IRANIAN CADASTRE SYSTEM

Nasrollah Jahangard
Iran’s Deeds and Properties Registration Organization
I.R. of Iran
Tehran, May 2009
خرداد 1388
Middle East is an area which covers parts of west Asia and North East Africa
ISLAMIC REPUBLIC OF IRAN
IN A GLANCE

Country Size: 1.648 million sq km with 14 neighbor
30 Province, 1015 Cities

Capital city: Tehran +10 million

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

Population distribution: 70% of population in urban,
Population growth rate: 1.4%

Language of government & Business: Farsi, Farsi-English

GDP per capita: ~ US$ 3750, PPP ~7500 $

Education: 115,000 schools with over 20 million students, +200 Universities with
about 2 million students, > 6,000,000 Graduate

Businesses: about 800,000 companies of different size
Fix Telephone ~ 35%
Mobile Phone ~ 60%
Internet ~ 35%
Villages>100 habitant:
100%
Optical Fiber ~ 100000 Km
The state of organization for registration deeds and properties is one of judiciary branches and is include of many activities like:

- Properties
- Deeds
- Trademarks
- Patents
- Corporations
- Transactions
Cadastre in I.R. Iran
CADASTRE PROJECT: Vision

To develop a real estate registration program which provides:

- Security of ownership rights;
- Confidence for banks for secured real estate credit;
- An effective real estate market with ownership, value and location of property information;
- Government agencies with information for urban planning and land management;
- The private sector with opportunities to develop.
Cadastre Project: Objectives

- Secure land tenure
- Reduction in land disputes
- More efficient land markets
- Increased land values
- Increased investments in property and land improvements
- Broadened tax base
- Accurate and accessible spatial information
- Efficient, accurate and transparent land administration
Progress to Date
Converting paper based to Digital Information
Converting old Paper based Maps to Digital
Number of Registered Parcels

Year 1383 1384 1385 1386 1387
5200 7800 16300 302484 1038270
Status of Cadastre Maps (Hc.)

- Till 1382: 22015
- Year 1383: 30287
- 1384: 51615
- 1385: 100728
- 1386: 138249
- 1387: 132892

میزان تهیه نقشه کاداستر (هکتار)
Status of Data-Entry from Property Mainbooks
Challenges and Issues
Major Challenging Aspects

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

Land Registration System/Cadastral System
CHALLENGES

- **Political**
  - No national high level priority for Cadastre project implementation

- **Legal**
  - Lack of national supporting laws

- **HR and social capital**
  - Lack of local experts and professionals in Cadastre

- **Economic**
  - Not enough supporting budget lead to long time design and implementation
CHALLENGES

- Institutional
  - Lack of progress monitoring mechanism in the responsible institute
  - Not enough expert private companies
  - Old organizational models
  - Conflicting Areas

- Technical
  - Lack of Cadastre data updating and synchronization infrastructure
  - Lack of suitable approach in design and implementation
Suggestions
MAJOR OPPORTUNITIES OF CADAstre

- The basis of development in the world
- An effective enabler of rapid national development
- Science push: possibility of leap to “knowledge based economy” for developing nations by creating NSDI
- Most natural opportunity for process re-engineering of the DEED registrar at all levels
- Attractive to the local market
- A great mean to realize national wealth and common trust
Spatial Data

SDI Applications

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

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

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

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

Evaluation and monitoring of environment

Dimensions

Social
- Bio-diversity
- Infrastructures (Water, Telecom, Power, Energy)
- Land use - Cadastre
- Administrative units

Economic
- Finance
- Development
- Sustainability

Environment
- Climate
- Biodiversity
- Ecosystems

SDI
- Spatial Data Infrastructure
- Community services
- Decision-making in disaster, government
- Poverty reduction
- Good land management

Dimensions

Social
- Bio-diversity
- Infrastructures (Water, Telecom, Power, Energy)
- Land use - Cadastre
- Administrative units

Economic
- Finance
- Development
- Sustainability

Environment
- Climate
- Biodiversity
- Ecosystems
CADASTRE IN DEVELOPING COUNTRIES:

- Planning a long term program based on a big picture
- Simple and Flexible
- Use of non-complex technologies
- Open and low cost access to stakeholders
- System compatibility and portability with other land market systems include formal and informal.
- Strong government commitment
- Transparency
THANK YOU