Land Administration in Jordan
Problems and Challenges

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q General information
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General Information

- Cadastered areas till 1999
- Desert areas mapped in 2002
- Claimed areas mapped in 2002

**Jordan’s total area:** ~ 89000 km²
- About 80% desert
- 16% settled areas
- 4% arable land, and
- Less than 1% forest

**Population:** ~ 5 millions

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

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

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

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

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

1924 - Jordan acquired all registration records related to public and private property. First bylaw for land rights was issued
1927 - Land and water rights and valuation law. Villages, state and forest borders were established

- Tribal rights
- Rural areas: Actual use of land (cultivated & settled)
- Taxation

1929 - Department of Lands & Survey (DLS)

1950 - Almost all rural areas were mapped and registered
Historical Background (Continued)

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

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

• Settlement

Field work                         Cadastral Map                        List of Claimers/right/R

Wight Register                     Red Register                          Electronic Register

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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
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
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.
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.
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
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)
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