



## 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)



General Commission for Survey



وزارة الشؤون  
البلدية و القروية  
Ministry of Municipal & Rural Affairs

Ministry of  
Municipal & Rural Affairs



Ministry of Justice



وزارة الإسكان  
MINISTRY OF HOUSING  
Ministry of Housing

الهيئة العامة للمقار  
REAL ESTATE GENERAL AUTHORITY



Real Estate General Authority

## 1. General Commission for Survey



representative to





## 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**

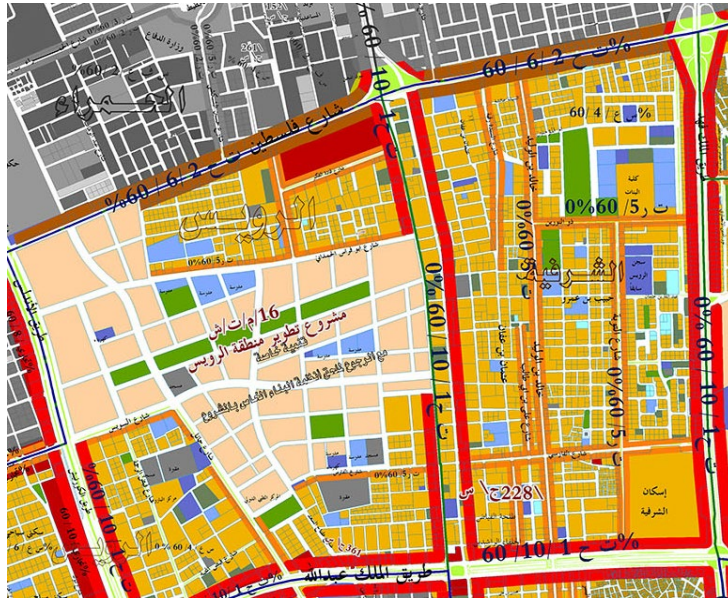
## 5. Real Estate General Authority

### 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**



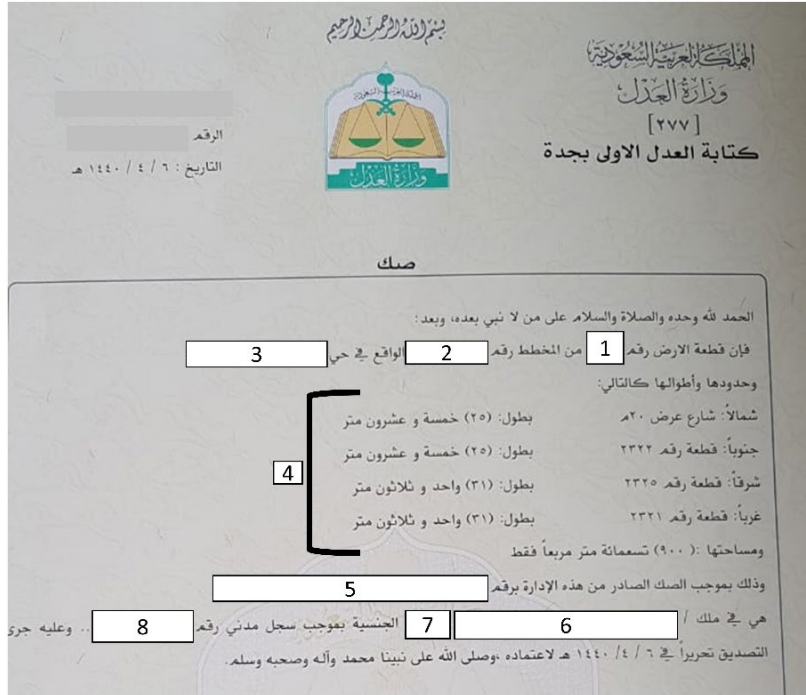
## Atlas map (land use map belongs to spatial planning information (which is covered in LADM v2))



- |  |  |  |                                |
|--|--|--|--------------------------------|
|  | Residential Apartments Buildings           |  | Residential villas             |
|  | Residential villa or two-storey apartments |  | Residential certified          |
|  | Commercial Street second class             |  | Commercial Street first class  |
|  | Local Commercial Street                    |  | Main Commercial Street         |
|  | Government area                            |  | Integral projects and villages |
|  | Marine areas                               |  | Educational services           |
|  | Religious Services                         |  | Health Services                |
|  | Regional Services                          |  | Government services            |
|  | streets and squares Sidewalk               |  | Parks and Sports Clubs         |
|  | Rain and drainage channels                 |  | Existing business centers      |
|  | Warehouses, light industries and workshops |  | Sea and lakes                  |
|  | Petroleum Industries                       |  | Intermediate Industries        |

Land use map of Jeddah, Saudi Arabia

## Example of Deed registrarion



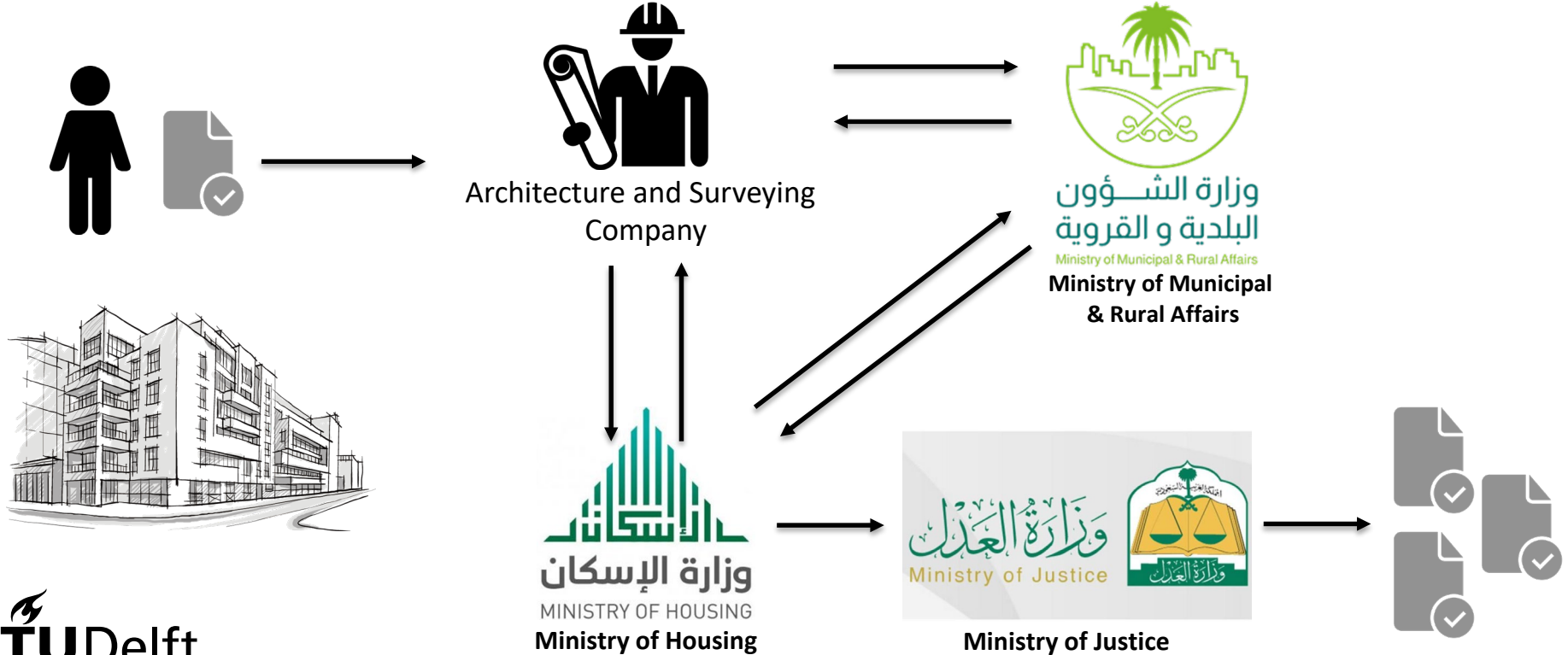
- 1- Land number
- 2- District number
- 3- District name and City
- 4- Boundaries information and lengths of land boundaries
- 5- Number and information of the deed registration
- 6- Name of the owner/s
- 7- Nationality
- 8- National ID Number



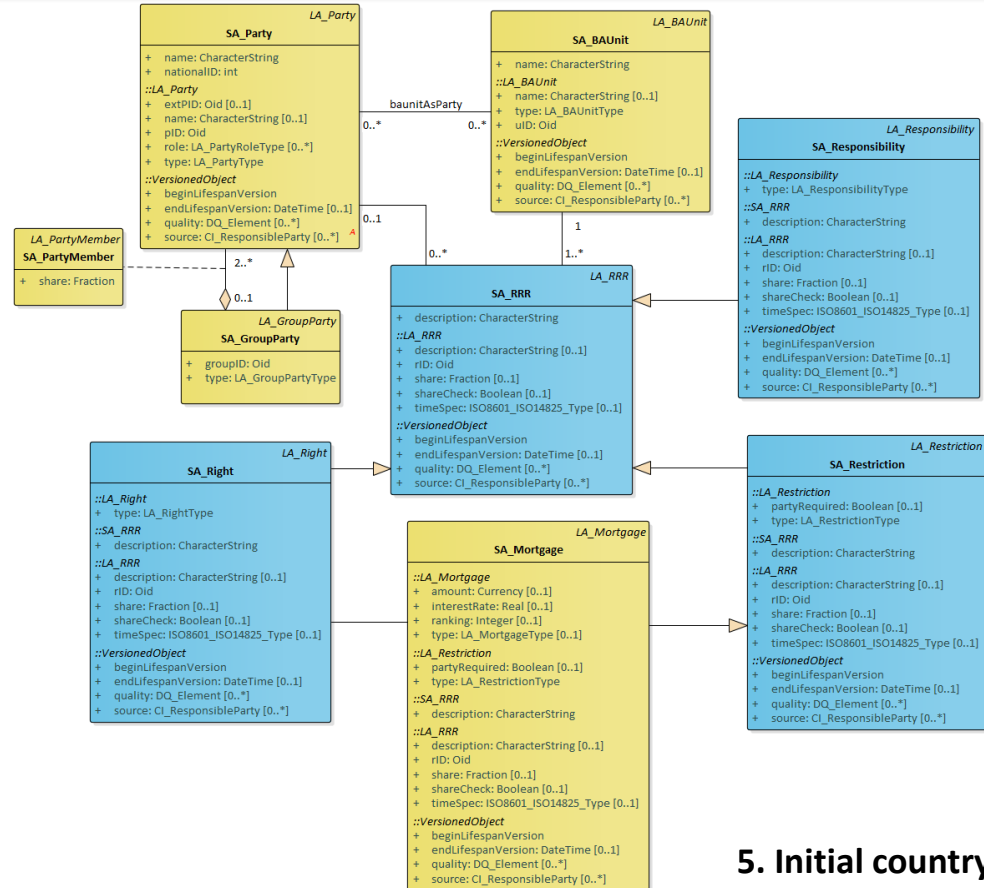
## Complex organizational setting




**What is the relationship between of them?**

#### 4. Main LA processes (Ownership subdivision)






## 5. Initial country profile (The initial non-spatial classes)

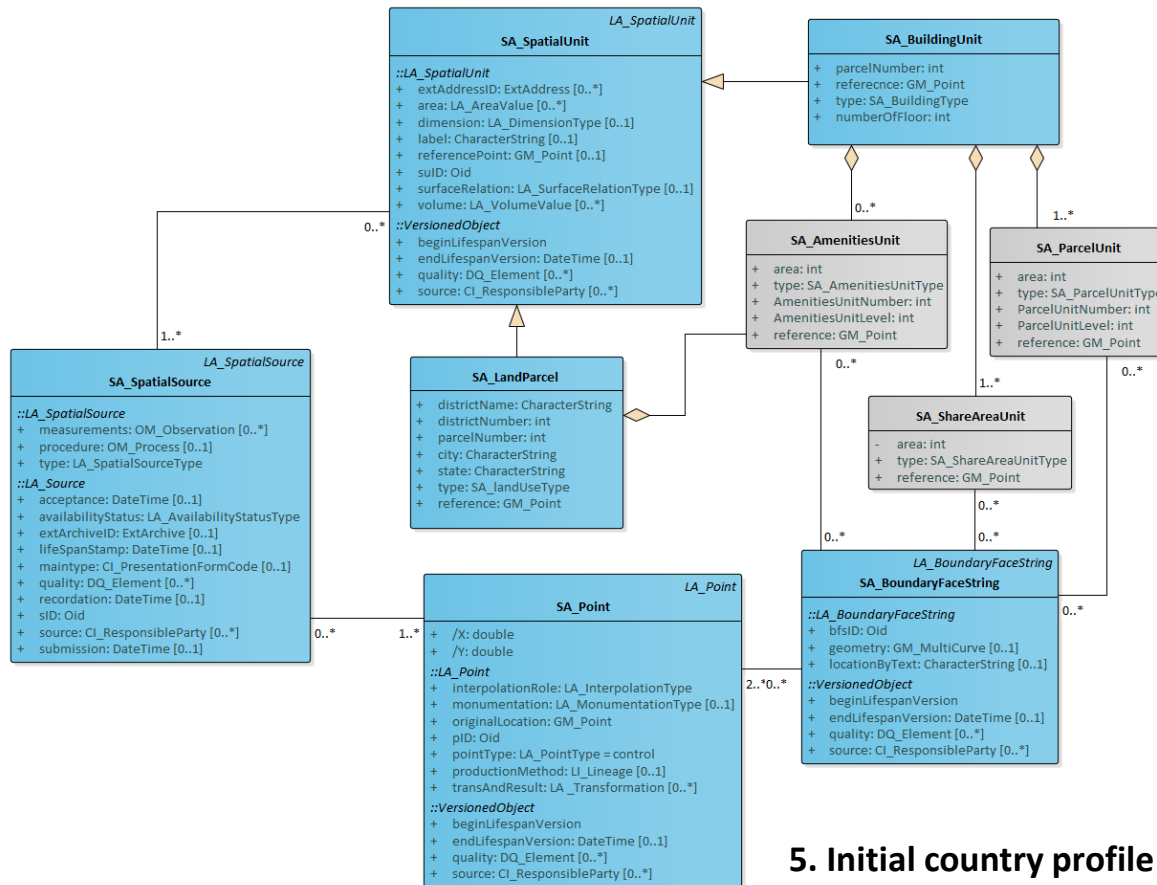


 Ministry of Justice  
 Ministry of Municipal & Rural Affairs  
 Real Estate General Authority  
 (Title Registration)

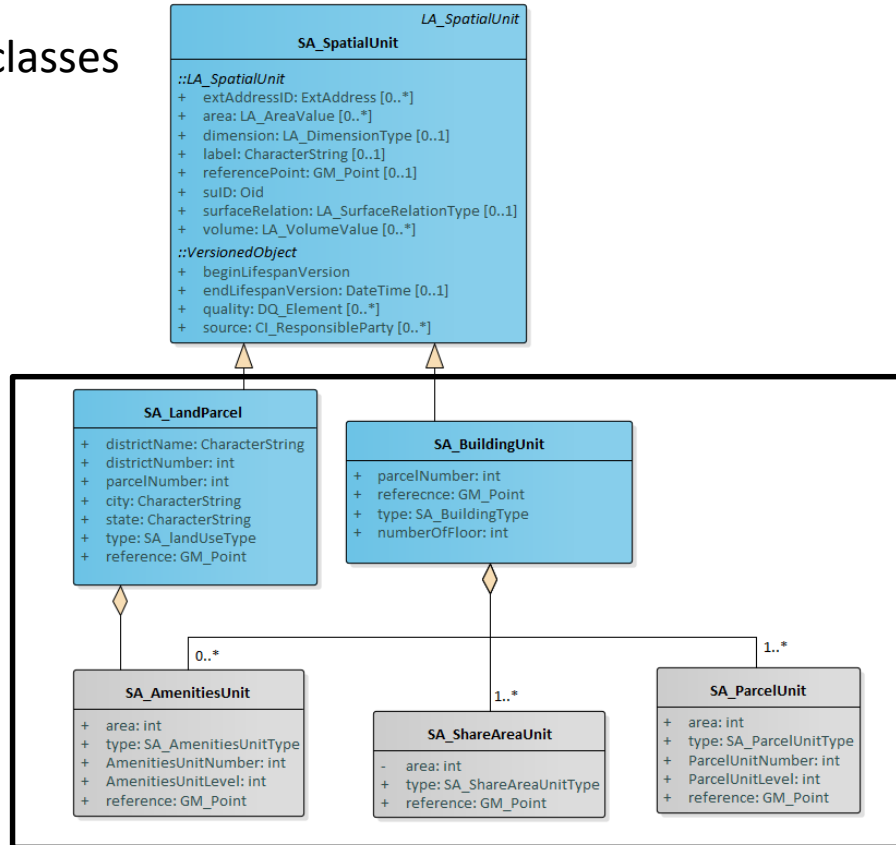


## (The initial spatial classes)

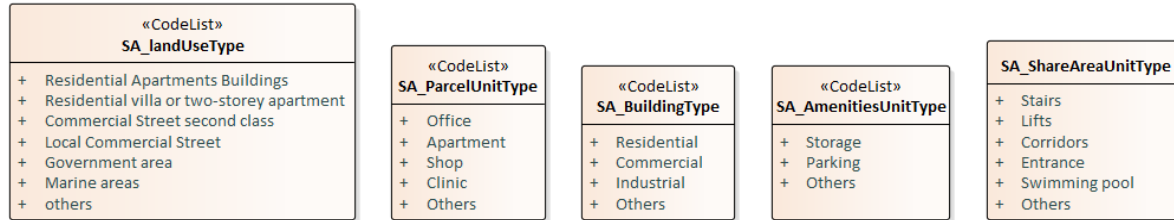
-  Ministry of Housing
-  Ministry of Municipal & Rural Affairs
-  Real Estate General Authority  
(Title Registration)



## Additional proposed classes



(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.

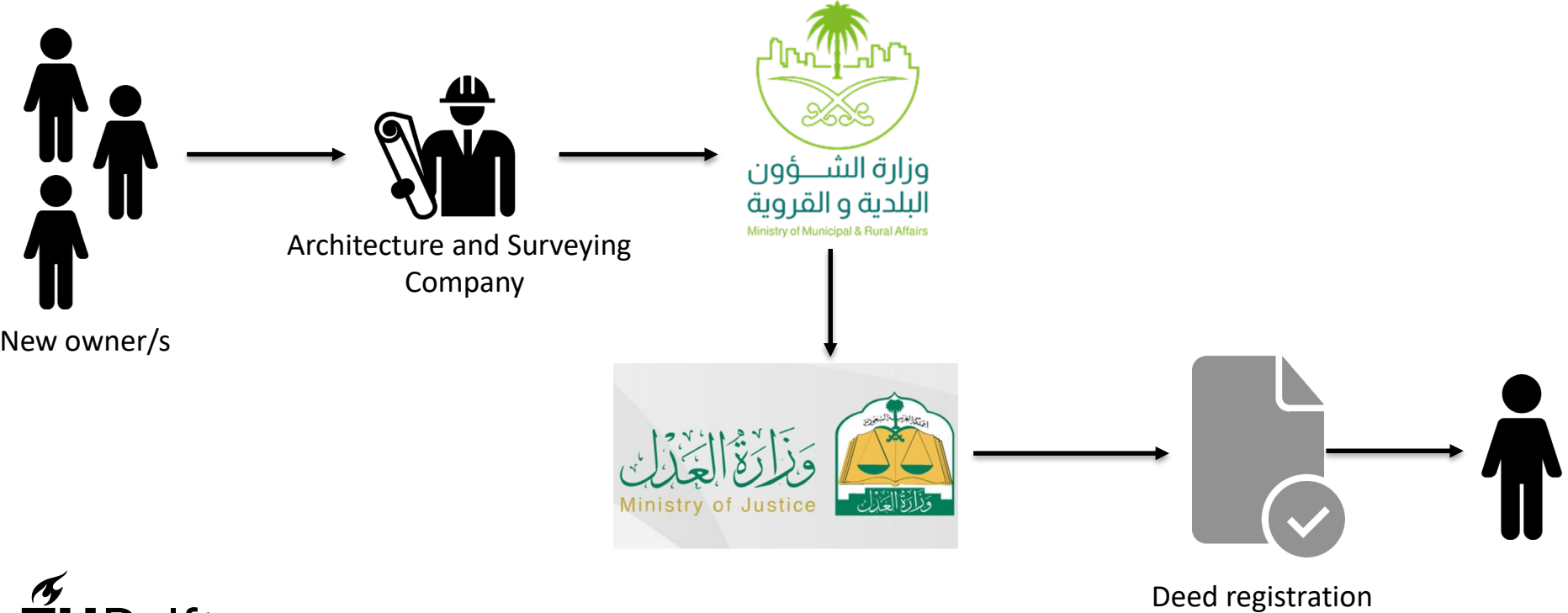
**Owner:**

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

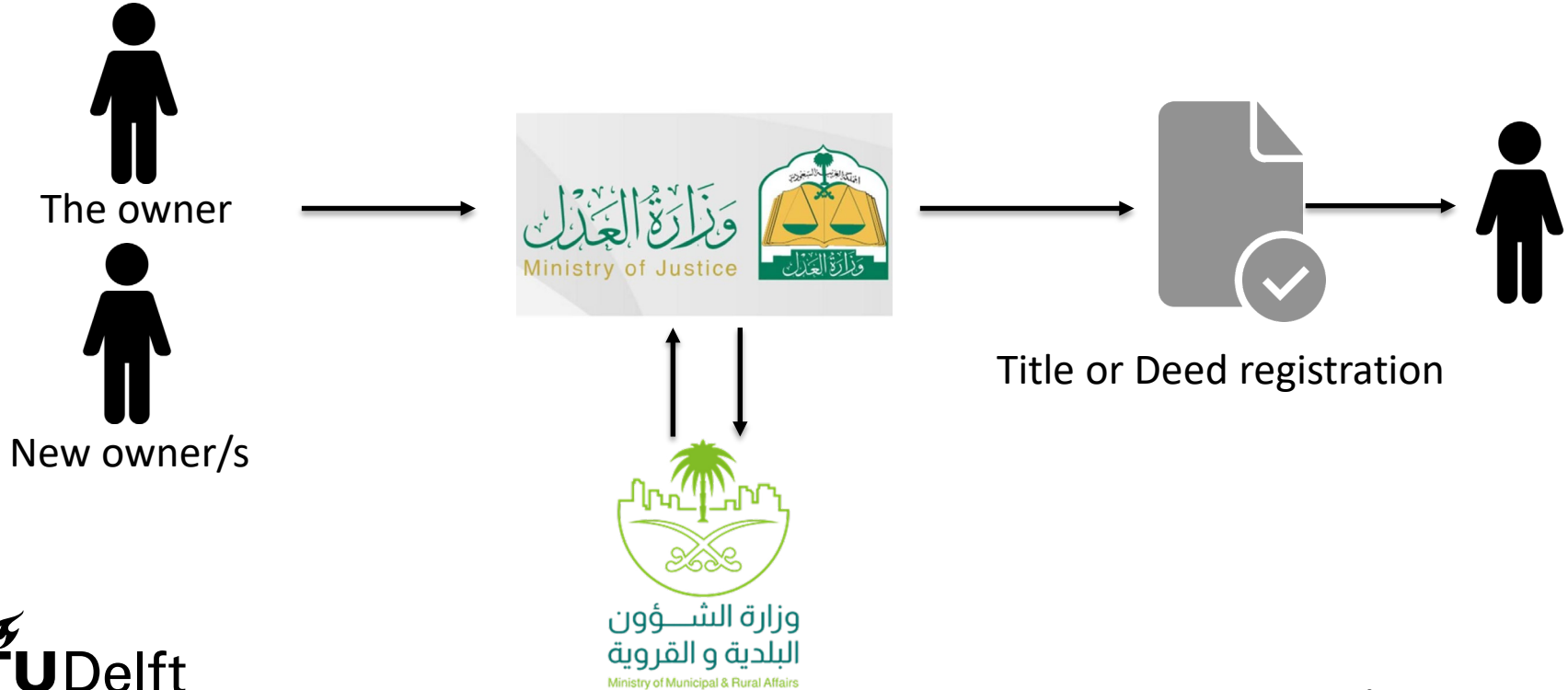
**Maintenance and restoration:** it is the necessary work to maintain the benefit, whether for an independent unit or for what is included in the common property such as elevator, ladder, and garden.

**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



To transfer the ownership



To issue a title registration

