



Land Administration in Jordan

Problems and Challenges

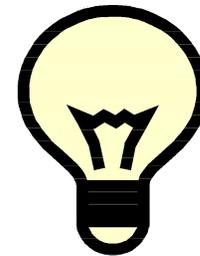
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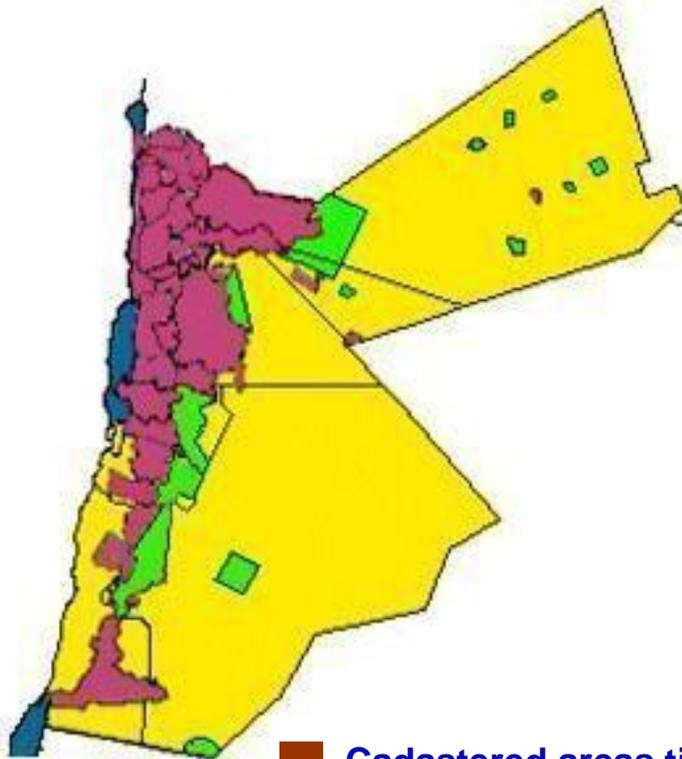
Department of Lands & Survey



- q General information
- q Historical Background
- q Properties Initiation
- q Problems and Challenges



q General Information



■ Cadastrated areas till 1999

■ Desert areas mapped in 2002

■ Claimed areas mapped in 2002

q **Jordan's total area: ~ 89000 km²**

è about 80% desert

è 16% settled areas

è 4% arable land, and

è less than 1% forest

q **Population: ~ 5 millions**

q **Number of parcels : over 1 million.**

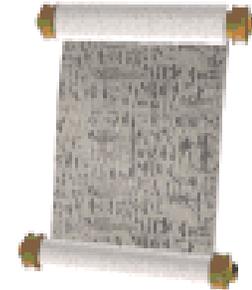
q **Number of land owners : over 2 million**

q **Number of transactions / year : ~ 15,000**

q Historical Background

q 1857 – First land registry office (Tabu) created by the Turkish administration;

- 9 Descriptive location of properties
- 9 Not geo-referenced information, and
- 9 Only for settled areas



 1924 - Jordan acquired all registration records related to public and private property. First bylaw for land rights was issued

q Historical Background (Continued)

- q 1927 - Land and water rights and valuation law.
Villages, state and forest borders were established
 - 9 Tribal rights
 - 9 Rural areas è Actual use of land (cultivated & settled)
è Taxation



- 1929 - Department of Lands & Survey (DLS)
- q 1950 - Almost all rural areas were mapped and registered

q Historical Background (Continued)

q 1956 (modified 1980) - New law for Land & Water Rights (Settlement law)

- 9 Rural & urban areas
- 9 Water rights clearly defined
- 9 Role of the Court (Settlement Court)
- 9 Common rights
- 9 Municipal rights



Properties Initiation

- Settlement



Field work



Cadastral Map



List of Claimers/right/R



Wight Register

12 August 2005



Red Register

Land Administration in Jordan
Samir Abbadi



Electronic Register

Problems and Challenges



The Problem:

Registration record Wight Red Electronic are not identical



The Challenge:

Record Matching Project by the end of June/2005



The Problem:

Less than 20% of the total area is surveyed 1999



The Challenge:

By 2002 more than 95% of Jordan is mapped and registered

Problems and Challenges (continued)



The Problem:



The Challenge:

1995 to 2001 All
old maps were
computerized



q Problems and Challenges (continued)

The Problem:

- ✘ Registration records and cadastral maps are not fully matched (inadequate updating mechanism)



The Challenge:

- ✔ To exercise firm control upon clear and adequate updating mechanism and follow up implementation regularly



qProblems and Challenges (continued)

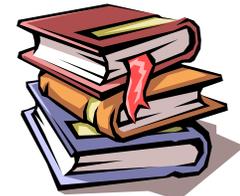
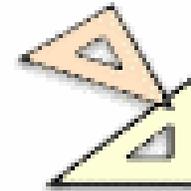


The Problem:

- ✘ Cadastral maps contain errors and inaccurate data and it does not fully reflect the physical reality on the ground

The Challenge:

- ✔ To improve the level of implementation of technical standards, surveying regulations and partial re-surveying, Usage of Digital ortho-photo is under verification.



q Problems and Challenges (continued)

The Problem:

- ✘ The actual content of cadastral maps is insufficient. There's a big demand for additional information



The Challenge:

- ✔ To define the kind of information to be added and set a clear procedure for updating information on a regular basis

q Problems and Challenges (continued)



The Problem:

Inadequate number of qualified personnel dealing with Cadastre



The Challenge:

To run training programs for staff upon clearly defined needs, motivate staff to seek higher levels of knowledge and qualification by offering them better status, position and even financial rewards, hire new qualified personnel

q Problems and Challenges (continued)

The Problem:

- ✘ Weak involvement of the private sector (e.g. private surveyors)

✔ The Challenge:

To give bigger role to the private sector through joint ventures and partnerships (Partial re-surveying and updating cadastral data)



q Problems and Challenges (continued)

The Problem:

Doubts exist regarding the fairness and justification of current taxes, fees and prices for different land transactions



The Challenge:

To study and analyze these taxes and prices, modify accordingly and explain to clients in a transparent way



Thank you for your attention