Initial Country Profile of The Kingdom of Saudi Arabia based on LADM

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1. Motivation

Why develop an LADM country profile for Saudi Arabia?

1. **ISO 19152 contains** a lot of international **expertise**, good to reuse this for Saudi Arabia,
2. Better **support** for **implementations** by industry,
3. Land administration **involves multiple authorities**, and this good to make explicit and form foundation for **National Information Infrastructure**,
4. Currently proposed model covers the **state of the art** in Saudi Arabia land administration, but is also the basis for future country profile with new developments; e.g. **3d/indoor RRRs, spatial planning**, etc.)
The Aim of this project is to Develop the initial LADM country profile based on the local regulations.

However, how should one start?
2. Requirements

The development of the LADM profile for the Kingdom of Saudi Arabia follows two steps:

1. Conducting interviews with the stakeholders to collect information about the regulations of the land/building ownership.

2. Analyzing the current land registration system and its requirement for both spatial and non-spatial data.
3. Involved organizations (LAND ADMINISTRATION in SAUDI ARABIA)
1. General Commission for Survey

representative to

3. Involved organizations
2. Ministry of Municipal & Rural Affairs

Is responsible for:
- The planning of the cities
- Defining the land use for each district and parcels
- Also, responsible for acquisition and production the geospatial data (location, dimension and size of the properties), land use, and building requirements and regulations

3. Ministry of Justice

Is responsible for:
- The ownership registration and that by determining
  - what does the party own?
  - what are the RRRs based on the registration type?
- There are two types of registrations:
  - Deed registration
  - Title registration

4. Ministry of Housing

Is responsible for:
- Developing programs that stimulate the private and public sectors through cooperation and partnership in organizing, planning and monitoring to facilitate housing for all community segments at reasonable price and quality
- Regulations of ownership Subdivision

5. Real Estate General Authority

Is responsible for:
- Title registration regulations
- Propose legislation and regulating for the real estate activities
- Licensing and supervising the real estate activities
- Establishing a database for real estate market
- Populating and processing the transactions for the real estate database

3. Involved organizations
Atlas map (land use map belongs to spatial planning information (which is covered in LADM v2))

Land use map of Jeddah, Saudi Arabia

3. Involved organizations
Example of Deed registration

1- Land number
2- District number
3- District name and City
4- Boundaries information and lengths of land boundaries
5- Number and information of the deed registration
6- Name of the owner/s
7- Nationality
8- National ID Number

3. Involved organizations
Complex organizational setting

What is the relationship between of them?
4. Main LA processes (Ownership subdivision)

Ministry of Municipal & Rural Affairs

Ministry of Housing

Ministry of Justice

Architecture and Surveying Company

4. Main LA processes
5. Initial country profile
(The initial non-spatial classes)
(The initial spatial classes)

Ministry of Housing
Ministry of Municipal & Rural Affairs
Real Estate General Authority
(Title Registration)
Additional proposed classes

5. Initial country profile
(The proposed code list for the initial profile)
6. Summary:

1. Determining the main sectors that are responsible for land administration
2. Studying the different laws and regulations
3. Analyzing the current systems
4. And then, the initial LADM country profile for Saudi Arabia has been developed
7. Future research:

1. Validating and testing the proposed model
2. Creating instance-level diagrams with real data
3. Collecting a real use case information to assess the model
4. Developing a technical model and database
5. Developing a user interface to visualize the ownership of lands and buildings
6. The proposed profile will be used in the future to develop a 3D country profile and include information model about indoor, subsurface, marine, valuation/taxation, and spatial planning information
Thank you
4. Main LA processes

The Property ownership system and subdivision have been defined in Act (M/5 2002) and it is under the responsibility of:
Property ownership system and subdivision defined the following terms:

**Land:**
The piece allocated for the construction of a building and the construction of its facilities and services, according to the engineering plan that has been approved by the building permit.

**Real estate unit:**
It is the house, the floor, the apartment, the garage, the shop or any part of the building that can be sorted and the property rights are placed and disposed, separately from other parts of the building.

**Owner:**
is the owner of an independent real estate unit and the owner could be one or more.

**Maintenance and restoration:** it is the necessary work to maintain the benefit, whether for an independent unit or for what is included in the common property such as elevator, ladder, and garden.

**Common Parts:** it is the footprint of the building, gardens, rebounds, the structure of the building, the roof, the entrances, the ladder, and all other parts of the building that are intended for common use.
To register a non registered parcel

New owner/s → Architecture and Surveying Company → Ministry of Municipal & Rural Affairs → Ministry of Justice → Deed registration

4. Main LA processes
To transfer the ownership

The owner

New owner/s

Title or Deed registration

4. Main LA processes
To issue a title registration

4. Main LA processes