

# Moroccan Cadastre: Unique Experience

Nabil BOUNAJMA, Morocco

**Key words:** Legal Cadastre, National Cadastre, General Cadastre, Cadastre 2014.

## SUMMARY

Certainly, the Moroccan Cadastre is an unique experience because it is a set of two systems (Legal Land register and National Cadastre), the first is one coins system of the registration procedure based on principles of the Torrens act (*since 1913*, it has covered about *6.000.000 hectares*), the National Cadastre is an economic Cadastre intervening the territory of a community (*in 13 years*, it has covered *1.600.000 hectares*) The history of Moroccan Cadastre wanted that the two systems don't succeed so much to the same results on the technical plan (precision), the legal (propriety possession) or the organizational plan. From *January first 2003*, the institution charged of Cadastre and Cartography has been erected in a National Agency endowed of the financial autonomy and moral personality. For the success of this size change in strategic plan, it was very important to initiate a reform of the Moroccan Cadastre while working to converge the two systems for the establishment of a General Cadastre answering to legal, technical and economic needs.

## RESUME

**Mots clés:** Cadastre juridique, Cadastre National, Cadastre Général, Cadastre 2014, Conduite du Changement.

Certes, le Cadastre Marocain est une expérience unique car c'est un ensemble de deux systèmes (Cadastre Juridique et Cadastre National), le premier est un sous système de la procédure de l'immatriculation foncière basé sur les principes de l'acte Torrens (depuis 1913, il a pu couvrir environ *6.000.000 d'hectares*), le second est un cadastre économique intervenant sur le territoire d'une commune (durant 13 ans de réalisation, il a pu couvrir *1.600.000 hectares*). L'histoire du Cadastre Marocain a voulu que les deux systèmes n'aboutissent pas aux mêmes résultats tant sur le plan technique (précision), le plan juridique (garantie de droit de propriété) ou même sur le plan organisationnel.

A partir du *premier Janvier 2003*, L'institution chargée de la Conservation Foncière, du Cadastre et de la Cartographie a été érigée en une Agence Nationale dotée de l'autonomie financière et la personnalité morale. Pour la réussite de ce changement de taille sur le plan stratégique, il était judicieux d'initier une réforme du Cadastre Marocain en oeuvrant à faire converger les deux systèmes pour la mise en place d'un Cadastre Général répondant aux besoins foncier, technique et économiques du pays.

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## 1. INTRODUCTION

### 1.1 A Geographical Presentation of the Kingdom

A State of the extremity northwest of Africa, on the river of the Atlantic and the Mediterranean (on more than 3500 Km), its surface is more than 710 000 km<sup>2</sup>.

### 1.2 National Context

The Kingdom of Morocco is a constitutional monarchy. Its population is more than 30 millions. The economy of the country is based on agriculture (juxtaposed cereals, raising and commercial cultures).

Phosphates (with a yearly production of the order 22 000 tons) and the transfer of Moroccan Residents in foreign countries (its returns reached 29,524 billions of Dirham) constituted the essential of financial resources.

The sectors of Telecom and industry of transformation (the Textile and the food industry) are very developed. Morocco intends a lot on the tourism for the years to come (Vision 2010).

Analysts estimate that a growth of 10% to 15% on several years would permit to throw back the National economy.

It is in this mind of raise that unrolls the change of the administration of the Fundamental Conservation, Cadastre and Cartography in a National Agency. The conduct of this change requires a reform on all plans: technique, organizational and institutional.

Before attacking the quick of the topic to know the new organization of the Moroccan Cadastre and challenges that it must surmount, it is discriminating to introduce a preview on the fundamental registration, the National agency of the Fundamental Conservation, Cadastre and Cartography, the history of the Cadastre and define the existing systems.

### 1.3 Fundamental Registration

The main source of the Fundamental registration instituted in Morocco since 1913 is the act Torrens " THE REAL PROPERTY ACT ", of his author Robert Torrens " general Registrar " of Australia.

This regime is essentially inspired by Torrens principles that have been adopted by many States like Germany, Tunisia, Switzerland, Congo, Senegal, Ivory Coast Republic and by some States of USA.

The essential idea of the fundamental book regime created in Morocco, is to individualize the property while determining its physical and juridical components.

The physical determination of the building results the recognition of its precise situation, of its exact limits, of its real countenance and his/her/its as complete consistence that possible. The legal determination is gotten by the advertisement of all relative rights to the well - melt, to start with the right of property.

On every title of property so constituted, come then to group itself with the progression of their formation, all real rights and fundamental loads interesting the building, as well as mutations or modifications there relative.

The fundamental book constitutes the complete civil state of every registered building permitting to know quickly thus and easily, at all time, its origins, history and legal situation. A plan of the building is annexed to the title.

#### **1.4 The National Agency of the Fundamental Conservation, Cadastre and Cartography: ANCFCC**

Since January 1st, 2003, The National Agency of the Fundamental Conservation, Cadastre and Cartography, a State-controlled institution endowed of the financial and moral autonomy. The missions of ANCFCC are:

##### 1.4.1 Fundamental Conservation

- Register the fundamental property;
- Publish the real rights and the fundamental loads;
- Answer the demands of customers of the fundamental registration;
- Preserve the fundamental property;
- Secure, valorise and mobilize the property while integrating him in the economic and fundamental circuit;
- Communicate the fundamental information to the public.

##### 1.4.2 Cadastre

- Answer the needs of the fundamental registration concerning demarcation and establishment of plans;
- Establish, up date and preserve the legal Cadastre and the National Cadastre;
- Put at the disposal of users a cadastral information, under numeric or analogical, precise and up to date shape,;
- Control and verify the topographic works achieved for the account of the public administrations, the public establishments and the local collectivises;
- Contribute to the realization of fundamental planning programs, in particular the Land Management.

##### 1.4.3 Cartography

- Achieve and maintain the cover of the national territory by a regular topographic cartography to different scales, under numeric or analogical shape

- Establish and maintain the national geodesic network;
- Manage the national Maps and Aerial Pictures data and put at the disposal of the institutional and particular users the geodesic and cartographic data bases.

#### 1.4.4 The ANCFCC in Numbers

It uses more than 4600 Employments of which more than 400 Engineers and practiced jurists (the Cadastre uses more than 150 Engineers). Its yearly returns are the order of 1000 millions of Dirham ( about 100 millions of euro), they distribute themselves as follows:

- - Fundamental conservation (98.75%);
- - Cadastre (0.5%);
- - Cartography (0.75%).

We can conclude that returns of the fundamental conservation take expenses, caused by benefits in domains of Cadastre and the Cartography, in charge.

### 1.5 **The History of Moroccan Cadastre**

The history of the Moroccan Cadastre can be divided in two distinct period: the first one was before 1913 that we can name it ancestral Cadastre and the second one is the modern Cadastre

#### 1.5.1 The Ancestral Cadastre

Of the time of the "Al Mouhades" dynasty (the Unitarians) that the first Cadastre of north Africa saw days. The famous Abd El-Moumen had ordered the measuring of the North of Africa in 1159.

We measured the territory from the Cyrénaïque (left Northeast of Libya: city of Benghazi) until the noun river (known now under the appellation of Seyad river situated at 160 Km in the South of Agadir in Morocco), back and forth.

We entrenched of this surface a third for mountains, rivers, the salty lakes, roads and deserts. The two third remaining were hit of the Kharadj or fundamental tax. It was there a big innovation.

#### 1.5.2 The Modern Cadastre

Morocco arranges since nearly 90 years of its first Cadastre answering to rules of the art concerning precision and quality of information collected. Its importance in the procedure of registration, projects of development or regional development, is not anymore to demonstrate.

### 1.5.2.1 The Legal Cadastre

At the time of the creation of the law of 1913 relative to the fundamental registration Morocco didn't arrange a cadastre, which can produce documents and information necessary to the creation of the fundamental titles.

To the departure, at the time of the creation of the first conservation in 1915 in Casablanca surveyors from the Fundamental Conservation did the relative topographic works. In continuation in 1924 the creation of the Shérifien service of the topographic works dedicating, so, the division between the civil section and the military section created in 1920 to answer the needs concerning cartography and land register.

In 1948, the fundamental conservation and the Shérifien service (Land register) were integrated in only one direction.

1972: the publication of the law allowing the private surveyors the cadastral works in the urban zones.

In 1995: The creation of the “*Ordre National des Ingénieurs Géomètres Topographes*”

In 2003: The transformation of the ACFCC in a National Agency ANCFCC.

### 1.5.2.2 The National Cadastre

The establishment of a National Cadastre for Morocco is begening since 1962. Two pilot projects (two rural townships covering 47.400 Hectares) have been undertaken to the departure with as first objective to acquire the experience and to formulate some technical processes.

In 1965, a demand of aid was formulated to the Canadian government by Morocco for the establishment of a national land register; the creation of this land register answered to the necessity to endow the economy of the country by a fundamental possession inventory, as for their physical extent and their main features.

There is place to recall some important dates in the history of the National Land register:

1973: The Law number 1-73-163 related to the establishment and the conservation of the National Cadastre;

1973: Creation of the service of the National Cadastre in Rabat;

1983-1993: the projects National Cadastre are stopped because there are no credits;

1995: Resumption of the project of the National Cadastre on funds of ACFCC;

2001: Rise of the National Cadastre to cover zones of strong economic activity.

## **2. MOROCCAN CADASTRE SYSTEMS**

### **2.1 The Legal Cadastre**

The Moroccan system of the fundamental registration can be presented like a system of information of the territory where the fundamental conservation and the Legal Cadastre are subsystems.

The office of the fundamental conservation is charged of the legal part, like:

- - Receives requisitions of registration;
- - Registered acts on the fundamental book after rigorous control;
- - Proceeds to formalities of advertisement;
- - Write mentions on the fundamental book;
- - Receives oppositions;
- - Preserves the relative documents to the registered buildings;
- - Puts at the disposal of the public the wanted information;
- - Follows the procedures of drench and decide registration.

The office of cadastre is charged of the execution of tasks that is incumbent upon him within the ANCFCC. Generally, its assignments can be summarized like follows:

- Necessary operation for the execution of fundamental registration, in particular the demarcation, the topographic survey and the establishment of fundamental property plans;
- Control the topographic work done by private sector in the setting of markets and the law of 1972;
- Farming township cut-off, domanical, collective and forest buildings,;
- Involvement to the relative studies in fundamental agricultural exploitation structures by the establishment of states and the fragmentary plans before and after rural land management;
- Triangulation of 3rd and 4th order;
- Establishment and up dating Geodetic network in cities;
- Updating technical document.

In summary, the Legal Cadastre is a sporadic one because the fundamental registration is optional. Indeed, the legal cadastre is a part of the registration procedure (demarcation and survey), the cadastre takes care of the legal and physical determination of the property while producing a Verbal Suit of demarcation and a fundamental plan of the property. This legal cadastre defers of the one recognized to the international society in the principle, the process and some goals.

### 2.1.1 Techniques

The office of cadastre has for objective the establishment of the topographic plans and modifications, which are attached to them. This relatively complicated technical stain includes several operations (demarcation, survey, calculation, control, maps drawing, registers updating, approval of survey projects...).

The succession of these phases in the circuit of treatment depends on the nature of the operation; so there is place to distinguish the different types of operations:

- Fundamental Registration (Demarcation, survey and fence);
- Business Subsequent to registration (plot, co-ownership, partition, updating...);

- Subsequent Business established by the private surveyors.

In this way we will define the most frequent procedures within the legal cadastre.

#### 2.1.1.1 The Demarcation

The demarcation is a complex operation that dresses a legal, topographic and advertising character having the tendency to individualize the fundamental property while determining its physical and juridical components.

The physical determination of a property results the recognition of its precise situation, exact limits, consistence and its countenance. Its legal determination is gotten by the slant of the advertisement of all rights burdening the register.

The operation of demarcation registration consists on:

- The recognition and materialization on the land of the property, on the basis of indications of the owner and neighbours;
- The determination of the situation of the property in question, its consistence, nature, countenance as well as rights and servitude that can burden it or to benefit the property;
- The registration of names, identities, qualities and domiciles of helpers (plaintiffs, riparian, objectors, titular of rights or servitude...);
- The enrolment of the different incidents of the demarcation operation and diereses of parts that intervened there;
- Takes in charge of pieces produced by parts and the enunciation of those that are invoked.

#### 2.1.1.2 The Survey

Once the property is limited, surveyors (public or private sector) submit it to a regular survey. The survey must follow the demarcation in the shortest possible delays.

The regular survey (cadastral survey) permits the numeric determination boundary-marks fixed in the field. The result is a fundamental plan of the requisition that contains, in addition of coordinates all necessary information about the physical determination of the property.

The office of cadastre adopted like general method in surveys the progress and radiance (twisted polar either) with suppleness in final phase allowing the recourse alignments, crosscheck and intersection.

After constitution of the topographic file, an Engineer from the office in charge of the verification stops the definitive countenance. The plans (in two samples) are drawn by the office (or by the private surveyor).

#### 2.1.1.2 The Control of Quality

In the legal cadastre office, we distinguish three business types at the level: normal, subsequent and technical file established by private surveyors. The office is assigned to calculate the normal business, to control them in addition of the Technical Files presented by the private surveyors.

The office takes care of the different calculations as: progress, raising, intersection, intersection, and radiance.

It also proceeds to the control of the file constitution to know:

- Correct all mistakes and anomalies that can exist during the demarcation, survey, calculations and drawing of the fundamental plan;
- Establishment of all diagrams and necessary calculs;
- Complete, if the case arises, the different piece file;
- Determinate the surface of the property graphically;
- Establishment of the fundamental plan in a suitable scale;
- Veiled up to the new limit conformity with those of rported proprety.

Since this office controls the technical files put down by the private surveyors, the Cadastre committed to respect some very reduced delays for the deliverance of the receipt, while assuring a control and a strict verification of quality.

In the very near future the Legal Cadastre is in liveliness to study the possibility to annul control posterior of files put down by the private sector.

## 2.2 The National Cadastre

The National Cadastre is a set of economic and social geographical data structural on properties and owners on which are recorded the carving of a territory (a rural township).

It is also a public inventory of data concerning all buildings; whatever is their fundamental statute, situated in the rural townships.

This inventory permits to define, for every delimited building, the fundamental statute, the situation, the surface, the more been worth (sources of water, constructions...), the type of soil, the nature of cultures and the obvious owner (name and first name, date of birth, sex, nationality, domestic situation...).

This cadastre finds its use in the following domains:

- The fundamental structure knowledge (the layer of basis of planning studies, Agriculture, Urban Policy, Infrastructure...);
- The regional development, in particular its role of support the projects of development (choice of lands can shelter some industrial instalation, tourism projects, habitat program...);
- The agricultural census (localization by coordinates of data collected at the time of the census);
- The generalization of registration (to act as basis for the general registration, use of news for the optional registration: extracted of plans, location of buildings to limit...).

There is place to signal that the National Cadastre won't be able to fill its fundamental missions, if it is not generalized on the set of the national territory or at least on the regions presenting a very strong economic activity (agricultural, industrial, tourism...).



### 2.2.1 Techniques of Establishment

The establishment of the National Cadastre operates in three big phases:

#### 2.2.1.1 The Exploratory Works

These works understand:

- The Administrative community cut off and the determination of surfaces to Cadastre;
- The exploratory fragmentary density studies in view of the determination of plan Scales that will be produced.
- The collection of all documents that will be necessary to the cadastral investigations and particularly:
  - Plans of roads, tertiary paths, tracks, with widths of ascendancies, numbers of identification and the holding and bordering;
  - Registered property lists or in progress, the administrative cut offs. Established by township, these lists will make fundamental reference state, of numbers of parcels, surfaces and the real owners.

All these documents will be an absolute necessity at the time of the identifications of properties in the field. They also constitute an advertisement for the operations.

#### 2.2.1.2 The Advertisement

To give a certain reliability to the cadastral investigations and to assure them a legal character, the article 3 of the Decree n° 2.73.055 of June 4, 1973 foresaw an advertisement of two months before the cadastral operation opening in the township.

So a decree joins Ministers of the interior and agriculture will fix the date of the cadastral investigation operations opening. It is submitted to an advertisement of two months in the Official Bulletin (legal newspaper). This decree will be addressed for the display to the local offices interested by the investigation of the National Cadastre.

Accompanied by:

- A circular letter of the Minister of interior to the concerned local authorities;
- Maps of the townships;
- Copies of the law of the National cadastre.

#### 2.2.1.3 Technical Execution

The exploratory works and the advertisement before studies depend on the fragmentary densities. It will permit to stop the scales in view of the preparation and the production of plans. Analysed these works can be subdivided as follows:

- Takes Aerial Pictures;
- Stereo preparation;
- Aero triangulation;

- Production of Orthophotos;
- The Cadastral Investigation:

This phase of works is one of most important. Preceded by a large advertisement and the collection of all relative documents to the property (Domains, Drills, Requisitions, fundamental Titles, Administrative Cut-offs, Roads, tracks), it will be done in presence of the local authorities and owners.

Whereas operations of National Cadastre are preceded by an advertisement of two months, noted by the "commission of the Cadastre" and enclosed by another advertisement of two months.

On the other hand the cadastral investigations rise:

- The obvious owner with his civil state and address;
- Features of the property to know: limits, the surface, the agricultural speculation, the material consistence, the type of soil and the place says.

So one notes how much the National Land register is absolutely indispensable to the economic life of a developing country. Considering very short delays of realization and the quality of information gotten, we can wish its generalization only to the townships presenting a very potential economic.

- Definitive plan establishment;
- Cadastral information database constitution.

### 2.2.2 The Cadastral Conservation

Previously to the Cadastral Conservation, and considering the length of the Land register of a township (on average 18 months), one puts back to the investigation the established documents, during a relatively short period (2 months) by decree joins Ministers of agriculture and interior.

Indeed, this new investigation is indispensable to update the modifications wich intervene permanently on properties between the beginning and the end of operations. This phase will also permit to correct all mistakes that can be committed, if the case arises at the time of the cadastral investigations.

At the end, all raised improprieties are corrected and a second cadastral document edition is made. The definitive documents well are known in the Cadastre Office. The conservation of the Land register makes himself then of two distinct manners: occasional and systematic updating.

## 2.3 Realizations of the Cadastre

### 2.3.1 Legal Cadastre

#### 2.3.1.1 Fundamental Titles Established from 1915

Periods	Requisitions		Title established	
	Number	Percentage	Number	Percentage
1915-1955 41 years	134.000	21%	90.292	28%
1956-1982 27 years	193.300	28%	82.710	25%
1983-1995 13 years	169.600	25%	84.275	26%
1996 – 2002 7 years	178.620	26%	66.678	21%
TOTAL (88 years)	675.520	100	323.955	100

#### 2.3.1.2 Fundamental Titles Established by the Partition of Titles

Periods	Number of Title creates	Number of Operations treated
1915-1955 41 years	71.269	59.872
1956-1982 27 years	272.913	153.322
1983-1995 13 years	573.620	465.861
1996 – 2002 7 years	630.683	1.782.216
TOTAL (88 years)	1.548.485	2.461.271

### 2.3.2 The National Cadastre (CN)

The National Cadastre since its creation in 1973 came in its realization up against difficulties of financing. However in 13 years, really dedicated to the execution of the establishment works, the national cadastre succeeded to cover 1600000 Hectares (representative 114 rural townships). These realizations have been done in the setting of the following projects:

- Projects financed by the Canadian government (1970-1978);
- Agricultural projects financed by the World Bank (1979-1983);
- Projects achieved with the credits of the ACFCC.

This experience permitted to record a set of acquired to know:

- The masters of procedures of establishment and conservation of the CN;
- The initiation of the private sector in the realization of the CN projects;

- The masters of costs;
- The development and the capitalization of a big appraisal in the domain of investigations, the recognition and fragmentary plan establishment.

These thirty years of national cadastre exercise permitted to clear difficulties and constraints to surmount in the future, the weak points can sum up of the following manner:

- Popularisation of the CN informations by the potential users;
- Difficulties of the updating and the conservation so much on the technical plan that organizational;
- The establishment and the updating based on techniques and the processes;
- The difficulty of data exploitation presented under analogical shape;
- Difficulties of financing.

### **3. NUMERIC CADASTRE**

#### **3.1 History**

The project of computerization, that started in the end of eighty's, the modernization of work methods and the improvement of the quality of products of services of Cadastre Offices. Currently all offices are endowed of materials and software data processing adequate for a good administrative and technical management.

The essential finality of this project stays: the setting up of a cadastral information system as way of structuring and treatment of the geographical information in all Cadastre offices.

#### **3.2 Realizations**

The project of computerization of the cadastre is composed of five modules:

##### **3.2.1 Equipments**

Equipment, extension and maintenance of the computer park.

##### **3.2.2 Graphic Data Seizure**

The cadastral maps digitalisation constitutes a required condition for the setting up of the cadastral information system. This process guarantees a regular updating of the plan indeed by the offices.

The National Agency of the fundamental Conservation, the Cadastre and the Cartography launched calls of offers for the seizure of property boundary-marks coordinate and the digitalisation of natural limits. The state of advancement of this project is about 75 %.

##### **3.2.3 Alphanumeric Data Seizure**

The alphanumeric database is constituted of business data in the cadastral treatment circuit (demarcation, survey, calculation....). Currently, all offices possess a data base regularly alphanumeric updating.

### 3.2.4 Documentaries Database

Started since some years the operation of digitalising of the constituent pieces of the cadastral file as well as plans of properties. This database established in the setting of the constitution of SIG is going to allow a distant access the cadastral data in real time via Intra or Internet. The state of project advancement is to 30 %.

### 3.2.5 e – cadastre

In the perspective of the in line stake of the cadastral information system on Internet the ANCFCC proceeds in the first place to equip the outside services by networks and servers. The reason of a line cadastral system manages a connection permitting:

- The sharing of database between distant partners,
- The access to the catalogue retailed of the available data,
- The visualization coupled of geographical covers and documents partners.

## **4. THE CADASTRAL REFORM: THE GENERAL CADASTRE**

In the developed countries that already arrange a general cadastre, the produced data serve essentially the fiscal politics (agricultural fundamental tax) and to give more visibility on the fundamental market (availability of lands can shelter of development projects, urbanization, planning...).

While being inspired by the international experience and in a worry to assure a successful change, that the Moroccan Cadastre initiated its own vision and its strategic objectives at the annual meeting of May 02, 2002. Thus, I will try to transmit you a synthesis of this project of the new Cadastre.

### **4.1 Objectives of the Reform**

- To generalize the cadastre to the urban territory and zones presenting an economic potential;
- To answer in real time the needs of the fundamental registration;
- To improve the quality of products and cadastre services.

### **4.2 General Principles of the Reform**

- The execution of works will be confided to the private surveyors.
- Data will be managed and updated locally by the provincial entities.
- The management of resources and the decisions will be decentralized toward the local.
- The role of the central office will be limited to hold the control panel (inform, program, warn, plan, pilot, coordinate...), standarisation and unification of processuss, regulate and auditor.

- The role of the local service will be widened to define the local priorities in dialogue with local authorities, to collect demands and needs of customers (thick client and particular), to follow the realization of projects confided to the private sector, to manage and to put up to date data and to look after the respect of norms by agents of Cadastre Offices and by the private sector.

### **4.3 Adopted Gait**

#### **4.3.1 To Generalize the Cadastre**

- To decentralize the national cadastre by the provincial cadastral offices;
- To pursue the creation of provincial offices;
- To resort to the private sector the establishment of the General Cadastre;
- To computerize and automate the set of processes;
- To review procedures of establishment and appropriate the up date process;
- To popularise the general cadastre by the potential users;
- To develop the technological Veil, cooperation and the formation;
- To reorganize the local and central offices consequently.

#### **4.3.2 To Answer in Real Time to Needs of the Fundamental Registration**

- Restore the processes.
- Confide all topographic operations to the private sector.
- The cadastre offices will engage the structuring and management of databases.
- Improve the relationship with partners.
- Simplify and automate the procedures.
- Harmonize and standardize norms.
- Reorganize the local offices consequently.

#### **4.3.3 To Improve the Quality of Products and the Service**

- Digitalise, simplify and unify the set of procedures.
- Unify and develop norms and standards governing the domain of cadastre.
- Introduce and develop the audit and the control of management in cadastre offices.
- Improve and reorganize the welcome of users.
- Introduce and develop personnel motivation relatively to a system of values.
- Develop the culture of marketing.
- Decentralize the decision-making and redeploys means.

## **5. INVOLVEMENT OF THE PRIVATE SURVEYORS**

### **5.1 Presentation of the Sector**

The regimentation of the exercise of the topographic engineering in Morocco passed by several stages, following the economic development of the country. It passed of an approval

system to a professional organization governed by the law number 30-93 promulgated by the law number 1-94-126 of February 25, 1994. This sector is governed by a national and two regional councils (North-West and Centre).

Currently, the strength of surveyors is 698 of which 354 exercise in the private sector and 344 in the public sector (70% are to the administration of the Fundamental Conservation, the Cadastre and the Cartography).

50% of the private sector is concentrated in regions of Rabat (30%) and Casablanca (20%). The business number of the sector is estimated between 300 and 400 millions of dirhams. The ANCFCC one of the main backers of works makes him benefit a volume of cadastre works, by the slant of markets, whose value can reach 50 millions of dirhams per years. It also benefits from the works of cadastral plan establishment, to the load of plaintiffs, whose value is estimated to 60 millions of dirhams per year.

## **5.2 Measures Holds in Favour of the Private Sector**

Widening of the domain of intervention of the topographic sector deprived through the arrangements of the text of 1972, on the technical files, giving the possibility to plaintiffs to resort directly to the aforesaid enterprise for the cadastral plan establishment in the urban zones (files put down in the setting of the text of 1972 represent 90% of activities of the ANCFCC currently in the domain of the land register).

Involvement of the topographic enterprise deprived to the realization of the national cadastre since years 70 (a big part of the Canadian financing destined to the establishment of the national land register has been oriented toward the sector deprived in the setting of markets).

Extension of the intervention of the topographic sector deprived to the cartographic works. This action initiated during the last two years in the setting of a plane decennial aiming the introduction and the stake to level of the topographic enterprise deprived in the domain of the cartography and before to allow term the realization of 50% of the topographic cards to different scales by the slant of this enterprise.

## **5.3 Future Perspectives**

In the setting of this reform of the Moroccan Cadastre, the private sector (Surveyors) presents an essential factor in the success of this project.

It is in this sense that the ANCFCC is under new norm preparations concerning technical procedures and management. Thus, in the next years the private surveyors will be solicited for the execution of the Cadastre establishment and the updating.

## **6. FINANCING GENERAL CADASTRE PROJECT**

As one presented him to the introduction, returns of the ANCFCC are currently, to more than 98%, from returns the fundamental registration rights. Therefore customers of the ANCFCC

take expenses of the legal Cadastre; on the other hand the National Cadastre has always been financed by the foreign credits (Canada and the World Bank).

It is in the sense of bringing together between the two systems that the reform proposes the use of the national cadastre for the fundamental registration. It will makes benefit from returns of the Fundamental Conservation.

Besides the ANCFCC leads in this period, in collaboration with a Canadian society, a Study on the setting up of the general cadastre of which, a chapter is reserved to the financial component.

## 6.1 Accompaniment Measures

The success of this reform of the cadastre requires, certainly, the conception and the scheduling but especially the level of human resources, the technology and texts governing the Cadastre.

These measures of accompaniment are:

- Formation of the staff to the new techniques (GPS, Numeric Orthophotos, treatment of pictures, GIS...);
- Redeployment of the staff according to the new strategy;
- Total disengagement to the profit of the private sector in everything that concerns the actual technical production;
- Popularisation of the different uses of the land register by policy makers;
- Cooperation with countries having accumulated a similar experience;
- Research of new financial resources by the slant of the creation of new products interesting more users.

## 7. CONCLUSIONS

This future Cadastre that will be a combination improves of the two present systems will perfectly answer to the 06 declarations of Cadastre 2014.

*Declaration 1 of Cadastre 2014:* the present National Cadastre satisfied it;

*Declaration 2 of Cadastre 2014:* with the project of the two system computerization this declaration is accomplished (more than 75% of the cadastral data are digital and built-in in the Cadastral Information System);

*Declaration 3 of Cadastre 2014:* The Geographical Information Systems software in use answer to this declaration;

*Declaration 4 of Cadastre 2014:* by the combination of the graphic data digitalizing, the alphanumeric data seizure and the management electronic of documents projects (operational things in several cadastre offices), the conventional cadastre is already under disappearance;

*Declaration 5 of Cadastre 2014:* the recourse to the private sector is already a current practice of our administration and it will constitute the corner stone of the cadastral reform;

*Declaration 6 of Cadastre 2014:* this declaration, in my opinion, is most important and that will be an important condition for the conduct of the change, because challenges of technological, organizational and institutional development will be surmount if there are a financial profitability and a recovery of investment costs.



Permit me to take advantage of this international meeting, in order to launch a call in countries interested by the Moroccan experience to strengthen efforts and to exchange experiences, for success the challenges of the new cadastre systems.

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## BIOGRAPHICAL NOTES

Nabil Bounajma, Ingénieur Géomètre Topographe (IGT), born in Oujda (Morocco) on 28 July 1975. Graduated in topography from Agronomic and veterinary Institute Hassan II, Rabat in 1999. Since February 2004, General Secretary of ONIGT North West Regional council.

Since September 2003: Responsible of coordination and the follow-up of the study for the establishment of a new general cadastre with Canadian experts.

Since January 2002: Responsible of the national Cadastre projects from the numeric Orthophotos. 2000-2001: Engineer within the ACFCC (establishment of reports and studies. Realization of demarcations and surveys in the setting of the fundamental registration procedure). 1999-2000: Engineer within the department of legal and fundamental business, the urban agency of Taza, Taounate, El Hociema (member of the policy commission, authorizations of constructions, plots and partitions, control and follow-up of the photogrammetric restitution projects and preparation of urban policy documents).

## CONTACTS

Nabil Bounajma  
Agence Nationale de la Conservation Foncière du Cadastre et de la Cartographie  
Service du Cadastre National  
Rabat  
MOROCCO  
Tel + 212 37295034 / 295117 / 295548  
Mobil + 212 64492913  
Fax + 212 37230838 ;  
Email: n\_bounajma@hotmail.com or n.bounajma@acfcc.gov.ma  
Web Site: www.ACFCC.gov.ma