Land registration and cadastre – IRAN

By

Hamid Berenjkar
Evolution of land registration in IRAN

- Iranians registered the surface area of the farms over there in special registers for tax when Darius was Iran's king. (500 B.C)

- During Safavid, a judge was assigned in the court for transactions as well as deeds of contracts, marriages, and divorces. (1500)

- In the judiciaries, sheets and written documents were stamped formally to prevent faking (forging) until Mashruta period.
Evolution of land registration in IRAN

- The law for deeds & properties registration was passed in April 1911 by the second Iranian Parliament.

- The 126-article law for deeds & properties registration was passed in March 1923 according to which Iranian Deeds & Properties Registration Organization was founded to stabilize people's proprietary rights and registration of documents made by them.
Iran Cadastre Project was passed in 1989 by Islamic Iranian Parliament and in 1994 officially Cadastral Operations started under Iran’s Deeds & Properties Registration Organization.
RELATION BETWEEN MAN AND LAND IN DEED SYSTEM

RIGHTFUL CLAIMANT (PERSON/ENTITY)  SUBJECT

RIGHT(S)  LEGAL RELATION

LEGAL LAND OBJECT  OBJECT

Who owns what?

Stig Enemark
What is owned by whom?

Stig Enemark
REGISTRATION SYSTEM IN IRAN

IS DEED REGISTRATION
Problems and Issues before introducing the cadastre

- Paper based
- Time consuming registration process
- Non standard surveying and mapping
- Non guarantee
- Registration errors
- No cadastral map for the state owned land
Why we need to have an integrated data bank

Registration Information

Is National Capital.

The Information Should be Protected.
<table>
<thead>
<tr>
<th>ملاحظات</th>
<th>مصرفه</th>
<th>انتقاله</th>
<th>سوابق</th>
<th>لاکچری</th>
<th>آلیاژ</th>
<th>معرفی</th>
<th>تاریخ</th>
<th>مسئول</th>
<th>توضیحات</th>
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دانه‌سازی:

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خطا در رنگ‌بندی یا توضیحات:

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Registration Information Are National Capital. These Information Should be Protected.
Paper Documents Should Be Protected.
Land registration reform using cadastre

- **Planning**
  1. Definition cadastre for Iran (localization)
  2. Total land area required for cadastral surveying (urban 1.2 million hectares is in priority)
  3. Capacity building (scholarship three round)

- **Design**
  1. 30 Provinces
  2. Cadastral surveying instruction
  3. Database modelling
  4. Infrastructure (hardware, software, lan, wan, …)
Land registration reform using cadastre

Implementation

1. Cadastral data collection
2. Converting deeds information and map sketch to digital form
3. Integrated digital deeds information and digital cadastre for making DCDB
4. Using technology for services
Relation Between Cadastre and Land Registration

APPLICATION FOR REGISTRATION

LEGAL DOCUMENTATION

SURVEYING MAPPING DATA

Registry of Property and Ownership Rights

Cadastral Survey Office

REGISTRY OF PROPERTY RIGHTS

LRS

CADASTRE #NNN

INDEX MAP

CADASTRAL SURVEYING & MAPPING RECORDS

TITLE / DEED
Cadastre 2014 statements
And
Cadastre of Iran
Statement 1 on Cadastre 2014

Cadastre 2014 will show the complete legal situation of land, including public rights and restrictions.

Collaboration with other related organization
The separation between 'maps' and 'registers' will be abolished
Converting the map sketch to standard form
Converting paper based registration information to digital Standard Form

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<th>Column 1</th>
<th>Column 2</th>
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[Image of paper-based registration form]

[Image of digital form interface]
Integrated Data for DCDB
'Cadastral mapping' will be dead! Long live modelling.
Relational model for cadastre and land registry

- Geo code centroid
- Parcel lines
- Geodetic coordinates
- Parcel ID
- Building ID
- apartments
- Volume Folio
- More than 100 items extracted
- Postal code for Parcels
- Parcel
- Scanned documents
- Scanned Folio
- Scanned Transaction document
- Postal code
- OwnerID
'Paper and pencil cadastre' will be gone!
System for Integrated Management of Property Registration
Cadastre 2014 will be highly privatized! Public and private sector are working closely together.
Data extraction from registry books
Cadastre 2014 will be cost recovering!

Land Registration Law supports cost recovery
Table of Converting The Data in Digital and Standard Form

<table>
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<tr>
<th>CONVERTING DATA TO DIGITAL FORM IN IRAN (up to 2009)</th>
<th>Number of Main books (registry book)</th>
<th>Data Entry</th>
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Digital Map production progress
Cadastral

The diagram shows the progress of digital map production across various provinces. Urban areas are represented on the x-axis, and the area in hectares is shown on the y-axis. Each province is color-coded, with a legend indicating prepared cadastral maps. The bars represent the area covered in hectares for each province.
Thank you