



# Evaluation of Erbil Cadastral Issues Depending on International Cadastral System

Prepared by :  
Warda Waliid  
Omer Abubakir  
Rayan Hashim

Supervised by :  
Mr . Azad Arshad Hawezi

Affiliation : salahaddin university - Erbil / college of engineering - geomatics ( surveying ) Eng. Dept.

## Cadastral System

In most countries, the cadastral system is just taken for granted, and the impact of the system in terms of facilitating an efficient land market and supporting effective land-use administration is not fully recognised.

The point is that the cadastral system provides security of property rights.

The cadastral systems thereby paves the way for prosperity – provided that the basic land policies are implemented to govern the basic land issues, and provided that sound institutions are in place to secure good governance of all issues related to land and property.

Cadastral, contains official, legal documentation concerning the quantity, dimensions, location, value, tenure, and ownership of individual parcels of land.

FIG has played a significant role in terms of facilitating the understanding of the role of land administration, and by establishing a powerful link between appropriate land administration and sustainable development

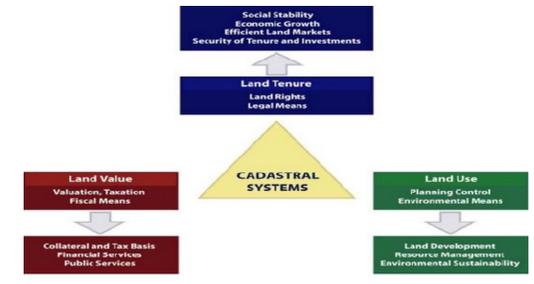


Figure 1: showing the cadastral system components

## Cadastral System Function

**Land value:** Land value is the worth of a piece of property, which includes both the value of the land itself and any enhancements made to it. It should not be confused with site value, which is the land's fair value if there are no rentals, mortgages, or anything else present that would otherwise affect the value of the property. and value can be thought of as the relationship between a desired location and a potential user. The ingredients that constitute land value are utility, scarcity and desirability .

**Land development:** the building of new infrastructure; the implementation of construction planning; and the change of land-use through planning permission and schemes for renewal and change of existing land use.

**Land-use planning:** Land use planning: the systematic assessment of land and water potential, alternatives for land use and economic and social conditions in order to select and adopt the best land use options.

**Land tenure:** In human society, territoriality is manifested by the process of land tenure. That term may be very simply defined as the process of holding land." Slightly more detailed, it may be said to be the relationship, whether defined legally or customarily, among people, as individuals or groups, with respect to land. Land tenure is an institution, that is to say, it is rules invented by societies to regulate behaviour. The rules of tenure define how property rights to land are to be allocated with societies.

**Urban planning** considers one of science that gathers set of the fields in one point. Management, Art, geography, ideology, psychology, Topography and more are collected in the same side because dealing with the environment that contains human being, animals, land, weather and anything can be seen in this world is very complicated, and it requires many attempts and huge data to get a typical solution.

## International Federation Of Surveyors (FIG)

The international development in the area of Cadastral and Land Administration has been remarkable with FIG taking a leading role. Throughout the last 27 years a number of initiatives have been taken with a focus to explain the importance of sound land administration systems as a basis for achieving "the triple bottom line" in terms of economic, social and environmental sustainability. The aim of FIG in the 1995 is the cadastral system in 1995, Cadaster 2014 defined as: "a methodically arranged public inventory of data concerning all legal land objects in a certain country or district, based on a survey of their boundaries. Such legal land objects are systematically identified by means of some separate designation. They are defined either by private or by public law. Cadastral 2014 will show the complete legal situation of land, (1) including public rights and restrictions. (2) The separation between 'maps' and 'registers' will be abolished. (3) The cadastral mapping will be dead. Long live modeling. (4) 'Paper and pencil - cadastral' will have gone. (5) Cadastral 2014 will be highly privatized. Public and private sector are working closely together. (6) Cadastral 2014 will be cost recovering.

As shown in the figure (3) the our practical part, we discussed about the land value in Erbil neighborhoods .

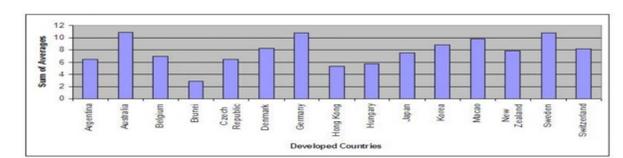
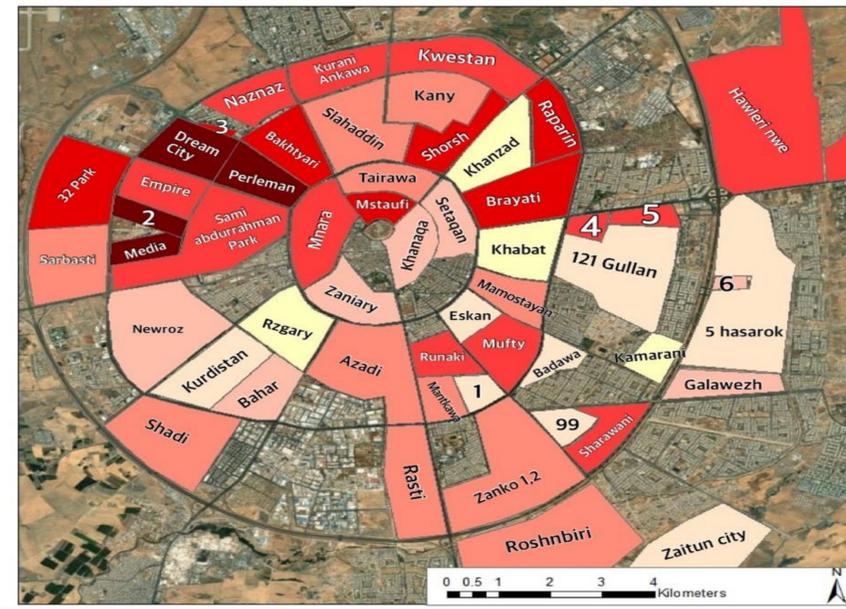


Figure 2: Ranking of Developed Countries - Year 2003

## Land Value of Erbil neighborhoods



**Legends (price\$)**

- > 1500\$
- 1000 - 1499\$
- 850\$ - 999\$
- 700\$ - 849\$
- 550\$ - 699\$
- 400\$ - 549\$
- < 399\$

**Some neighborhoods:**

1. Andazyaran
2. English village
3. Park view
4. Havalan
5. Sarwaran
6. Newroz Apartments

## Factors affect On Land Value

In our practical part, we discussed about the land value in Erbil neighborhoods .You see that the land value of some neighborhoods are higher than lands that near to city center, this causes many factors that affecting on their values as indicated below:

1. Physical attributes
2. Accessibility to economic activities
3. Neighborhood amenities
4. Present and future land
5. Demand and supply function
6. Location and transport linkages
7. Land and property record
8. Development controls and building bye laws
9. Real estate price
10. Age of structure

## Land Registration

**Deed registration:** A deed registration means that the deed itself, being a document, which describes an isolated transaction, is registered. This deed is evidence that a particular transaction took place, but is in principle not itself proof of the legal rights of the involved parties and, consequently, it is not evidence of its quality. Thus before any dealing can be safely effected, the ostensible owner must trace his ownership back to a good root of title.

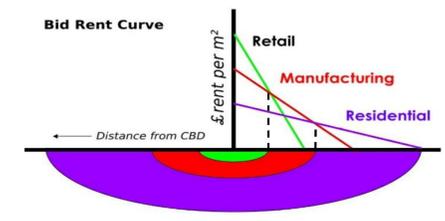
**Title registration:** A title registration means that it is not the deed describing the transfer of rights that is registered but the legal consequence of that transaction, i.e., the right itself (title). So the right itself together with the name of the rightful claimant and the object of that right with its restrictions and charges are registered. With this registration the title or right is created.

BASIS FOR COMPARISON	DEED	TITLE
Meaning	A deed is a legal document used to confirm or convey the rights.	The title is the name used to describe a person's legal position regarding something.
What is it?	A means of property interest transfer.	A person's legal right to use the property.
Expression	Writing	Abstract
Represents	The right to claim ownership of property.	Ultimate holder of the property.

## Alonso Location Theory

Land value can be defined as the monetary cost of the land. It can be the cost of undeveloped land or a built property, but land value is primarily associated with a vacant plot. When discussing the importance of a built structure the term "property value" is more appropriate.

**Factors Affecting Land Value**  
The land value is determined by the economic principle of highest and best use of land which produces the highest net return in any term, over a period. The property value is dependent on the structural attributes, land rates, land use and the location of the land. It is determined by the specific character of the land such as land use, location, accessibility, aesthetics, et



## Cadastral Issue In Erbil

### Issues:

1. In Erbil city, the land registration directorate and cadastral survey mapping are separated, so this causes legal issues in which the entities cannot deal with one authority.  
Solution: make the link between land registration directorate with cadastral survey mapping that they must be work with one field of authority
2. Land registration system we don't have enough information about land for making document, report, and any other information .  
Solution: Land registration directorate must include all attributes of the land such as documents and reports or any other information that is important for real properties.
3. The cadastral maps are in the form of hardcopy paper, not digitized until now. So, its difficult to update the map  
Solution: if the map showed in digital form by using computer applications (i.e. ArcGIS), you can update and process on it at any time it needed.
4. Usually, entities don't consider public rights when use land.



### Future Direction: (solution of issues)

- Solution 1: make the link between land registration directorate with cadastral survey mapping that they must be work with one field of authority
- Solution 2: Land registration directorate must include all attributes of the land such as documents and reports or any other information that is important for real properties.
- Solution 3: if the map showed in digital form by using computer applications (i.e. ArcGIS), you can update and process on it at any time it needed.
- Solution 4: We need a plan for future with considering the public rights (i.e. environment) when using a land