



The Restoration and Development
of the Jewish Quarter in the Old City



BROCHURE FOR
RESIDENTS
**REGISTRATION
CAMPAIGN**
AT THE LAND
REGISTRATION
OFFICE



Dear Residents,

We have set ourselves the objective to complete registration of properties in the Jewish Quarter at the Land Registration Office (Tabu) by 31.12.2017.

We have finished measuring the properties, and in order to complete the registration process, it was decided to enable residents who arrange for the registration by the target date, to enjoy benefits which will be valid only for this limited period.

This brochure includes information about the following subjects:

1. **Manner of registration**, importance and obligation of registration.
2. **Campaign** for settling construction deviations and the discounts granted.
3. **Changes in the leasing** agreement.

With the aim of demonstrating good will and openness on the part of the Company, the Board of Directors made a number of important decisions regarding the matter, such as: changes and updates in the leasing contract, provision of significant discounts to those who made changes to their unit, as well as subsidization of the outlay for registration, under circumstances that allow this.

Please note!!!

The campaign is valid only for residents registering their units in the period between 01.08.2017 and 31.03.2018

It is clarified that all that is stated in this brochure is relevant only for the period of the campaign. After the above-mentioned period, the campaign will end and the lessee will have to bear the full cost of registration at the Land Registration Office, including payment for settling construction deviations, and will be liable for administrative and/or legal sanctions.

It is our hope that the information in this brochure will contribute to an understanding of the matter and to cooperation on your part.



1. Registration in Tabu

The Land Registration Office - **Tabu** - is the entity that registers real estate in the State of Israel in the land registry and provides such registration legal validity.

The source of the obligation to register appears in the leasing contract and the undertaking contract, wherein the Company undertook to register all the properties in the Land Registration Office in due course.

Manner of registration

Residents who:

- a. would like to register their unit at the Land Registration Office in the event that the condominium is **already registered**
- b. have received an initial appeal to register their unit from the Company

shall contact the Company's manager of properties Ms. Silvi Nizri, and/or the registration coordinator Adv. Shiran Eliyahu, to receive information about the actions they must take to complete the registration.

The following is a summary of the ordered procedure for registration at the Land Registration Office:



Updated measurement (measurement that was performed in the last half year).



Receipt of a letter from the Company stating that the property is eligible for registration.



Perusal of the Tabu file at the Company's offices (prearranged) before it is sent to Adv. Abramson.



Signing the documents of transfer at Tabu, prearranged with Adv. Abramson (6 Hanagid Street, Jerusalem).

Property that is not eligible for registration

- » Residents receiving a letter stating that their unit is not eligible for registration, the reason for ineligibility will be indicated in the letter, based on one of the following criteria:
 - a. The property is in the process of transfer of rights.
 - b. The owner of the property has passed away and the rights have not yet been transferred at the Company to the name of the heirs.
 - c. Attachments, pledges, official receivers, legal rulings.
 - d. There were construction deviations and/or changes from the original sales blueprint made in the property.
 - e. Other

- » **It is the residents' responsibility to contact the Company and receive all the information required to resolve the ineligibility.**
- » In case of property changes, the deviation must be demolished, or alternatively, it must be resolved in accordance with the Company's terms.
- » Residents who would like to resolve the deviations shall perform an evaluation by a Company appraiser the Company. The evaluation shall determine the value of the deviation + usage fees for a usage period up to 7 retroactive years.
- » Lessees who would like to contest the assessment, shall submit a counter-evaluation of their own.
- » In certain cases where changes to the property do not appear on the blueprint deposited at the Land Registration Office, a correction of the condominium blueprint shall also be made. Every resident is responsible for clarifying the status of their unit.
- » After resolving the changes, the property will be eligible to be registered in Tabu.

Costs:

Description of Action	Cost	To whom does the payment apply?
Payment to Adv. Abramson for notarized power of attorney + registration fees	As determined by the regulations	Anyone who signs Tabu transfer documents in the presence of Adv. Abramson
Measurement	NIS 10 per sq.m. plus VAT	Anyone whose unit belongs to a condominium which is already registered in Tabu and who has not previously registered their unit for any reason whatsoever
Evaluation	Based on the area of the deviation	Payment will apply to lessees who have made a change in their unit, which does not correspond to the condominium blueprint deposited in Tabu
Correction of condominium blueprint	NIS 10,000 plus VAT	In cases where the updated measurement does not correspond to the condominium blueprint deposited in Tabu, and it is necessary to correct the condominium blueprint

**** Changes in the costs may occur based on the law and/or terms of the Company.**



2. Campaigns and discounts - in case of property changes

In order to incentivize residents to complete the registration of their unit in Tabu, it was decided to start a campaign aimed at those who have made changes to their units. The campaign period is for those who arrange for payment for the deviation by 31.03.2018. After that period, payment for settling the deviations will be due in full.

2.1 What is a deviation?

Any change and/or addition to the property which is not in keeping with the original sale blueprint held by the Company, amounting to a difference in the measurements that is no less than 1 sq.m.

2.2 Terms of the campaign

Residents who would like to formalize the change in their unit and who have received the Company's approval for this, are eligible to benefit from the terms of the campaign as described below:

- a. Deviations in the **leased area** - instead of a payment of 31% of the deviation value, the calculation will stand at only 26% of the value determined by the appraiser, and this is also applicable to the usage period (up to 7 years retroactively).

* Example Payment for deviation within the leased area

Deviation area	Value of the deviation based on appraiser's evaluation	Payment as part of the campaign (26%)	Full payment after conclusion of the campaign (31%)	Value of usage fees for 7 years past retroactively	Usage fees as part of the campaign (for 7 years retroactively)	Payment for usage period without the campaign
20 sq.m.	NIS 50,000	NIS 13,000	NIS 15,500	20,000	NIS 5,200	NIS 6,200

Galleries

- Galleries up to a height of 2 sq.m. are exempt from payment.
- Galleries at a height of 2 sq.m. and more - instead of a payment of 31% of the deviation value, the calculation will stand at only 10%, and this is also applicable to the usage period.

Deviation area	Value of the deviation based on appraiser's evaluation	Payment as part of the campaign (10%)	Full payment after conclusion of the campaign (31%)	Value of usage fees for 7 past years retroactively	Usage fees as part of the campaign (10%)	Payment for usage period without the campaign (31%)
20 sq.m.	NIS 50,000	NIS 5,000	NIS 15,500	20,000	NIS 2,000	NIS 6,200

- b. Deviations **outside the leased area** - instead of a payment of 100% of the deviation value, the calculation will stand at only 85%, and with regard to the usage fees, instead of a 31% charge, it will be charged at a rate of 26%.

* Example Payment for deviation outside the leased area

Deviation area	Value of the deviation based on appraiser's evaluation	Payment as part of the campaign (85%)	Full payment after conclusion of the campaign (100%)	Value of usage fees for 7 years past retroactively	Usage fees as part of the campaign (for 7 years retroactively)	Payment for usage period without the campaign
20 sq.m.	NIS 50,000	NIS 42,000	NIS 50,000	20,000	NIS 5,200	NIS 6,200

- * Please note that this table is for illustration only (the data it contains is for the purpose of demonstration, and do not reflect the actual price per sq.m.



3. Changes in the leasing agreement:

The Company responded to the request of some of the residents, and made considerable changes in the leasing agreement and undertaking contract.

The Company made changes to the section which discusses additional leasing fees, and set it at 31% instead of 50% (changes in the leased area - new estimation).

Within the scope of these changes, sections which were not relevant and which do not suit the spirit of the times were deleted.

The changes mainly deal with the commitments of the lessee in the leasing agreement and undertaking contract, and with payments which are no longer relevant or which were changed to benefit the residents.

The "changes in land borders" applying to areas over 1 sq.m. has been anchored in a contract by the Company.

**** What is stated in this document is not final and exhaustive, and is not a substitute for consultation with the Company's professional representatives.**

Company website: www.rova-yehudi.org.il

We are at your disposal for any further information:

Registration coordinator Adv. Shiran Eliyahu
tel: 02-6265919 or e-mail shirane@jqc.org.il

Manager of properties Silvi Nizri at
tel: 02-6265908 or e-mail silvin@jqc.org.il

Adv. Arie Abramson (only after scheduling an appointment after receiving a letter from the Company stating that the property is eligible for registration)
tel: 02-6255221