



The Moroccan cadastral system

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The Cadastral system in Morocco

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Introduction

Land tenure in Morocco

Nature of the cadastral system

New aspects

Conclusions



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Introduction

Morocco: the Kingdom country

Surveying Education System

The Cadastral system

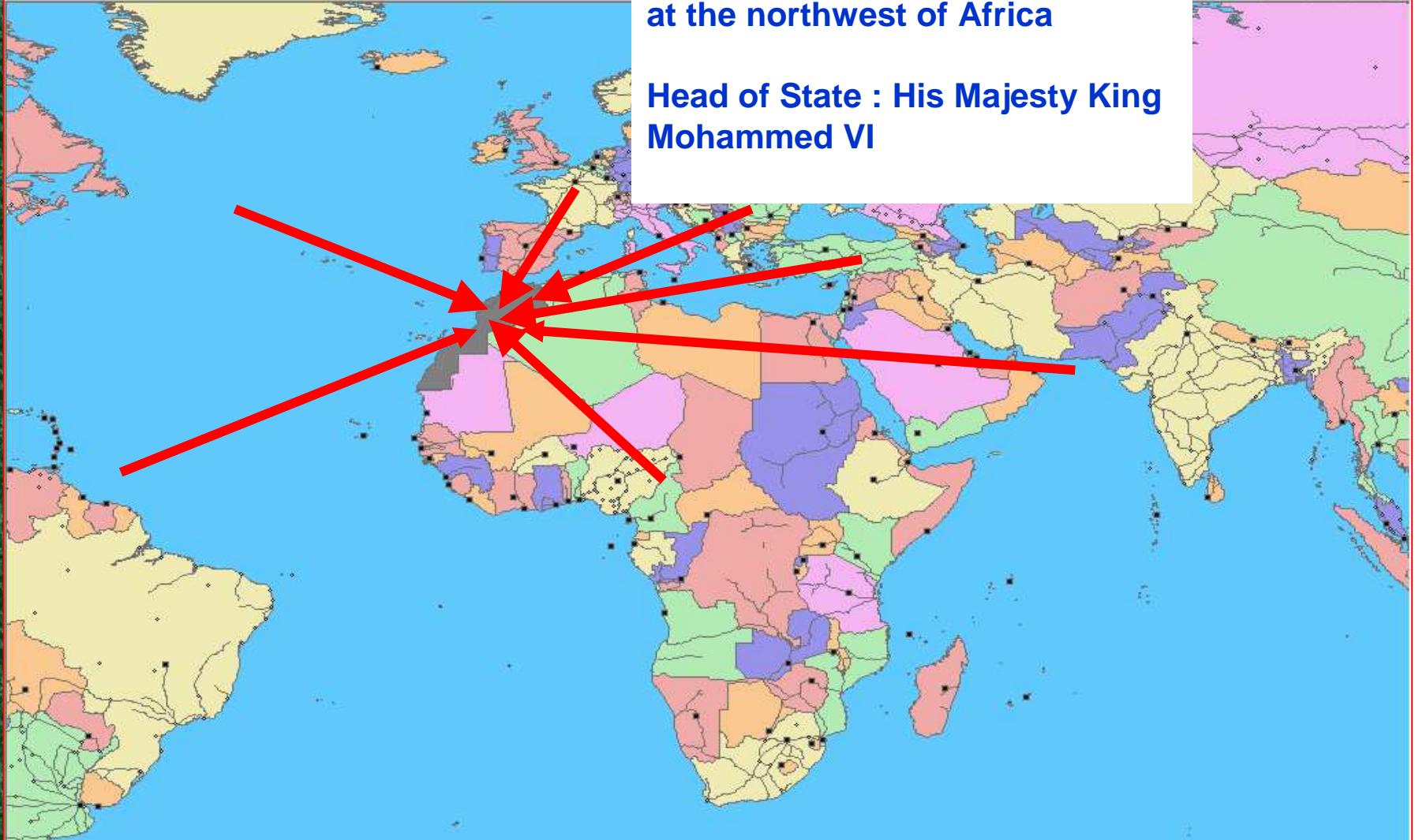
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Morocco: the Kingdom country

Kingdom of Morocco is located
at the northwest of Africa

Head of State : His Majesty King
Mohammed VI



Introduction

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Morocco: the Kingdom country

The Moroccan coast extends over **3,500 km**

Whole area : **710850 sq km**

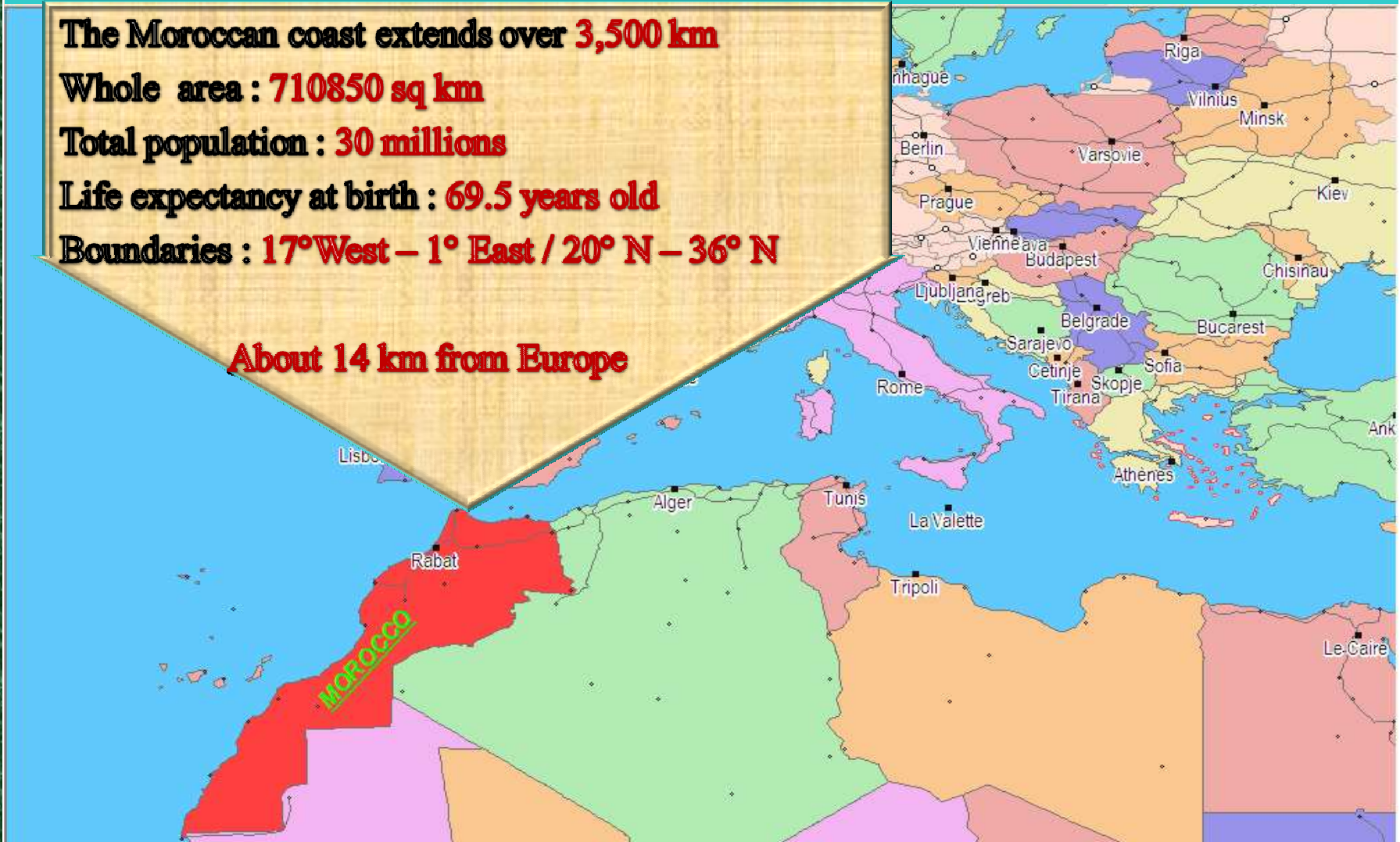
Total population : **30 millions**

Life expectancy at birth : **69.5 years old**

Boundaries : **17° West – 1° East / 20° N – 36° N**

About 14 km from Europe

Introduction



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Morocco: the Kingdom country

Surveying Education System

Introduction

Institute of Agronomy and Veterinary Medicine

- 5 Schools of Engineering + 1 Veterinary Medicine School
- Unique University delivering surveying education

School of Geomatic and Surveying Engineering

- 2 Departments : Geodesy & Photogrammetry
- Lab. Of digital photogrammetry
- Lab. Spatial Positioning Technology
- Lab. Of Surveying
- Lab. Of GIS

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Morocco: the Kingdom country

Surveying Education System

Graduated Students

- Average of 50
- Diploma of Engineer Surveyors
- Directly Enrolled as Licensed Surveyors
- Recruitment :
 - 1975 – 1994 : 100% by the Government
 - 1995 – 2000: 90% private sector / 10% by Government
- 2001 – Now : 70% by government / 30% private sector

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Before 1912: diversity of land statutes based on Islamic legislation

Public Heritage:

- **Collective lands:** kind of lands owned by the local communities (tribes),
 - Governance : **Leader of the tribe**
- **Habous lands:** lands belonging to religious institutions (mosques, schools),
 - Governance : **Leader of the specific institution**
- **Guich lands:** owned by military communities (historical ownerships: guerrilla tribes protecting the nation against opponents and enemies)
 - Governance : **Local authority commander (Pasha)**
- **Makhzen Lands** (Lands of the central authority)
 - Governance : **king**

Private ownership : Individual property (Mulk / Mulkia)

- Governance : **Local Judge (QADI)** according to Islamic percepts

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Beginning of the 20th century: Cadastre with new regulations by the protectorate

Public Heritage:

- Collective lands: Ministry of Interior
- Habous lands: Ministry of Islamic affairs
- Guich lands: Ministry of Finance & Ministry of Interior
- Makhzen Lands : began Domain Lands
 - ❑ Sate Public Lands : Ministry of Equipment and Transportations
 - ❑ State Private Lands : Ministry of Finance.

Private Ownership : Introduction of the Torrens System

A dual legislation: Islamic Law and Torrens system

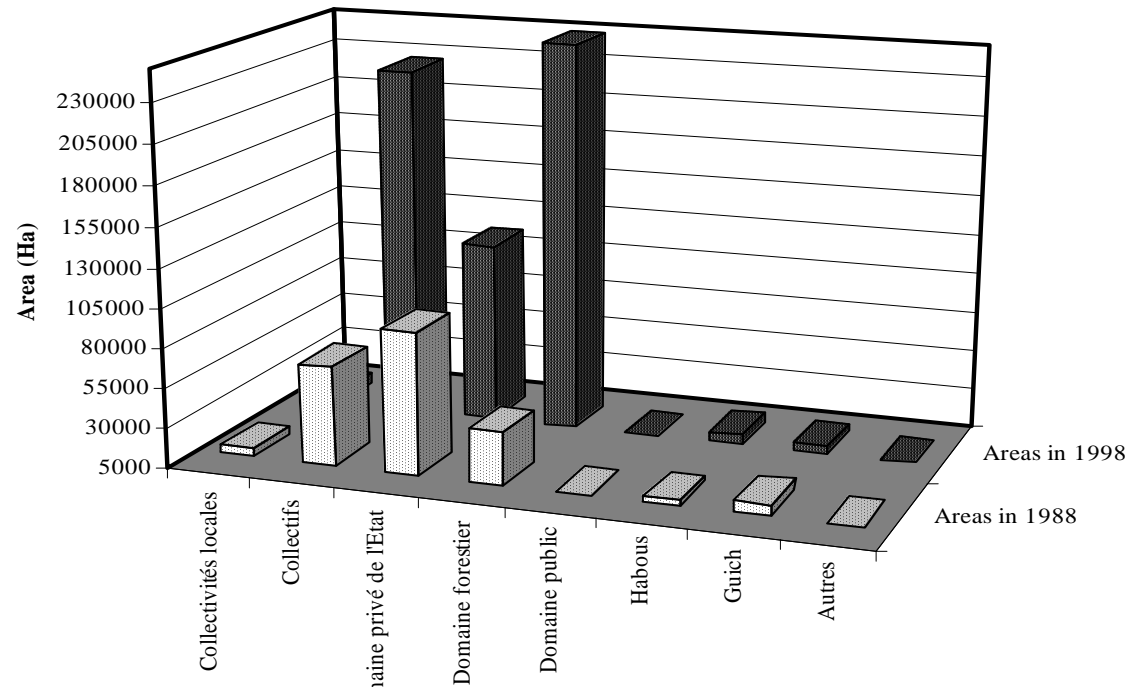
- Individual property : Mulkia (Islamic Law): Ministry of Justice
- Individual Title : (Torrens system) National Agency of Land

Conservation (ANCFCC)

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Beginning of the 20th century: their characteristics

- Public Heritage** : Non - transferable
- Non - adverse possession
- Non – seizesable
- Non-expropriable except for the public utility



The public heritage in urban and suburban areas

Multiple goals

	Efficiency	Equity	Sustainability
Title (Torrens system)	✓		✓
Mulkia	✓		✓
Habous lands		✓	✓
Collective lands	✓	✓	✓
Domain lands	✓		✓
Guich	✓		✓

Opportunities for the Owners under various statutes

Land Tenure in Morocco

	Sell	Lease	Mortgage	Inheritance	Land Market
Title (Torrens system)	+	+	+	+	Formal and informal
Mulkia	+	+	+	+	Informal / formal
Habous Lands	Transferable to domain lands Under conditions	10 to 20 years Under Agreement	No	Yes / No	Government
Collectif	Reimbursement	+	limited	+	Internal
Domain Lands	+	+	+	No	Government
Guich Lands	Reimbursement	+	limited	+	Internal



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➤ Torrens : Register Book

- **Establishment: 1st Land Conservation in 1915**
- **Principle of Register book**
 - **Adjudication:** purge juridique
 - **Absolute advertisement (publicity)**
 - **Specialty**
 - **Convincing force of the inscription (booking)**
 - **Non-adverse possession = imprescriptibilité**

➤ Titling system = Juridical cadastre

- **Land facilities:** Land Conservation / Cadastre
- **Titling and Surveying operations**

➤ National Cadastre

- Created in 1972
- Agricultural development projects

➤ National Land Agency

- Created in 1983
- Public land inventory:
urban/suburban

Analysis of the cadastral system missions

➤ **Juridical Cadastre :**

- Optional and sporadic system
- Evolution of the processed affaires by the cadastral services
- Covers only 9% of the whole country (71 085 000 ha)

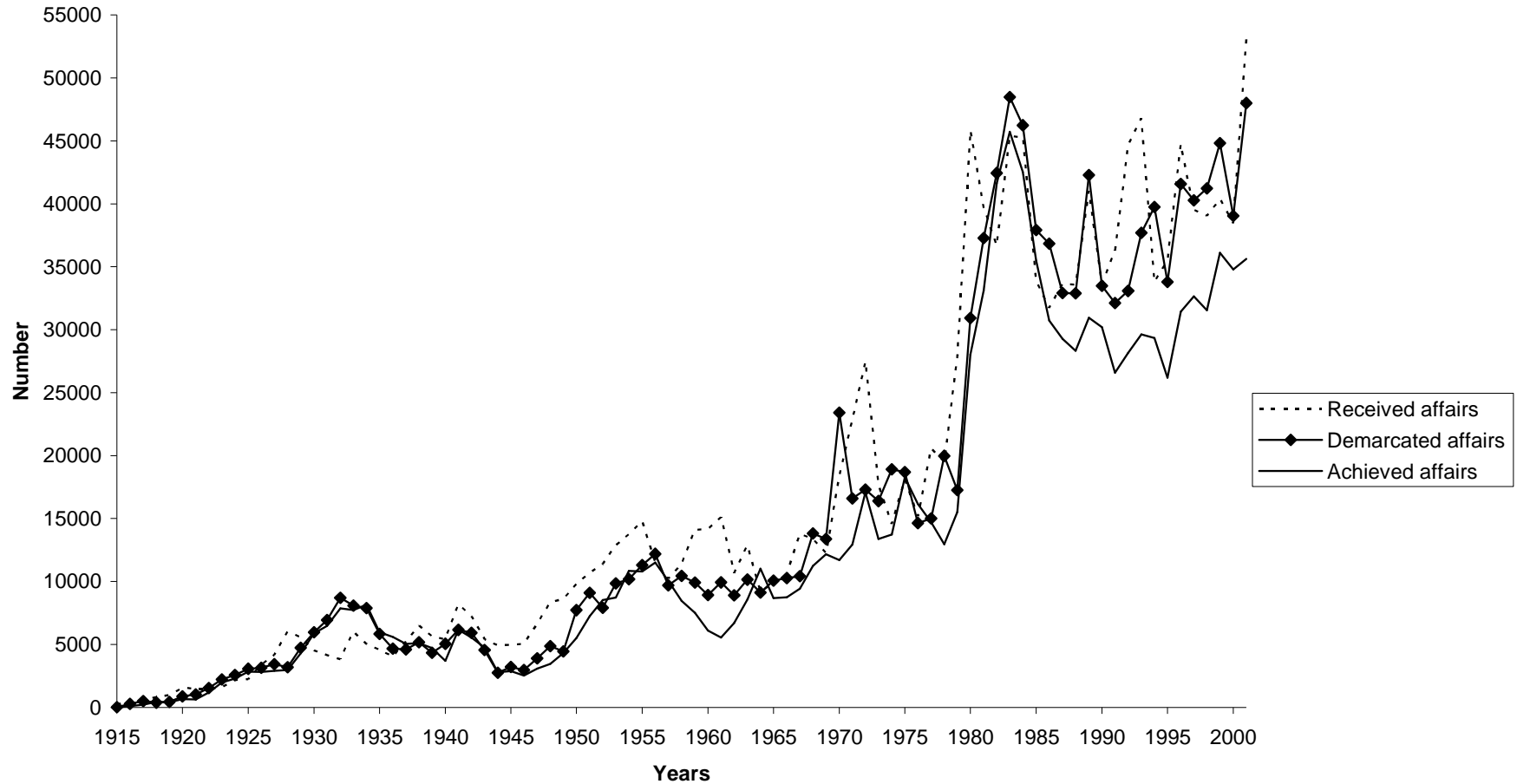
➤ **National Cadastre :**

- Non optional: chosen areas for agricultural project,
- Economical system,
- Covers 1.600.000 ha
 - 2% whole country area
 - 18% Potential Crop Area (SAU),

➤ **National Land Agency :**

- Public land inventory: urban/suburban areas,
- Covers 650.000 ha (3.5% of the public land),

Achievement : Demarcation requested from customers



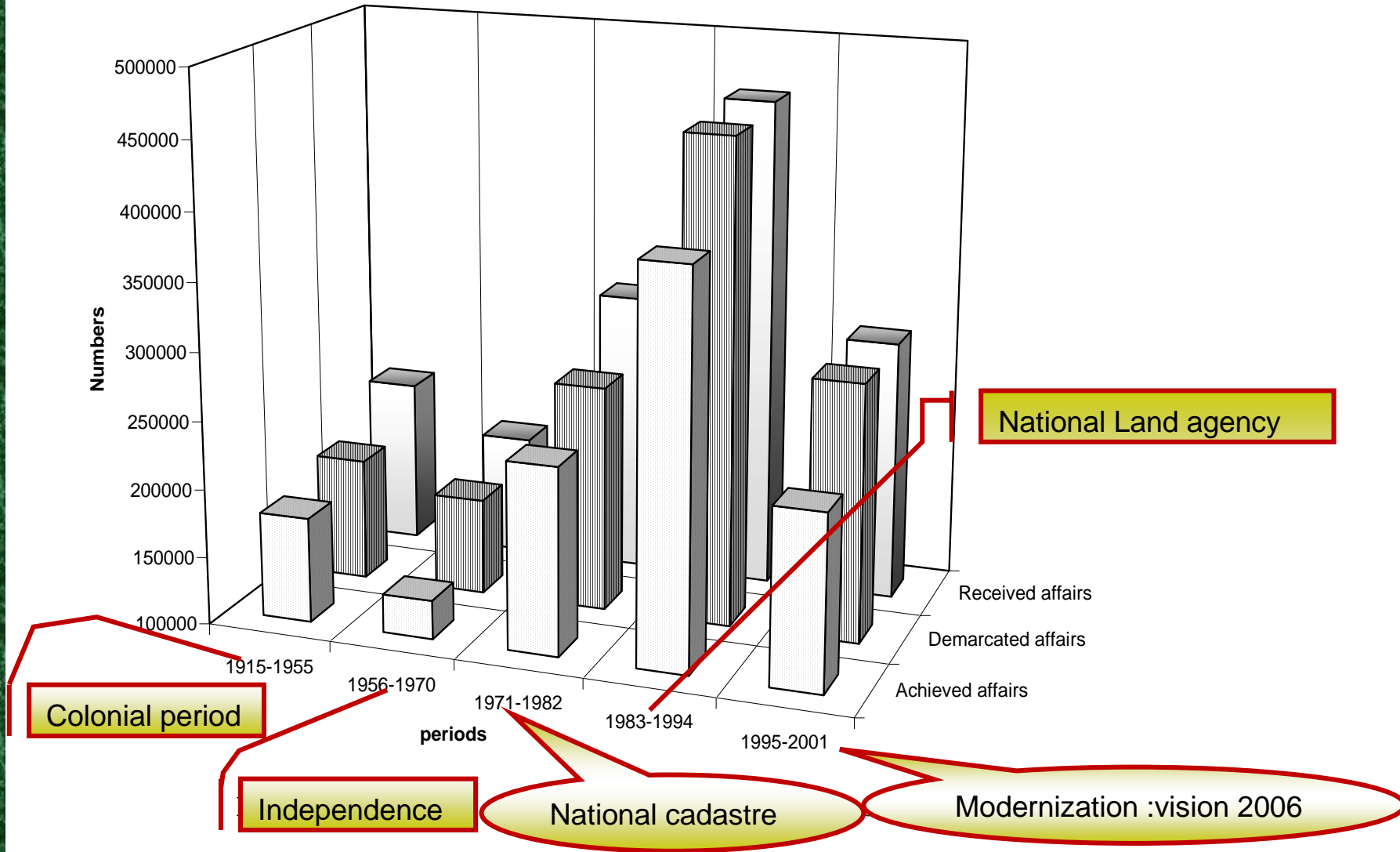
Evolution of the expressed request from customers

Source :ANCFCC, 1990, 1992b, 1994, 1995, 1997, 2000, 2001,

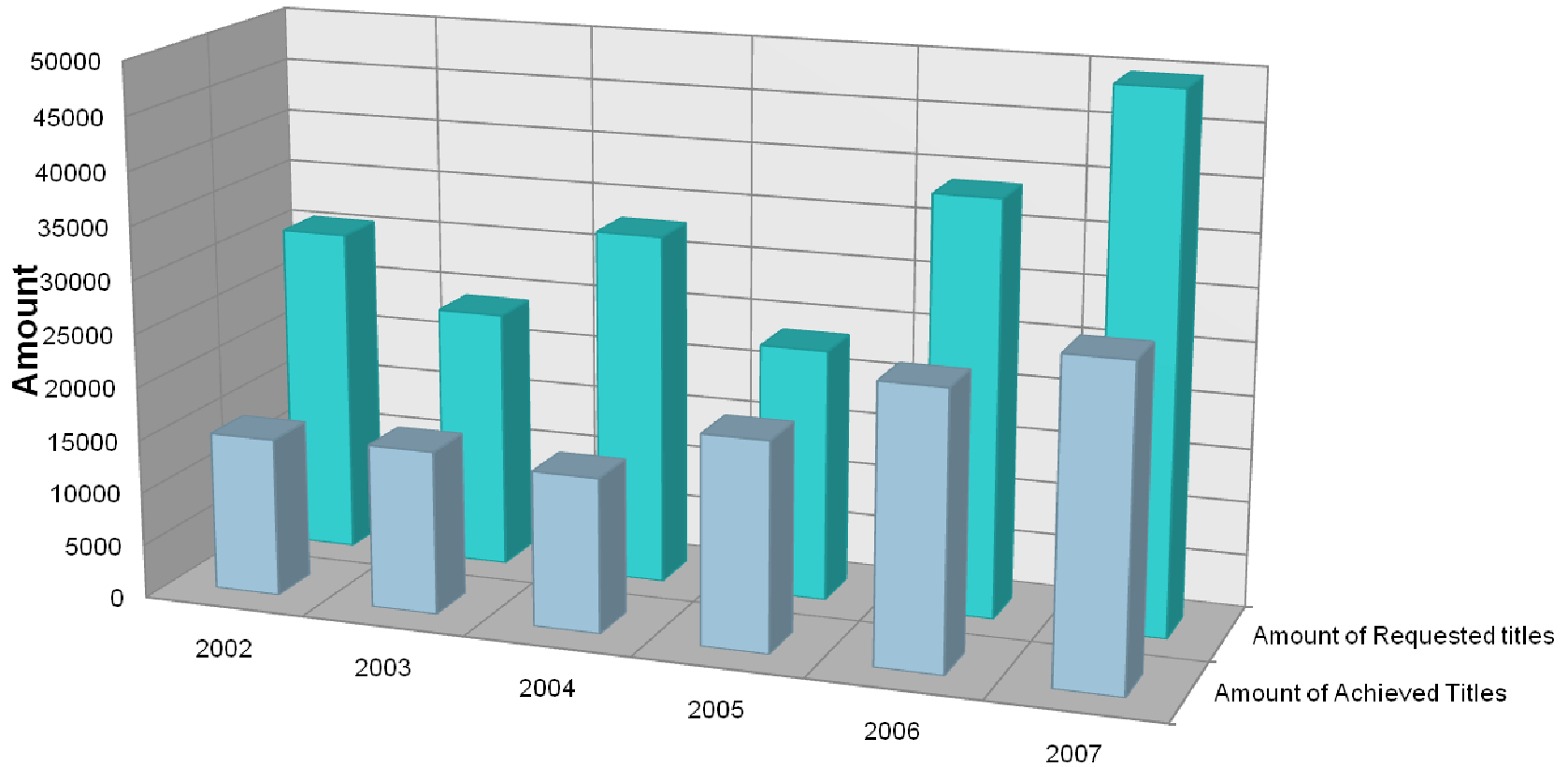
2002a.

Achievement of final titles: various periods

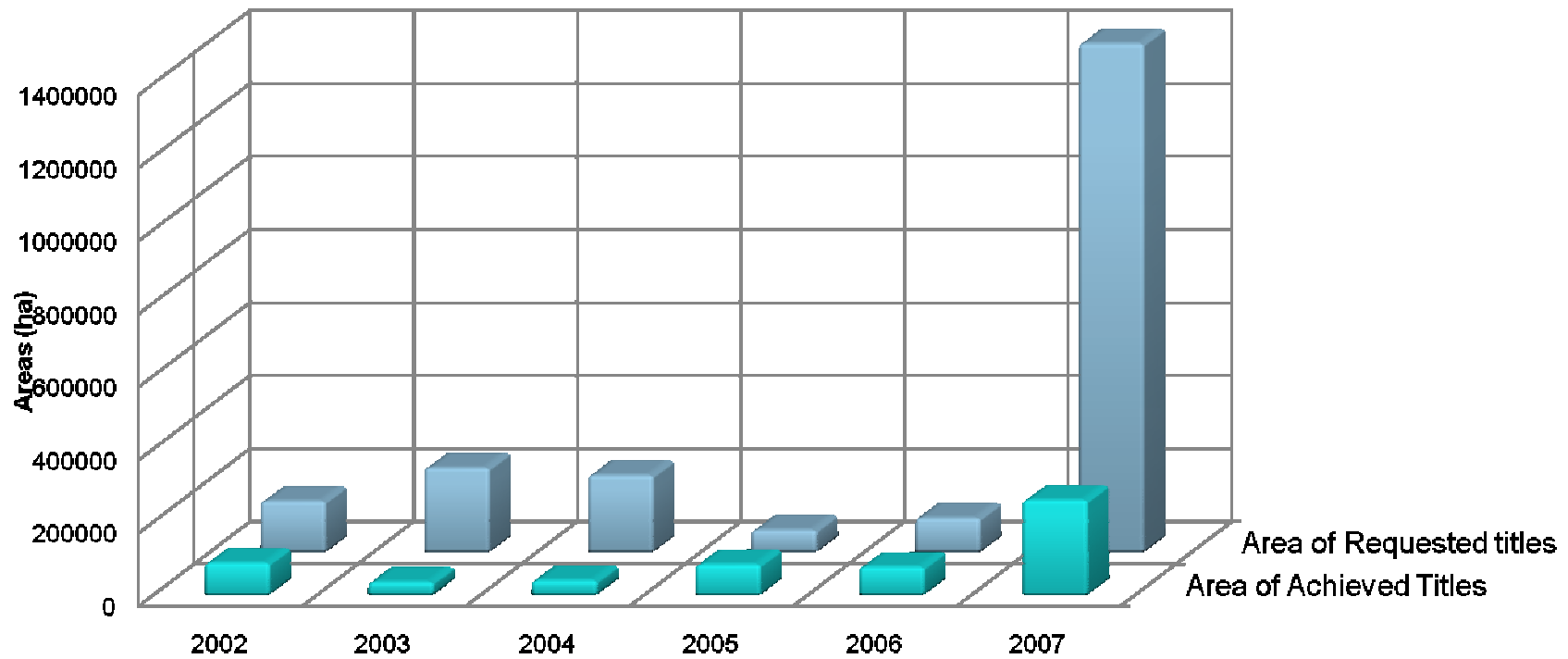
Nature of the cadastral system



Amount of Final Titles compared to Requested Titles



Areas of Achieved Titles compared to Requested Titles (ha)



New challenges

Customer needs

- Efficiency: short time
- Accuracy: exact and global definition of land

World global changes

- Increase security: globalization
- reinforce land regulations

Technology evolution

- Collecting: photo., Rem.Sens., GPS
- Processing: GIS, digital mapping
- Editing: huge platforms

Society requirements

- Efficient land administration
- monitoring land market
- Enhancing legal framework
- land management and valuation



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New trends

➤ 1995: Decennial Plan 1996-2005

■ Cadastre and Titling:

- Involve the private sector
- Generalization

■ National Cadastre :

- Generalizing: Potential Crop Land (PCL) in 10 years
- Establishment according to the requests
- Three processes : 650000 – 80000- 40000 ha/year PCL

■ Mapping: 70% of non updated heritage

- Rehabilitate and update the existing basic maps
- Maps 1/25 000: regions of strong economical activities
- Modernizing the production process: Spatial Databases

New trends

- 1995: Decennial Plan 1996-2005
- 2002: Strategic Vision 2006
- 2003: New organizational structure
 - New Mission: Law 58.00
 - Action 1: General Cadastre
 - Action 2: Involving the private sector
 - Action 3: Outreach program
 - Strategy:
 - Simplify the procedures
 - Involve the private sector
 - Generalize the computation experience
 - Establish a better Customer Service

Requirements: Don't reinvent the wheel

Draining experiences to experience gain

Standardizing the procedures

Sharing costs and benefits with customers

New Aspects



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New Aspects

1915

First Land Conservation : **Unique National Service**

1924

Sherifian Service of Topography : **Directorate of Finance**

1948

Division of Land Conservation :

Ministry of Agriculture and Agrarian Reform

Surveying

Registration

1972

Directorate of Land Conservation and Topographic Works: **DFCTT**

Ministry of Agriculture

1982

Directorate of Land Conservation, Cadastre, and Mapping : **DCFCC**



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New Aspects

1994

Ministry of Agriculture

Administration of Land Conservation, Cadastre, and Mapping :ACFCC

Cadastre and Mapping

Land Conservation

1915 - 2002

:Land Conservation, Cadastre, Mapping

Public Institution

2003

Autonomous Agency

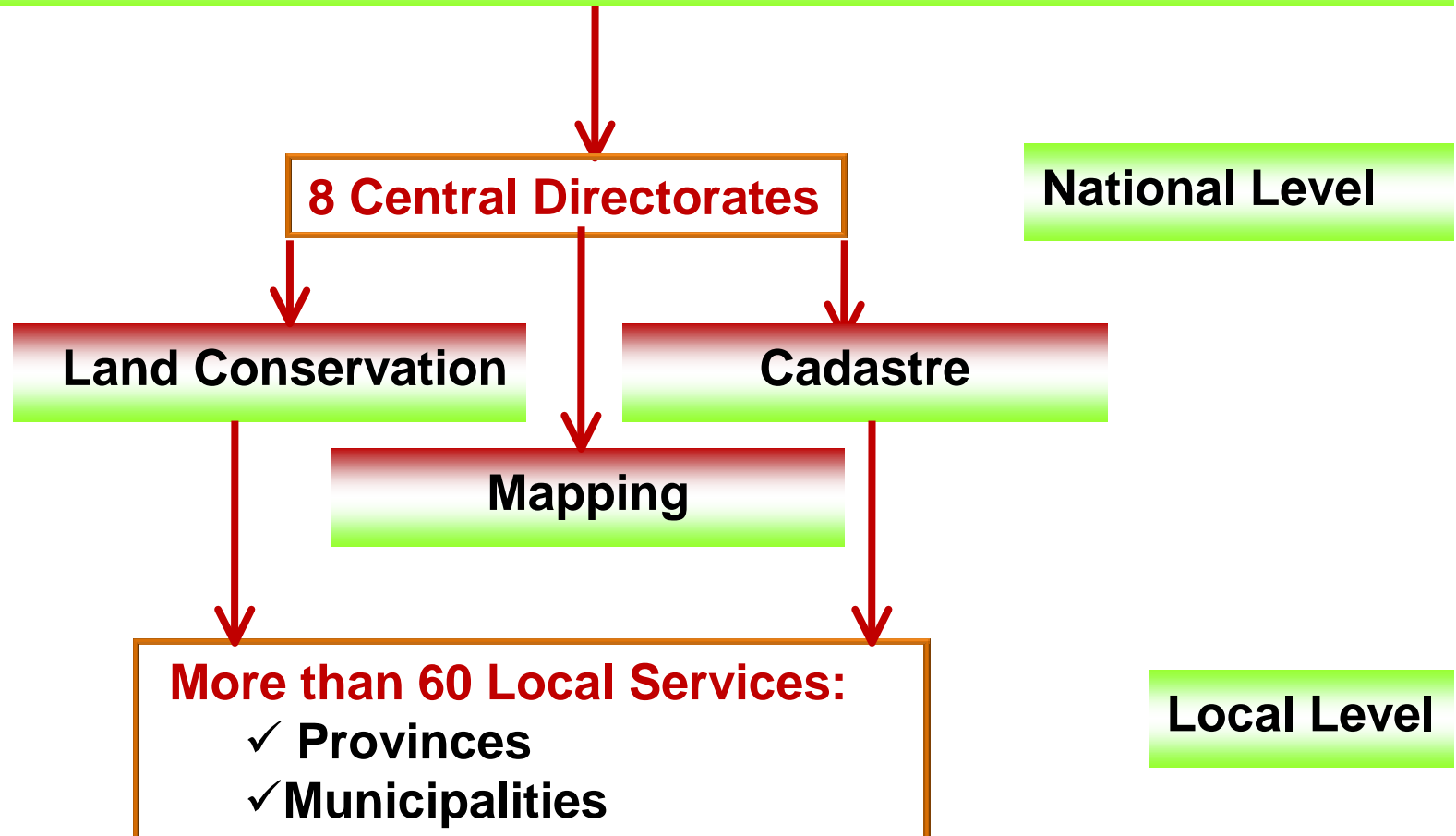
National Agency of Land Conservation, Cadastre, and Mapping :

ANCFCC

ANCFCC

National Agency of Land Conservation, Cadastre, and Mapping

New Aspects



Avoid Shortcoming

- **Nature of the Moroccan cadastre :**
 - The Land Titling is optional
 - The Juridical Cadastre is sporadic
 - The National Cadastre: rural areas
 - The National Land Agency: public lands (urban / Suburban)

- **Institutional Barriers to overcome:** Regulation arrangements

Conclusion

- **Agriculture and environment:**
 - Convenient policy to manage land resources
 - Modeling production factors related to spatial features
- **Infrastructures/Engineering design:** Equipment and transportation
 - Continuous and homogenous framework
 - Monitoring system for network facilities
- **Land management:** Urban Agencies
 - Administrating territorial lands: zoning and planning
 - Defining Restrictions/Obligations about lands
 - Best governing urban areas and neighborhoods
- **Economical and social impacts:**
 - Decision making: large partnership
 - Reliability and social confidence
 - Justice : by avoiding Anarchy / corruption
 - Promoting Land and estate Market



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Thank very much

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