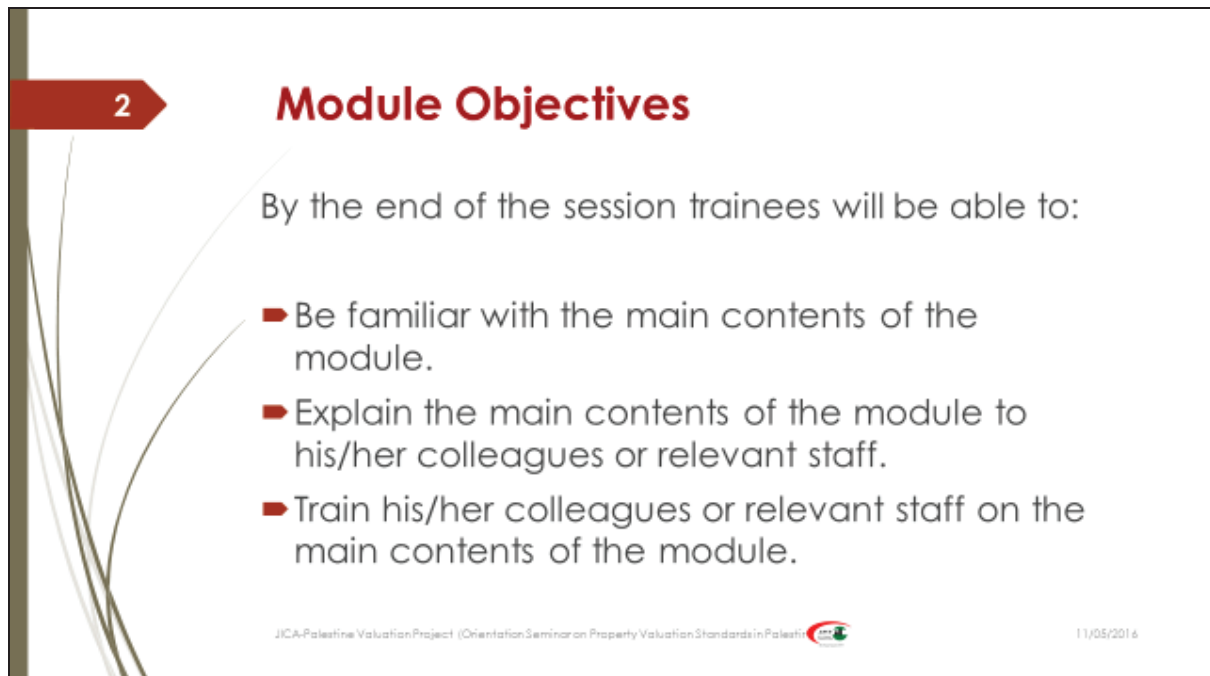
1 Orientation Seminar on Property Valuation Standards in Palestine

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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7 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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8 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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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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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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13 Valuation in Palestine (Summary)

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



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14 NEXT: Valuation Standards in Palestine Together Towards Making the Change



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Module 2: Property Tax Valuation Standards

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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.
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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 on 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.



- ▶ 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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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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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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Modality of Property Valuation.....

Municipality Classification Criteria Settings:

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

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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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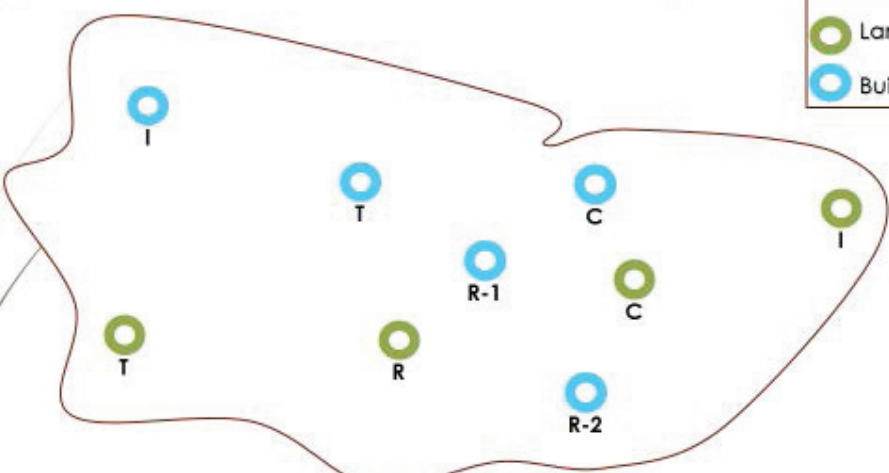
Standard Values

- 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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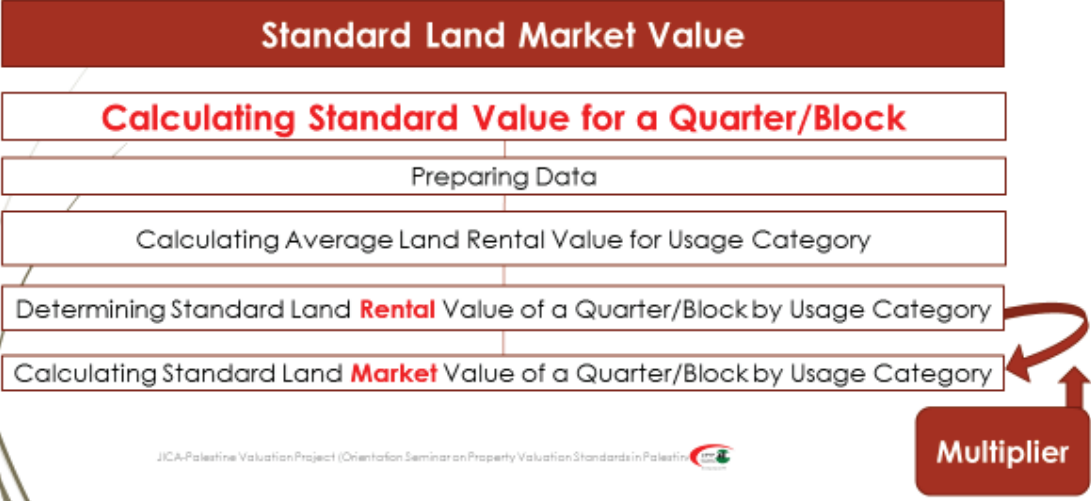
Calculation of the Standard Value

- **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

Road Width	Standard	Inferior	Superior
	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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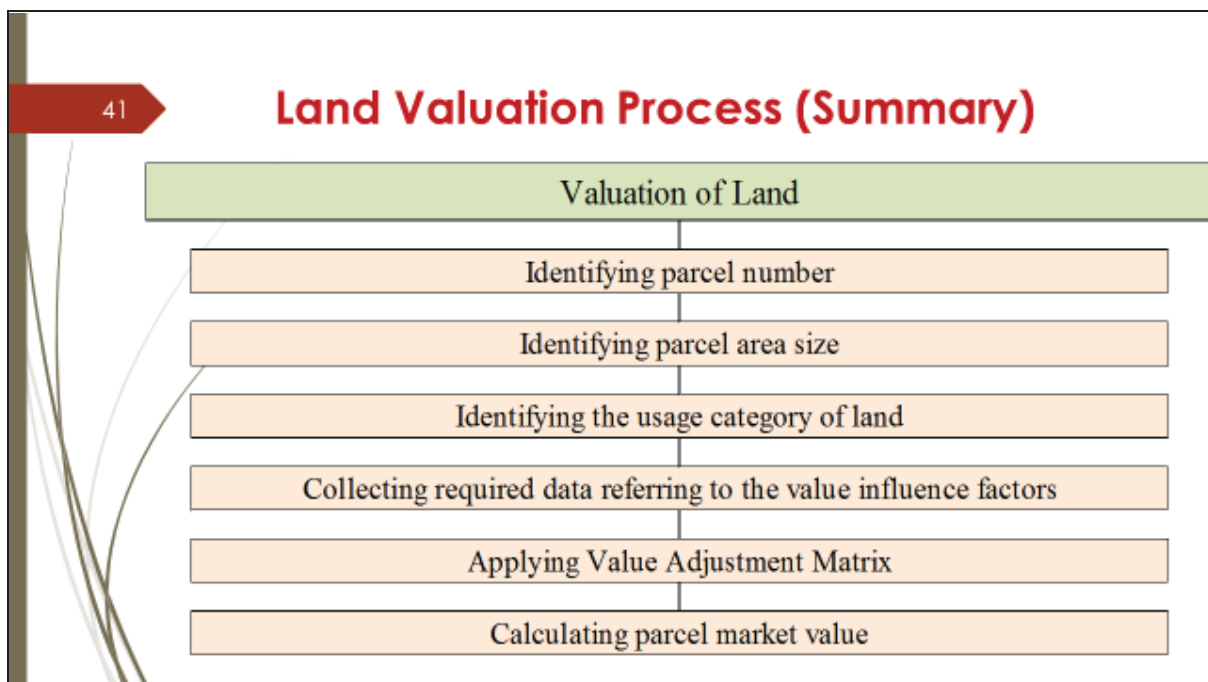
40 **Property Value Estimation (Formula)**

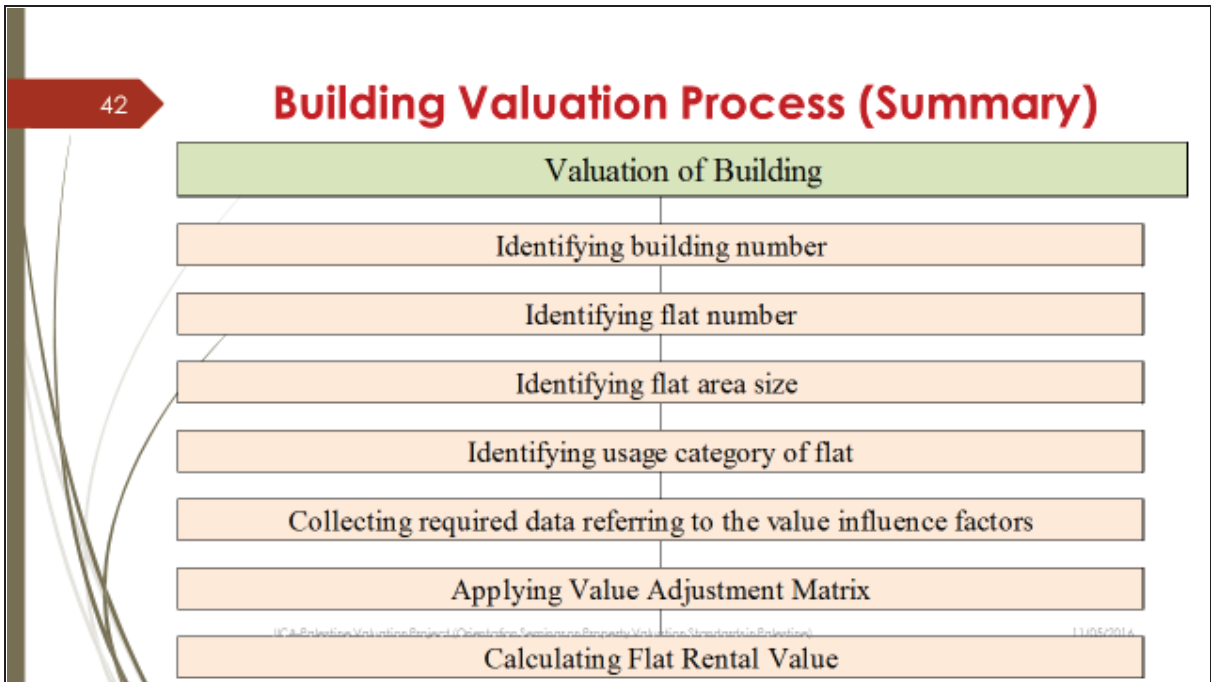
Property Estimated Value = Standard Value × Area Size × Net Adjustment

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		
							AL Karmel	Nouba	Assamu'	Bani N'aim		

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	فئة البلدية	الرمز
60001	رام الله	Ramallah Municipality	الفئة الأولى	1
60002	الغزة	AlGhaza Municipality	الفئة الأولى	1
60003	بیتولما	Beitonia Municipality	الفئة الثانية	2
60004	سلواد	Silwad Municipality	الفئة الثانية	2
60005	دير زبوات	Der Zebwan Municipality	الفئة الثانية	2
60006	بیر زیت		الفئة الثانية	2
60007	بئالی زید		الفئة الثانية	2
60008	المرکبة الشرقيہ		الفئة الثانية	2
60009	الطیبه		الفئة الثالثة	3
60010	ترکستفيا		الفئة الثالثة	3
60011	نعلین	N'lin	الفئة الثالثة	3
60012	سجل	Sejfel	الفئة الثالثة	3
60013	ضفارة		الفئة الثالثة	3
60014	بئالی زید الشرقيہ	East Bani Zaid	الفئة الثالثة	3

Property Kinds:

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

الرمز	الوصف العربي	الوصف الانجليزي	نوع الاستخدام
1	سكنی	residential	سكنی
2	تجاری	commercial	تجاری
3	صناعی	industrial	صناعی
4	سياحی	tourist	سياحی

Indicators:

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

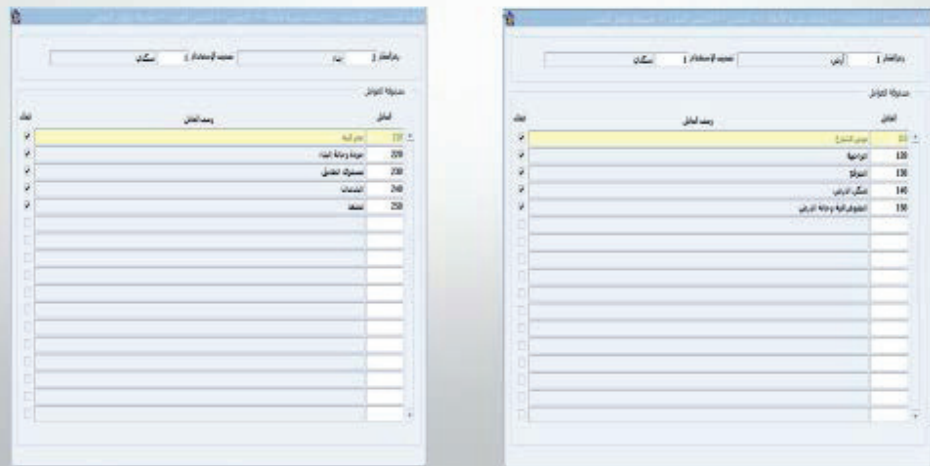
معايير	الوصف الاتيادي	الوصف العربي	الترتيب
<input checked="" type="checkbox"/>	Road width	عرض الشارع	110
<input checked="" type="checkbox"/>	Frontage	الواجهة	120
<input checked="" type="checkbox"/>	Location	الموقع	130
<input checked="" type="checkbox"/>	Shape of Parcel	شكل الأرض	140
<input checked="" type="checkbox"/>	Topography	التضاريف ألية وحالة الأرض	150
<input checked="" type="checkbox"/>	Building Age	عمر البناء	210
<input checked="" type="checkbox"/>	Quality and condition	جودة وحالة البناء	220
<input checked="" type="checkbox"/>	Floor Location	تقسيم الطابق	230
<input checked="" type="checkbox"/>	Services	الخدمات	240
<input checked="" type="checkbox"/>	Elevator	مصعد	250

Indicators Details Screen:

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

معايير	الوصف الاتيادي	الوصف العربي	الترتيب
<input checked="" type="checkbox"/>	Standard (عرض الشارع 3-4 متر)	عادي	10
<input checked="" type="checkbox"/>	Wide (عرض الشارع > 4 متر)	عريض	20
<input checked="" type="checkbox"/>	Narrow (عرض الشارع < 3 متر)	ضيق	30

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

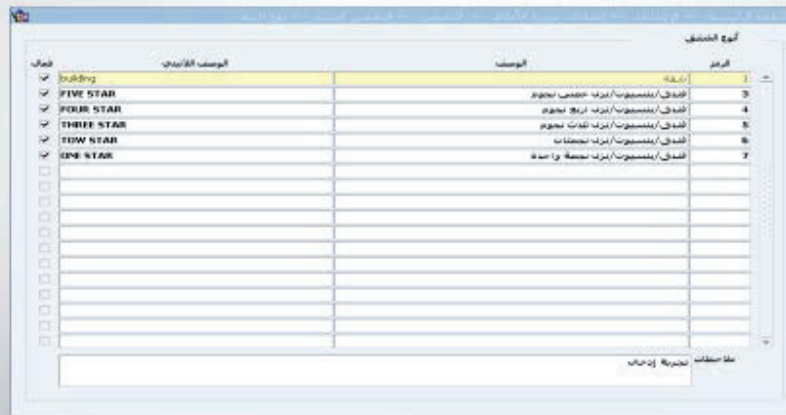


Valuation Matrix Screen:
 This screen is for adding the weights to the factors for specified particular use (net adjustment).

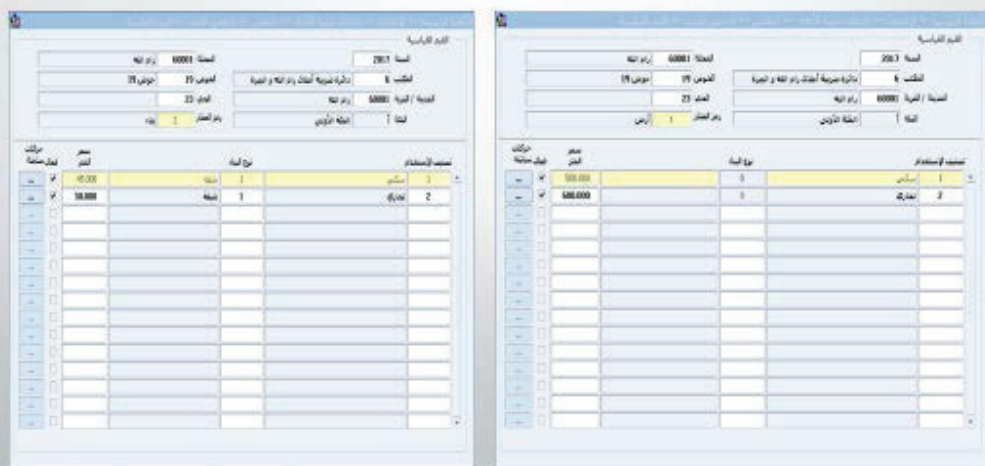


Example: Year must be specified, category of municipality, property kind and the indicator.

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

Flat Use Factor Screen:
This Screen is for defining the ratio for each flat use description for specific year, and this for taxation use.

الرمز	وصف الاستخدام المسطحة	الوصف العربي	الوصف لاتيني	قيمة المعامل
1	مستأجر	الوصف العربي	الوصف لاتيني	1.00
2	مستأجر غير مستأجر	الوصف العربي	الوصف لاتيني	0.75
3	مستأجر	الوصف العربي	الوصف لاتيني	0.50

NVS Transfer Screen:
This screen is to transfer all the indicators, indicators details, matrix factors, standard point values and every thing depends on the NVS setup to the next year automatically

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

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.

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

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

خطوة رقم 3 - من 7 -

الرجاء تحديد الأحياء التي سيتم إيراد القوائم لها.
من أجل إختيار جميع القوائم.

تحديد الكتل

الاسم العربي	رقم الكوم	المنطقة	رقم الكتل
واقف الدين	14	60001	<input type="checkbox"/>
الحدوث	15	60001	<input type="checkbox"/>
بطن الهواء	16	60001	<input type="checkbox"/>
خلة طهيمه	17	60001	<input type="checkbox"/>
الفاصيون	18	60001	<input type="checkbox"/>
حوش	19	60001	<input checked="" type="checkbox"/>
نصب حانق	119	60001	<input type="checkbox"/>
البطن الشرقي	11/1	60001	<input type="checkbox"/>
عين الكرم	14/1	60001	<input type="checkbox"/>
TEST	99999	60001	<input type="checkbox"/>

المكتب: دائرة ضريبة أطلال رام الله و العين
العمارة/القرية: 60001 رام الله

إلغاء << السابق >> التالي >>

إستطاعه الكائن للتحديد السابق للتراجع إلى الخطوة.

Step Four:
Determine the quarters within a given blocks.

خطوة رقم 4 - من 7 -

الرجاء تحديد الأحياء التي سيتم إيراد القوائم لها.
من أجل إختيار جميع القوائم.

تحديد الكتل

الاسم العربي	رقم الكتل	رقم الكوم	المنطقة
المرقبة	16	19	60001
الدورة	17	19	60001
بحر سكايد	18	19	60001
الحيطة	19	19	60001
الفاصيون	20	19	60001
دار حواء	21	19	60001
دار يوسف	22	19	60001
عين صويد	23	19	60001
الشقرة	24	19	60001
الصلاتي	25	19	60001

المكتب: دائرة ضريبة أطلال رام الله و العين
العمارة/القرية: 60001 رام الله

إلغاء << السابق >> التالي >>

إستطاعه الكائن للتحديد السابق للتراجع إلى الخطوة.

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

المنطقة	رقم القاري	الحي	العمارة
1	23	19	60001
2	23	19	60001
3	23	19	60001
4	23	19	60001
5	23	19	60001
6	23	19	60001
7	23	19	60001
8	23	19	60001
9	23	19	60001
10	23	19	60001
11	23	19	60001
12	23	19	60001
13	23	19	60001

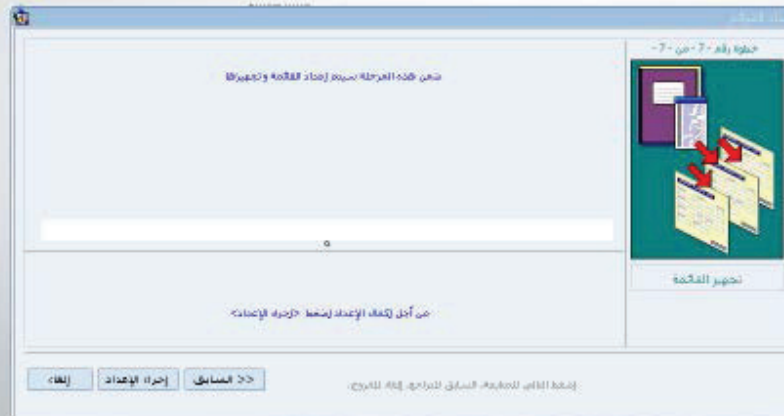
المنطقة / العمارة: 60001
رقم القاري: 23

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

رقم القاري	الحي	المنطقة	رقم الوحدة	وصف الاستخدام	كمية التقييم
0	0	30091	21	العمارة	480
1	0	30451	22	تسليط نفوس	625
1	0	30452	22	بمساح نفوس	625
2	0	30453	22	تسليط نفوس	625
2	0	30454	22	مساحات نفوس	625
0	0	30455	22	العمارة	350
0	0	30456	22	العمارة	250

المنطقة / العمارة: 60001
رقم القاري: 23

Step Seven:
From this screen is to prepare the field record.



After the completion of the evaluation setup procedure, the field record values report will be prepared to the evaluators to collect data from the field .

رقم العميل	رقم الحي	رقم القطعة	رقم المخطط	رقم المبنى	رقم الأرض	مساحة الأرض	مساحة المبنى	رقم المخطط	رقم الحي	رقم العميل
06311700008	0	1	0	0	35630	10	0	9	23	19
06311700008	0	2	0	0	35630	10	0	10	23	19
06311700008	0	2	0	0	0	0	0	11	23	19
06311700008	0	0	0	0	0	0	0	12	23	19
06311700008	0	0	0	0	0	500	4081	13	23	19
06311700008	0	0	0	0	16520	10	1652	14	23	19
06311700008	0	0	0	0	11760	10	1176	15	23	19
06311700008	0	0	0	0	0	0	667	16	23	19
06311700008	0	0	0	0	0	0	1294	17	23	19
06311700008	0	0	0	0	0	0	0	18	23	19
06311700008	0	0	0	0	0	0	0	19	23	19
06311700008	0	0	0	0	0	0	2759	20	23	19
06311700008	0	0	0	0	0	0	1282	21	23	19
06311700008	0	0	0	0	0	0	1501	22	23	19

Field record values report:
After pressing the Print menu button in the previous screen, the filed report will be generated.

The screenshot shows a detailed report form with the following sections:

- Header:** State Of Palestine, Ministry Of Finance, and the national emblem.
- Identification:** Land number (رقم الأرض: 00001), location (المدينة: الخورس), and other identifiers.
- Valuation Data:** Fields for area (المساحة: 19), value (القيمة: 19), and other financial metrics.
- Table:** A table with columns for land area, value, and other details. The table contains several rows of data.
- Footer:** Date (24 / 14) and other administrative information.

This screen is for migrating the data for lands from the filed record to the PTAX system by pressing on this icon (تخمين).

The screenshot displays a software interface for data migration with the following elements:

- Navigation:** Buttons for 'تخمين' (Estimation) and 'طباعة' (Print).
- Table:** A table with columns for land area, value, and other metrics. The table contains several rows of data.
- Summary:** A section at the bottom showing a total value of 3563 and other summary statistics.

Determine the indicators and it's details for specific parcel.

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

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 calculating evaluation values. At the top, there is a header with project information including 'معلومات عن المخطط' (Map Information) and 'معلومات المخطط' (Map Details). Below this is a table with columns for 'رقم المخطط السابق' (Previous Map No.), 'رقم المخطط الحالي' (Current Map No.), 'الوحدة' (Unit), 'المساحة' (Area), 'الارتفاع' (Height), 'عدد الطوابق' (Number of Floors), 'رقم الوحدة' (Unit No.), 'رقم المخطط' (Map No.), 'الفترة / القرية' (Period / Village), 'المكتب' (Office), 'تاريخ التسجيل' (Registration Date), 'سنة التقييم' (Valuation Year), 'رقم المخطط' (Map No.), 'الفترة / القرية' (Period / Village), 'المكتب' (Office), 'تاريخ التسجيل' (Registration Date), 'سنة التقييم' (Valuation Year).

The main table has columns for 'رقم المخطط السابق' (Previous Map No.), 'رقم المخطط الحالي' (Current Map No.), 'الوحدة' (Unit), 'المساحة' (Area), 'الارتفاع' (Height), 'عدد الطوابق' (Number of Floors), 'رقم الوحدة' (Unit No.), 'رقم المخطط' (Map No.), 'الفترة / القرية' (Period / Village), 'المكتب' (Office), 'تاريخ التسجيل' (Registration Date), 'سنة التقييم' (Valuation Year). The table contains several rows of data, with the first row highlighted in yellow. A red circle highlights the 'احتساب' (Calculate) icon in the first row.

Below the table, there are several sections for calculation controls and summary information. The 'ملاحظات' (Remarks) section contains a text area. The 'معلومات المخطط' (Map Information) section contains a table with columns for 'رقم المخطط' (Map No.), 'الفترة / القرية' (Period / Village), 'المكتب' (Office), 'تاريخ التسجيل' (Registration Date), 'سنة التقييم' (Valuation Year). The 'معلومات المخطط' (Map Details) section contains a table with columns for 'رقم المخطط' (Map No.), 'الفترة / القرية' (Period / Village), 'المكتب' (Office), 'تاريخ التسجيل' (Registration Date), 'سنة التقييم' (Valuation Year).