

Transition of Property Registration from Paper to 2D to 3D – A Case Study from Bahrain

Ammar Kashram and Neeraj Dixit (Bahrain)

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SUMMARY

Property registration repository has significantly been modernized in Kingdom of Bahrain over a period of last 10 years. It transitioned from paper based system to digital environment based on geospatial technology. First digital transition happened in 2005 when all property transactions papers were scanned and digitally archived through Archiving System. Around the same time another system namely, Case File Application System, provided a geospatial platform to capture all transactions marked on paper maps to digital repository. Property transactions on maps were linked to digitally archived documents. From then on, both the systems are so updated that the property registration information is current and available to all authorized users in Survey and Land Registration Bureau or SLRB. Second major transition is happening since 2012. This transition is attributed to the difficulties faced by users in registering Air Parcels. Air Parcels are the ones which are delineated in air in multistory buildings. They are different than the traditional ones which are delineated on ground. SLRB developed an in-house system namely SLRB Bahrain – 3D Property Registration System to meet challenges faced by users and to improve efficiency. Modernization of the property registration repository through transition is governed not only by technological advances but also due to changes in property laws and growing contribution of real estate sector in national economy. This paper covers two geospatial technology based systems, Case File Application System and SLRB Bahrain – 3D Registration System, which are helping in modernizing the property registration repository at SLRB in Bahrain.