

University of Mila Mouhamed Boussouf

Department of law and political science

Faculty of law

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Real estate

Law

Land Survey Organization in Algeria

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Land Survey Organization in Algeria

1. Introduction:

Land surveying is a key component of Algeria's real estate management system. It provides accurate information about land boundaries, ownership, and land use. The organization of land surveying ensures legal security, prevents conflicts, and supports economic development projects.

2. Legal Framework:

Land surveying in Algeria is regulated mainly by:

- Law No. 90-25 (1990) on the orientation of land law
- Decree No. 91-254 (1991) related to cadastral operations
- Law No. 07-02 (2007) concerning the cadastral system and land registration

These laws define the responsibilities of public institutions, the surveying process, and procedures for registering land ownership.

3. Institutions Responsible for Land Surveying:

a. The National Agency of Cadastre (ANC):

- Conducts cadastral mapping
- Defines and updates parcel boundaries
- Produces cadastral maps and land files

b. The Conservation of Real Estate (CRF):

- Registers ownership rights
- Issues land titles based on cadastral data

c. Local Municipal Authorities:

- Cooperate in data collection
- Provide administrative and geographic information

4. Objectives of Land Survey Organization:

- Ensure legal security for landowners
- Reduce land conflicts and disputes
- Establish accurate cadastral maps
- Facilitate land transactions and investments
- Support urban planning and land development
- Protect state-owned lands and update national land databases

5. Components of the Cadastral Survey:

- Boundary determination
- Parcel numbering
- Topographic measurements
- Mapping and digital data production
- Land title issuance
- Archiving and continuous updating

6. Challenges in Algeria:

- Large national territory, especially in the Sahara
- Outdated maps in some regions
- Slow administrative procedures
- Need for digital modernization

7. Conclusion:

Organizing land surveying in Algeria is essential for securing property rights, promoting sustainable development, and enhancing investment. Continuous modernization and digital transformation will strengthen the efficiency of the cadastral system.

Bilingual Glossary :

Land Surveyالمسح العقاري

Cadastral Mapالخريطة المساحية / خريطة السجل العقاري

Parcelالقطعة العقارية

Boundaryالحدّ العقاري

Land Registrationتسجيل الملكية

Land Titleسند الملكية

National Agency of Cadastreالوكالة الوطنية للمسح العقاري

Real Estate Conservationالحفظ العقاري

Topographic Measurementالقياسات الطبوغرافية

Property Rightsالحقوق العقارية

State-owned Landالأمالك الوطنية

Urban Planningالتهيئة العمرانية