Iranian Cadastre System

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Iran’s Deeds and Properties Registration Organization
I.R. of Iran
14th PCGIAP, KL, Malaysia 2008
Middle East is an area which covers parts of west Asia and North East Africa.
Area: 1.648 million sq km with 14 neighbors
8700 km borders, 30 Provinces, 1060 Cities
About 30,000,000 registered parcels-

Population: +71.5 Million, 0-30 yrs: 70%, Literate 85%

Capital city: Tehran +10 million habitant
Population distribution: 70% of population in urban,

Education: 115,000 schools with near 18 million students, +200 Universities with about 2 million students, and > 6,000,000 Graduate

Businesses: about 800,000 companies of different sizes
Fix Telephone: 34%
Mobile Phone: 39%
Internet: 30%
Villages > 100 habitant: 100%
Optical Fiber: 40,000 Km
Major Responsibilities

Registration of Deeds and Properties is an organization under the Judiciary Branches. Its activity includes:

– Properties
– Deeds
– Trademarks
– Patents
– Corporations
– Transaction
– Court Ruling Enforcement
– *Cadastre
Cadastre in I.R. IRAN
Cadastre Program: Objectives

- Secure land tenure
- Land disputes reduction
- Improvement of real state market
- To increase land values and encourage land investments
- Increase tax revenues
- Accurate and accessible spatial information
- Innovative and Efficient and transparent land administration
Progress so far
Success Areas

Operations:

- Less boundary disputes
- Expropriation and Compensation
- Reform of laws and regulation
- Protection of Property Rights
- Moving from Deed to Title Registration
Convert Paper-based Information to Digitize-based Version
Convert Old paper map to Standard-digital map based on global positioning & GIS
Challenges and Issues
Major Challenging Aspects

Land Registration System/Cadastre System

- Legal
- Political
- Technical
- HR and Social Capital
- Economic
- Institutional
Challenges

- **Political**
  Lack of national high level priority for Cadastre project implementation.

- **Legal**
  Lack of national pushing regulations.

- **HR and social capital**
  Requiring capacity building in HR section for Cadastre
  A need for enhancing public awareness and cooperation

- **Economic**
  A Need to develop a sustainable and economical business model for a medium and long term investment and implementation of Cadastre Program in Iran.
Challenges

➢ Institutional
  • Lack of cooperation among the local authorities & stakeholders
  • Requiring capacity building in the private sector
  • A need for innovative organizational models & procedures
  • Lack of synergy among different organizations involving the implementing procedure.

➢ Technical
  • A need to develop a sustainable, upgradeable, compatible & portable system.
  • Lack of Cadastral data updating and synchronization technical infrastructure.
Future Direction

• Automation of Abstracts of Deeds
• Improve cooperation between Cadastre and the other mapping agencies
• To establish a network among provinces to access Cadastral data
• Use of more accurate 1:500 map
• Insert Postal Codes on maps
• To add Cadastral data for range, forest and agricultural lands and villages
**Major opportunities for Cadastre in Iran**

- A good basis for sustainable development
- A good step for “knowledge based economy” by creating NSDI
- A good opportunity for process re-engineering of DEEDS registration at all levels
- Creating attraction to the local market
- A great mean to realize national wealth and common trust
- Best approach for developing Land Market Management.
Suggestions
Spatial Data

SDI Applications

Social
- Disaster management
- National security & defense
- Facilitating industry management
- Emergency services (fire, police, healthcare)

Economic
- Resource management (agriculture, mining, energy, etc.)
- Land administration & cadastre
- Business planning
- Demography

Environmental
- Developing natural resource
- Natural resource management
- Population control
- Evaluation & monitoring (water, soil, air)

Development Dimensions

Social
- Provision of community services
- Decision-making in disaster, government
- Poverty reduction
- Good land management

Economic
- Money raising
- Critical infrastructures development
- Effective siting and use of facilities and assets

Environmental
- Evaluation and monitoring of environment

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Development Dimensions
Key Features for Cadastre in Developing Countries

• Simple and Flexible
• Use of non-complex technologies
• Open and low cost access to stakeholders
• Compatibility and portability with other systems
• Adaptive to progress
Thank You