



Cadastral System in Jordan

“Department of Lands and Survey”



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November, 2011



- General Information
- Historical Background
- Main Duties
- Organizational Chart
- Main Achievements
- What's New?
- Some Challenges
- Ambitions



□ General Information



- **Jordan's total area: ~ 89000 km²**
 - about 80% desert
 - 15% settled areas
 - 4% arable land, and
 - less than 1% forest
 - 65% state-owned land
- **Population: ~ 5.5 millions**
- **Number of parcels : over 1.4 million**
- **Number of owners : over 1.5 million**
(~ 14% female owners)
- **Number of sales / year : ~ 100 000**
- **Land transfer tax : 9% of estimated value**



□ General Information

□ Both land registration and cadastral surveying are on a national level;

- 34 land registry offices
- 6 surveying groups

□ Land register contains :

- names of owners
- shares
- number of parcel (DLS_Key)
- areas
- initial values
- easements, and
- mortgages

Roots

Ottoman + Islamic- Law

Kind

Fiscal



Legal

Organization

Cadastre (including Land registration)



Minster of Finance



Department of Lands and Survey



Private surveyors

Maps

→ Island, serial → SDE

→ Surveying before registration

Information

Only for concerned people

90% automated



□ Historical Background

- 1857 – First land registry office (Tabu) created by the Turkish administration;
 - ↳ Descriptive location of properties
 - ↳ Non-georeferenced information, and
 - ↳ Only settled areas
- 1924 - Jordan acquired all registration records related to public and private property. First bylaw for land rights was issued.



□ Historical Background

- 1927 - Land and water rights and valuation law. Villages, state and forest borders were established
- 1927 – The establishment of Department of Lands & Survey (DLS)
- 1950 - Almost all rural areas were mapped and registered
- 1956 (modified 1980) - New law for Land & Water Rights (Settlement law)
- 1995 to 2001 – All old maps and records were computerized

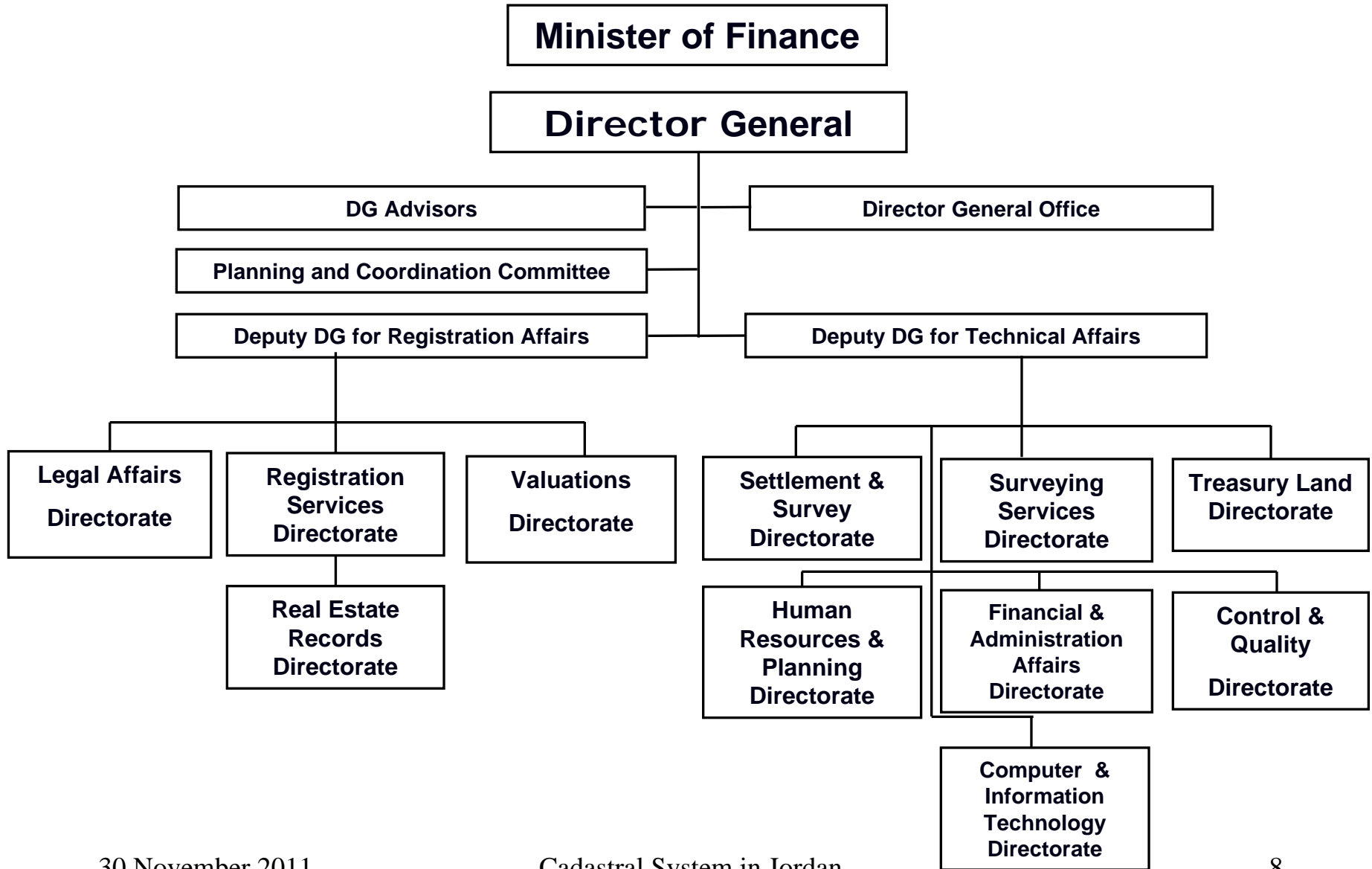


□ Main Duties

- Land Register Creation
- Cadastral Maps Production
- Land Transactions
- Treasury Land Management
- Expropriation Management
- Land Valuation
- Providing Cadastral Services



Organizational Chart





□ Main Achievements

- All maps are in digital form
- Computerized land register
- The Department of Lands & Survey is (ISO2001) certified
- Land Registry Offices are connected on-line with centralised data base
- Today more than 95% of Jordan is mapped and registered



Cadastral maps



Before



After



Land Register

Draft مسودة

المديرية : اراضي عمان
 القريفة : عمان
 الحوض : عمان
 المنطقة : عمان

رقم الخطأ: 253765
 اسم النجم: عرجان
 نوع الأرض: ملك

يحتوي هذا الخطب على 1 (صفحة)

رقم الخطبة: 345	رقم التسجيل: 2
رقم القسمة: 000	رقم القسمة: 000
القيمة التمهيلية: 0,000	القيمة التمهيلية: 0,000
رقم بيان التقييم: 148/72	

مقياس الرسم: 1/2500

العمارة رقم: 765
 العمارة كشافة: صممانه ووات وستون شرفط

الرقم الوظيفي	اسم المالك	النسبة	النسبة
	مؤسسة رعاية الشباب	الأردنية	الأردنية

1-OCQ8CE
 خام باله الدرا:
 منظم عند التسجيل: قدم نظم المعلومات
 2009/05/27
 2009/05/27
 تاريخ: 2009/05/27
 مدير تسجيل: اراضي عمان

1 / 1

ORACLE

تحري بيانات القطعة

المديرية: 1 اراضي عمان
 الحوض: 1 عرجان
 المنطقة: 1 عمان

رقم القطعة: 345
 رقم الخطبة: 345
 رقم التسجيل: 2
 رقم القسمة: 000
 القيمة التمهيلية: 0,000

معلومات القطعة:
 رقم الصحيفة: 00W18527AA ملك
 نوع الأرض: مقياس الرسم: 1/2500
 مساحة القطعة: 761
 (DLS-KEY) 000100100000345 مجموع الحصص: 1
 التوقعات: 1

الحسي جدول الأحياء: 6 اللوحة
 عدد الشركاء: 1 يوجد بناء يوجد بناء
 رقم البناء: 000 يوجد وقع يوجد وقع

التصنيف	رقم المالك	اسم المالك	حالة المالك	حصة المالك	جنسية المالك
4	2010	مؤسسة رعاية الشباب	حالي	1	الأردنية

الخروج
 إنشاء استعلام
 تنفيذ استعلام
 استعلام
 حذف سجل
 تنزيل
 إضافة سجل

المستخدم: DLSREG
 التاريخ: 2009-05-27

1/1

Data Applications

Title



□ Main Achievements

- Clients can get the following services from any land registry office :
 - Land registration titles
 - Parcel sketches
 - Ownership inquiries
- DLS has been chosen in the “Fast Track” of e-Gov project. E-services available now are:
 - Land maps
 - Parcel sketches
 - Parcel coordinates
 - Parcel areas



Parcel Plan - DLS - Windows Internet Explorer

http://www.dls.gov.jo/dlsWeb/viewer.html?L=-96741.333523&T=314146.487092&R=771458.097362&B=-162410.08674

File Edit View Favorites Tools Help

Parcel Plan - DLS

DEPARTMENT OF LAND & SURVEY
Hashemite Kingdom of Jordan

PARCEL PLAN

عربي Help

Search By Parcel Information Search By Coordinates

Governorate: Amman
 Directorate: Arady Amman
 Village: Amman
 Block: Qatana al Janubi
 Sector: null
 Parcel: 116

DLS Key: 0001 003 000 00116

Search Parcel Print Parcel Plan Show Boundary Coordinates

Parcel Information - Search Result

Governorate:	Amman
Directorate:	Arady Amman
Village:	Amman
Block:	Qatana al Janubi
Sector:	null
Parcel No.:	116
DLS Key:	000100300000116
Area:	768.74 ms

Map created by DLS - Copyright (c)2009.

Department of Land and Survey © All Rights Reserved.

Zoom Out

Local intranet 100%

start | Inbox - Microsoft Out... | دائرة الأراضي والمساح... | Parcel Plan - DLS - Wi... | Microsoft PowerPoint ... | EN | 11:45



□ What's New?

- Drafting a new unified “Cadastral Law”
- Replacing the old map coverage model with new parcel data model based on geo-database (SDE)
- Establishing new online connections and applications with:
 - Ministry of Justice
 - Agricultural Credit Corporation
 - Ministry of Finance
 - Municipality of Amman

(so far 11 online links with relevant institutions)

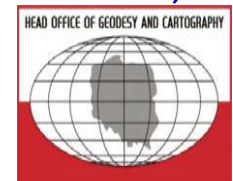


- Launching of EU Twinning Project:
“Enhancement of the Cadastral System in Jordan for the Department of Lands and Survey”

The Process:

- A letter to the Ministry of Planning & International Cooperation (MoPIC)
- Meetings clarifying the importance and justifications for the project
- Preparing of the project fiche (DLS + MoPIC)
- Tendering (MoPIC)
- Evaluation (DLS + MoPIC + Ministry of Lands and Survey in Jordan + Auditing Bureau)

The contract
LANTMÄTERIET





Member State Partner is a consortium consisting of:

Lantmäteriet, the Swedish Mapping, Cadastral and Land Registration Authority (Lead partner), Sweden and ,

GUGiK, the Head Office for Geodesy and Cartography in Poland (Junior partner), Poland.

The implementation period is (18) months.

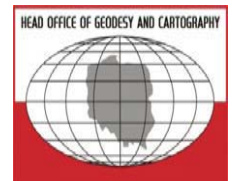
MS Project Leader Mr. Tommy Österberg

MS Junior Project Leader Mrs. Ewa Wysocka

BC Project Leader Mr. Saqer Al- Maaitah

MS Resident Twinning Adviser Mr. Sören Lundqvist

BC RTA Counterpart Mr Mazen Badwan



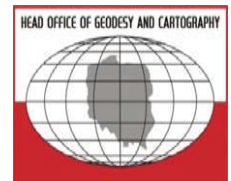


Project Overall Objective:

The development of a sustainable land management system in Jordan based on the Geographical Information System (GIS) that provides complete, accurate, up-to-date and precise land information.

Project Purpose:

Enhancing the technical and administrative capacities of the Department of Lands and Survey in the field of cadastre and land administration.





Project Mandatory Results:

Component 1:

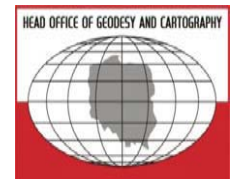
An Integrated cadastral system including (Maps & Land registers)

Component 2:

Secured digital registers and maps

Component 3:

Accurate land valuation methods defined and implemented





□ Some Challenges

- Contradiction (Non conformity) of the physical and the “legal” land boundaries
- Lack of some important information on the cadastral map especially the layer of buildings
- Lack of or drain of qualified employees
- Increase of co-ownership due to devolution transactions (many inheritors)



□ Ambitions

- Comprehensive management of treasury lands through comprehensive, up-to-date , accurate and digitally documented data and information
- Developing new e-services
- Activating the G-2-G e-services (with other related public entities) to facilitate and simplify procedures
- Introducing a one-stop-shop concept

Thank You!

