



مُحَاوِلَةُ السَّجَلِ الْعَقْدَارِيِّ
Survey & Land Registration Bureau

CADASTRAL SURVEY DIRECTORATE

10-YEAR CADASTRAL SURVEY STATISTICS REPORT (2015-2024)

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1. Executive Summary

1.1. Overall Job and Parcel Volumes

From 2015 to 2024, a total of 54,041 cadastral survey jobs were processed, covering 183,389 parcels. The highest annual parcel count occurred in 2018, with 28,026 parcels processed, after which there was a noticeable decline.

1.2. Annual Trends

The years 2015–2018 showed steady growth, peaking around 2018, followed by a decline in subsequent years. This decline corresponds to a reduction in job transactions, which reached a low of 3,505 in 2023, and parcel volumes, which dropped significantly after 2018. The partial data from 2024 suggests potential stabilization or modest recovery, particularly in job volumes.

1.3. Processing Time Improvements

Jobs processed by the Cadastral Survey Directorate (CSD) saw average completion times decrease from 61.7 days in 2015 to 14.1 days in 2024. The Private Sector Surveying Offices showed greater variability in job completion times, with a peak of 138.5 days in 2017 but a significant reduction to 30.9 days by 2024.

2. Yearly Statistics

2.1. Number of Transactions (Jobs)

Year	Number of Jobs
2015	7,367
2016	7,427
2017	7,021
2018	7,332
2019	5,079
2020	3,801
2021	4,324
2022	3,752
2023	3,505
2024 <i>(Until 31st Oct.)</i>	4,433

Table 1. Yearly Number of Jobs

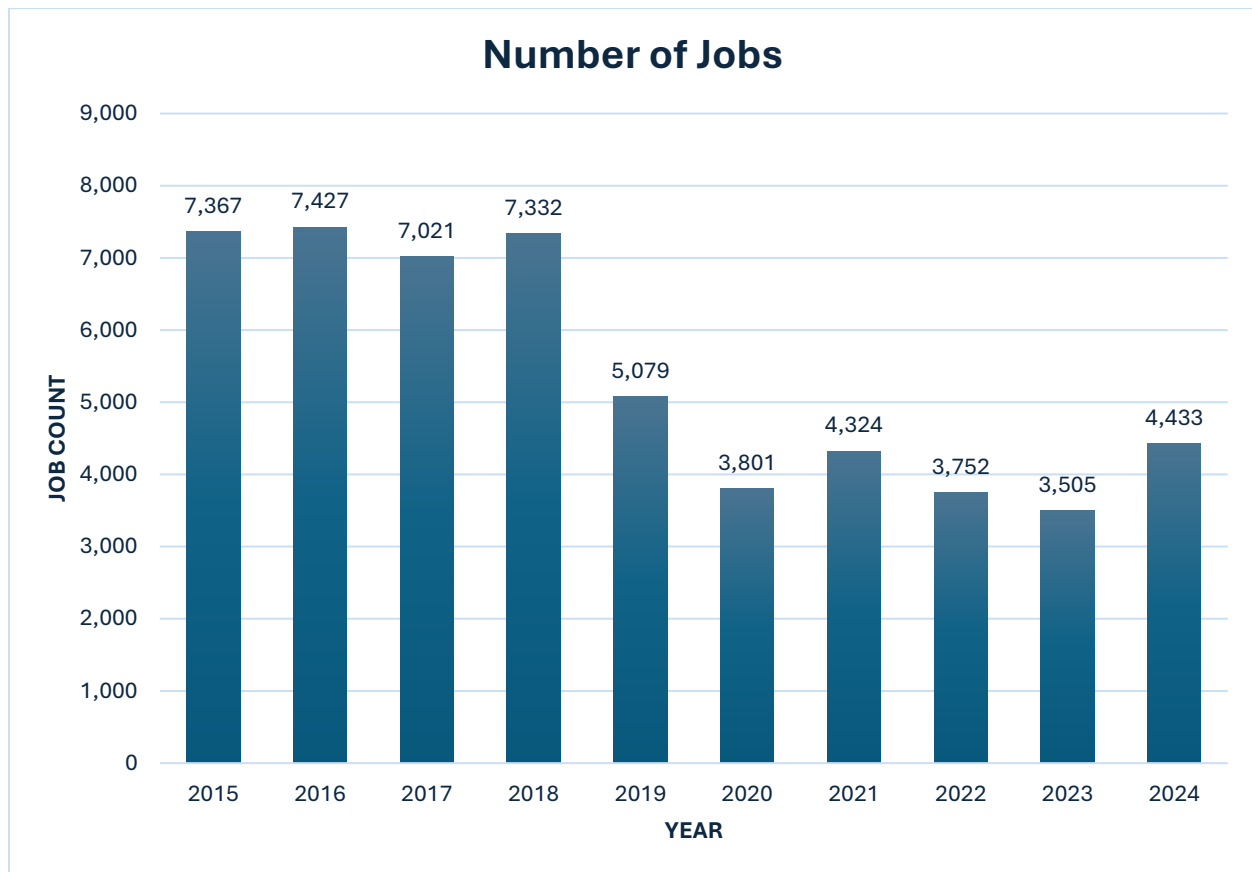


Figure 1. Yearly number of Jobs

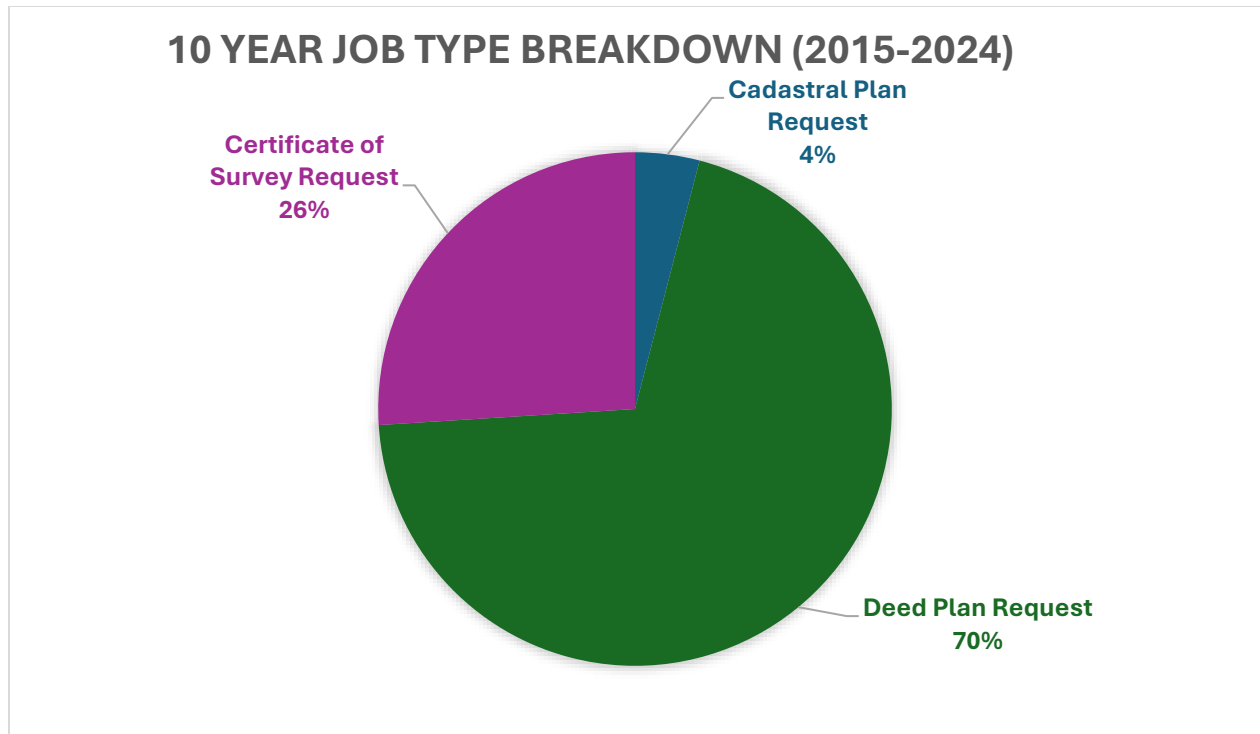


Figure 2. 10-Year Job Type Breakdown (2015-2024)

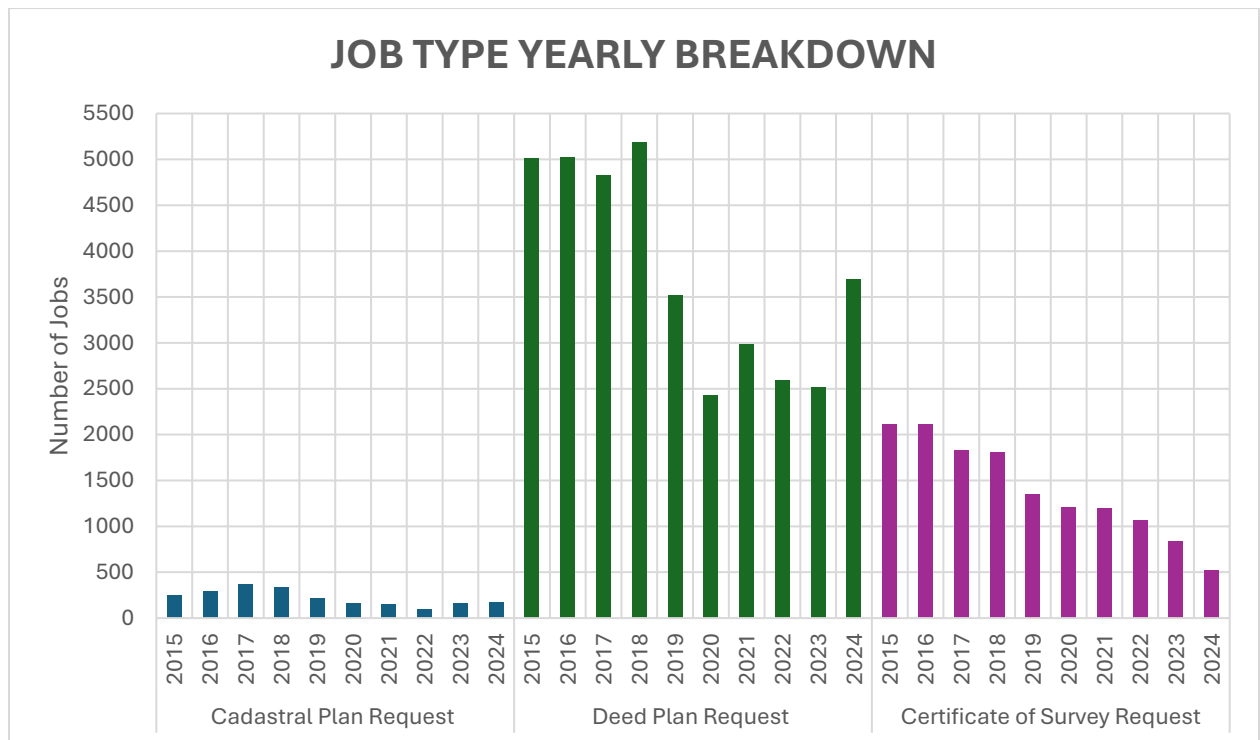


Figure 3. Job Type Yearly Breakdown

2.2. Number of Parcels

Year	Number of Parcels
2015	16,236
2016	19,307
2017	23,672
2018	28,026
2019	19,843
2020	14,354
2021	16,183
2022	13,622
2023	16,096
2024 <i>(Until 31st Oct.)</i>	16,051

Table 2. Yearly Number of Land Parcels

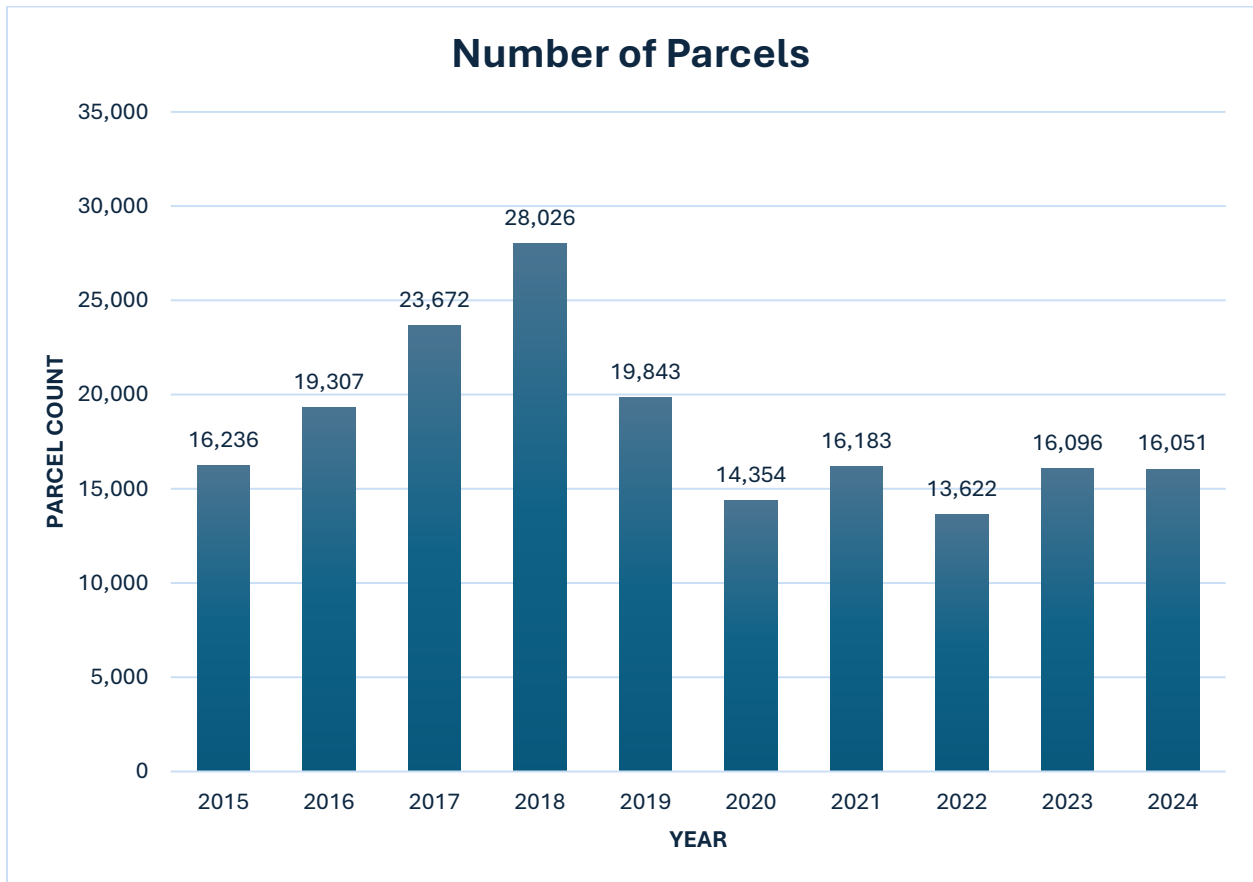


Figure 4. Yearly Number of Land Parcels

2.3. Average Age of Jobs

Year	Average Number of Days (Jobs By CSD)	Average Number of Days (Jobs By Private Sector)
2015	61.7	73.2
2016	45.6	103.4
2017	46.3	138.5
2018	49.1	91.5
2019	44.8	65.6
2020	45.4	68.1
2021	39.0	58.6
2022	29.6	52.0
2023	19.9	43.8
2024 <i>(Until 31st Oct.)</i>	14.1	30.9

Table 3. Yearly Average Age of Jobs

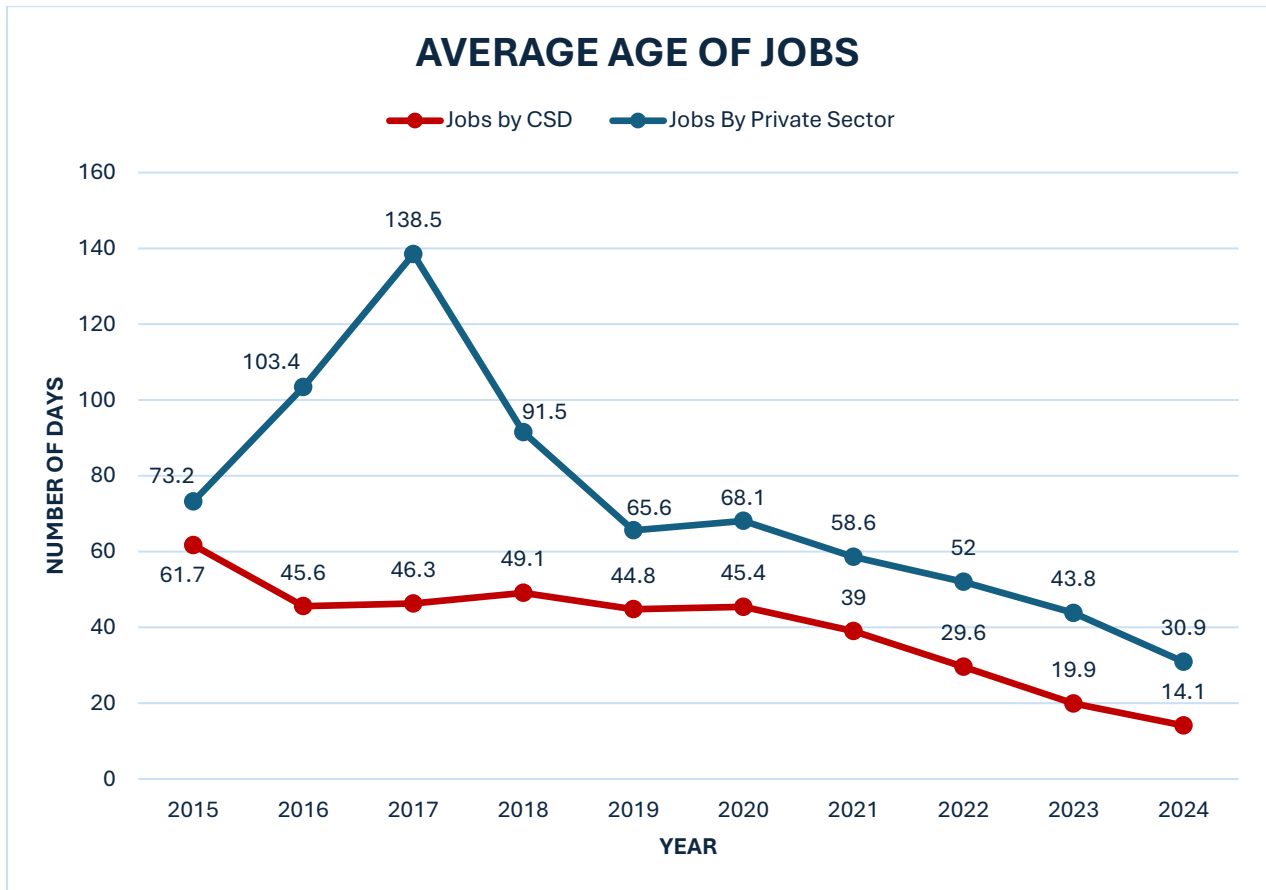


Figure 5. Yearly Average Age of Jobs

3. Analysis and Insights

3.1. Transaction Volume

Over the 10-year period, 54,041 cadastral survey jobs were completed, covering 183,389 parcels. Deed Plan requests accounted for 70% of all requests, see **Figure 2**. The highest volumes of parcels processed were seen in 2017 and 2018, attributed to major housing initiatives like Sharq Al Hidd and Salman City, and private projects like Diyar Almuharraq.

From 2019 to 2023, job and parcel volumes dropped significantly. A major contributor to this decline was the removal of the 2-year validity for Certificates of Survey in 2018, as renewals were no longer required, see **Figures 1 & 3**. This change was implemented because the cadastral database became accessible to more government entities such as the Urban Planning and Development Authority, the Ministry of Municipalities (Benayat), and the Real Estate Regulatory Authority. In 2019, parcel coordinates were added to the back of Certificates of Survey, making them more informative and reducing the need for new certificates. To further improve the Certificate of Survey, the QR Code was introduced to the certificate in 2021 which added valuable information such as the location link (Google Maps), a digital copy of the certificate, and the parcel coordinates.

In 2023 a major change has been implemented by the Land Registration Directorate, where the Title Deed has been redesigned as a single page document featuring a QR Code. The QR Code provides the owners with a digital copy of both the Deed Plan and Certificate of Survey, along with any relevant property specific information. The demand for the new Title Deed is notable in 2024's statistics as a significant rise in Deed Plan preparation requests is seen in 2024 when compared to 2023, see **Figure 3**, leading to an increase in the overall number of jobs as well, see **Figure 1**.

3.2. Processing Time

The average time required to complete jobs has decreased substantially. Jobs processed by the Cadastral Survey Directorate (CSD) reduced from 61.7 days in 2015 to 14.1 days in 2024, and those by the private sector survey offices reduced from 73.2 days to 30.9 days over the same period, see **Figure 5**. The Ministerial Committee's decision, formalized in Deputy Prime Minister's Circular No. 1 of 2023, mandates that all cadastral survey jobs be handled by authorized private sector surveying offices. This change has contributed to improved processing times in 2024, with further reductions anticipated as workflows are optimized and the latest GIS technologies are integrated.

4. Future Outlook

In line with the Ministerial Committee's decision to privatize cadastral survey work, the number of official services offered by private sector surveying offices has expanded from one to three. Deed Plan preparation and Examination have been added to the existing Certificate of Survey preparation service, transforming the relationship between the Bureau and private sector offices from a basic stakeholder connection into a strategic partnership. Before the committee's decision, approximately 40% of jobs were conducted by the private sector; after its implementation, this figure rose to 70%, with a target of 90% by 2025.

The Bureau's role is evolving from an operational focus to regulatory oversight. Regarding processing times, the Bureau aims to halve the average job age by optimizing workflows and introducing advanced GIS technologies through the National 3D Mapping Program. These initiatives are pivotal to achieving the National Development and Planning Strategy.

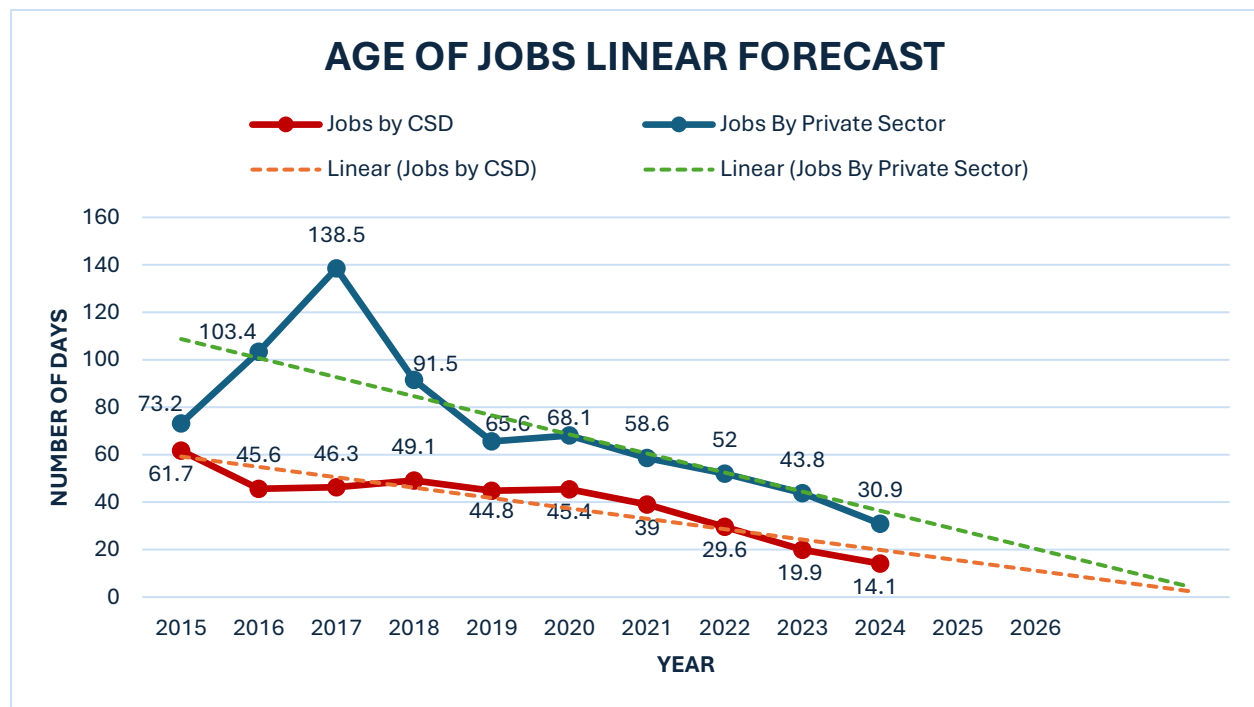


Figure 6. Age of Jobs Linear Forecast