The role of artificial intelligence in the development of the Real Estate Registry

دور الذكاء الاصطناعي في تطوير الشهر العقاري



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Date of transmission: 14/03/2026 date of acceptance: 25/05/2026 date of publication: 01/06/2026

Abstract: Artificial intelligence plays a pivotal role in the development of the Land Registry by improving operational efficiency through the acceleration of legal procedures, particularly complex ones that typically take a long time to complete, as well as reducing human error, particularly in the registration and documentation of various properties and the associated real estate transactions. Furthermore, AI is capable of providing intelligent and rapid responses to a wide range of issues and diverse enquiries from the public. Finally, artificial intelligence helps facilitate access to information related to various properties, whilst also helping to ensure the preservation of property records, as it creates electronic copies alongside the familiar physical paper copies, thereby preserving them and transferring them from one device to another to avoid damage or loss. Consequently, it appears that integrating these technologies is a fundamental step – indeed, we would say an indispensable one – if we are to move towards achieving a complete and comprehensive digital transformation, which will improve the quality of service provided and strengthen citizens' confidence in the property system.

key words: Documentation ; registration ; real estate registration ; artificial intelligence.

الملخص: يلعب الذكاء الاصطناعي دورا محوريا في تطوير مصلحة الشهر العقاري من خلال تحسين كفاءة العمل من حيث تسريع القيام من الإجراءات القانونية خاصة تلك المعقدة والتي تستغرق عادة مدة زمنية طويلة، فضلا عن تقليل الأخطاء البشرية لاسيما في إجراءات تسجيل و توثيق العقارات المختلفة وكذا المعاملات العقارية الواردة عليها، بالإضافة لقدرة الذكاء الاصطناعي على تقديم الردود الذكية حول الإشكالات المختلفة وبشكل سريع حول استفسارات المواطنين المتباينة، وأخيرا يساعد الذكاء الاصطناعي على تسهيل الوصول للمعلومات المرتبطة بالعقارات المختلفة ، كما يساعد بدوره في ضمان حفظ السجلات العقارية ذلك لأنه يخلق نسخا إلكترونية إلى جانب النسخ الورقية المادية المعروفة وهو ما حفظها ونقلها من جهاز إلى آخر لتفادي تلفها أو فقدانها ، وعليه يبدو أن دمج هذه التقنيات خطوة أساسية بل نقول لا غنى عنها إذا ما أردنا المرور نحو تجسيد التحول الرقمي الكامل والشامل الذي من شأنه أن يؤدي إلى الرفع من جودة الخدمة المقدمة و يعزز ثقة المواطنين في المنظومة العقارية.

الكلمات المفتاحية : التوثيق ، التسجيل ،الشهر العقاري ،الذكاء الاصطناعي.

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Introduction:

Artificial intelligence is considered one of the most prominent development tools in various sectors in this era of rapid digital transformation, including the real estate sector, which is one of the main pillars of the national economy. The Real Estate Registry is one of the most important state institutions concerned with real estate ownership and guaranteeing the legal rights of individuals and institutions.

With the accumulated challenges facing this sector, such as slow procedures and high rates of human error, there is a need to leverage artificial intelligence technologies to improve performance and raise the quality of services, as these technologies can contribute to speeding up transactions.

In this context, artificial intelligence plays a pivotal role in modernising and developing the real estate registration system by restructuring the way it works and providing a smart digital environment that contributes to achieving and enhancing citizens' confidence in government services.

To what extent can artificial intelligence contribute to the development of real estate registration and improve its performance efficiency?

We will attempt to answer the above question by addressing this topic through two main points:

First Section: Documentation, registration and real estate registration

The documentation and registration of contracts and the real estate registry are legal procedures aimed at proving the validity of legal transactions, especially those related to real estate. Before addressing the real estate registry, we will first address real estate documentation and registration:

Firstly: Real estate documentation and registration:

Documentation and registration are two essential elements in preserving information and ensuring its credibility and continuity, which we will discuss in detail through:

A- Documentation:

In order for a contract to be valid, it must contain the necessary elements for its existence, in other words, its pillars, which are mutual consent, place, and cause. However, the law may add a fourth element to these three, which is documentation, and this is the official or formal contract. This concept applies to

real estate sales, which the legislator requires to be documented[1], Pursuant to Article 324 of the Civil Code: (An official contract is a contract in which a civil servant, public officer or person entrusted with a public service certifies what he has done or received from the parties concerned, in accordance with the legal formalities and within the limits of his authority and competence).

An official document means a document drawn up in an official form by a person with legal capacity and whose duty it is to examine and investigate certain facts in an official capacity[2].

From this definition, we can deduce a set of elements or conditions that must be present in an official document for it to be valid and have legal force. These three elements are:

1) The official document must be issued by a public official, public officer, or person entrusted with public service:

A public official is a person appointed by the state to carry out one of its functions, such as a state property manager or governor. A public officer is a person who exercises part of the public regulatory authority by delegation under the law in order to ensure the management and operation of a public facility. In this sense, it includes all persons who hold this status, whether they are employees, such as the registrar of the commercial register, or non-employees, such as notaries and bailiffs.

2) This employee, public officer, or person in charge of a public service must be competent in terms of subject matter and location in drafting the contract.

3) Compliance with the formal requirements imposed by law[3].

B- Registration:[4]

In addition to drafting the contract in the official form required by law to express the will, the Registration Law issued on 09/12/1976 pursuant to Order 76/105 requires the notary to register the various contracts he concludes with (Registration and Stamp Authority)[5] to which the notary's office belongs regionally, as stated in Article 75, paragraph 01 of the Registration Law: 'Notaries may only register their contracts at the registration office of the district or, where

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[1] Hamdi Pasha Omar, Transfer of Real Estate Ownership, revised and expanded edition in light of the latest amendments and provisions, Da Homa, 2015 edition, Algiers, pp. 161, 160.

[2] Yusuf Hayawi, Indirect Formality and Its Impact on the Effectiveness of Contracts, First Edition 2016, Alexandria, Egypt, p. 26.

[3] Shaban Hind, Proof of Real Estate Ownership in Algerian Law, Doctoral Thesis in Real Estate Law, Djillali Liabeps University, Sidi Bel Abbès, Faculty of Law 2019/2020, pp. 41, 40.

[4]

[5] Hamdi Pasha Omar, Mechanisms for Clearing Private Real Estate Ownership, Third Edition 2015, Dar Houma, Algeria, pp. 89.

appropriate, at the office of the province in which their office is located.' The same law requires notaries to register all contracts drawn up by them within a period not exceeding one month. In the event of a delay in registration, the notary shall be subject to tax penalties (without revoking the official version of the contract), in accordance with Article 58 of the Registration Law (Notaries' contracts must be registered within one month from the date of their conclusion ...). Article 93 adds (Notaries who fail to register their contracts within the specified time limits shall be subject to disciplinary penalties by the competent authority to which they belong, without prejudice to the application of other penalties provided for in the laws and regulations in force, where applicable....)[1].

The registration inspector shall carry out the registration immediately after the deposit, as he may not postpone the registration of contracts and transfers of ownership for which fees have been paid under any circumstances, even if it concerns an appraisal, and he has the right to retain the contract for only twenty-four hours so that he can review it in terms of form. He also has the right to refuse the filing and, consequently, to refuse to register the contract if its conditions and procedures are not respected. The inspector shall register

Registration of all legal acts, whether related to the transfer of real or personal rights, concerning their creation, modification or termination[2].
Registration is considered a licence for the real estate registrar to accept the deed, under penalty of refusal of deposit and refusal of registration. The legislator has also stipulated in numerous texts that the drafters of official contracts must carry out the procedures for their registration in the real estate registry, and has stipulated that failure to do so shall render the contracts drawn up ineffective with regard to the transfer of the real property rights contained therein[3].

After registration, the real estate registrar conducts a quick examination, as with any document subject to real estate registration, whereby it is sufficient to verify the identity of the person or persons and accurately identify the property [4].

Secondly: Real estate registration

Real estate registration is an official body specialising in documenting contracts and various legal transactions, with the aim of ensuring the protection of property through the legally recognised registration of contracts. We will discuss this in detail through:

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[1] Hamdi Pasha Omar, Transfer of Real Estate Ownership, previous reference, pp. 167, 166.
[2] Dowa Asia, Ramoul Khaled, The Legal and Regulatory Framework for Real Estate Registration in Algerian Legislation, 3rd edition, 2011, Dar Houma, Algiers, pp. 80, 79.
[3] Shaaban Hind, Proof of Real Estate Ownership in Algerian Law, op. cit., p. 43.
[4] Hamdi Pasha Omar, Mechanisms for Clearing Private Real Estate Ownership, op. cit., p. 90.

A- Definition of real estate registration:

The Land Registry refers to the technique by which property rights are registered, which consists of keeping a register called the Land Registry by a competent authority for the purpose of registering various legal declarations relating to real estate or recording all rights in rem, so as to enable others to view them[1].

It is a procedure required by law in order to inform third parties of this action so that it can be used as evidence against them. In addition, Algerian legislation stipulates that it has a real effect, which is the transfer of ownership of real estate or other rights in rem, both between the contracting parties and in relation to third parties, which is why the Council of State considered it in Decision No. 186443 dated 14/02/ 2000 (unpublished) of the general system:
(It is legally established that real estate registration procedures are considered part of the general system.

The legality of notarised contracts shall take effect from the date of their registration with the real estate registry)[2].

Therefore, the process aims to determine the natural scope of real estate on the one hand and to verify the boundaries, legitimacy and validity of the rights established for or against it, in order to prevent encroachment upon it and to ensure that no legitimate rights are overlooked on the other hand, within a framework of transparency that guarantees sufficient publicity and communication with those concerned, so as to justify the authority of this registration[3].

The editor preparing the registration shall deliver it to the competent employee in the technical review department of the competent real estate registration office in exchange for a receipt with a number and date recorded in a priority log with a number indicated on the receipt of the documents submitted by the concerned party to the office with the editor. The technical review department shall re-examine the editor prepared for the month from a legal perspective to ensure the validity of the contract for the month[4].

[1] Yehiaoui Youssef, Indirect Formality and Its Impact on the Effectiveness of Contracts, op. cit., p. 71.
[2] Hamdi Pasha Omar, Transfer of Real Estate Ownership, Revised and Expanded Edition in Light of the Latest Amendments and Provisions, Dar Houma, 2015 edition, Algeria, pp. 176, 175.
[3] Ibrahim Riad Hijazi Al-Feki, University of Menoufia, Real Estate Registration as a Means of Protecting Private Real Estate Ownership (A Comparative Study), First Edition 19, Al-Wafa Legal Library, p. 20
[4] Abdul Fattah Murad, Explanation of Real Estate Registration Legislation, Alexandria, Egypt, p. 28.

Real estate ownership and other real rights shall not be transferred except by registering the real estate transaction with the administration in charge of real estate registration[1].

It is therefore a technical task aimed at registering the various transactions relating to real estate in the real estate registry in order to inform everyone of their existence so that everyone is aware of them and to ensure the stability of real estate transactions.

The legislator has stipulated that deeds proving ownership must be registered with the real estate registry, under penalty of nullity. Consequently, ownership cannot be transferred between the contracting parties or to third parties, and the registrar cannot register a deed unless it has a fixed origin in the real estate card index proving the last right of disposal of the property by identifying all previous owners who have traded in the ownership of this property[2].

B- Regulation of registration procedures in Algerian law: We will address the following:

1) The bodies responsible for real estate registration procedures: Real estate registration procedures are handled by an administrative body organised by the legislator, which has defined its powers and territorial jurisdiction.

Referring to the provisions of Order No. 75/74 dated 12/11/1975, which includes the preparation of a general land survey and the establishment of a land registry, and to the provisions of its two executive decrees, it is clear that the legislator did not provide any specific definition of the land registry and did not specify how its internal structures should be organised.

Real estate registries were established pursuant to Article 20 of Order No. 75/74 dated 12/11/1975, which provides for the preparation of a general land survey and the establishment of a real estate registry. The purpose of their establishment is to maintain the real estate registry and complete the necessary procedures related to real estate registration[3].

2)Conditions for registration:

Before the real estate governor carries out the real estate registration process, he must examine the documents and papers to be registered with great care and ensure that two basic conditions are met, namely the principle of formality and the principle of prior registration.

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[1] Majid Khalafouni, Real Estate Transactions in Algerian Law (Supported by Judicial Decisions), third edition, 017, Dar Houma, p. 31.

[2] Shaaban Hind, Proof of Real Estate Ownership in Algerian Law, previous reference, pp. 44, 43.

[3] Majid Khalafouni, The Land Registry System in Algerian Law, Dar Houma, first edition, p. 78.

- Formality: As a general rule, contracts are consensual, as mentioned above. However, there is an exception to this rule, i.e. the formality of contracts, when the latter are a prerequisite for their conclusion, such as sales contracts, which the legislator has stipulated must be drawn up in an official or formal format, meaning that contracts must be drawn up in the form of an official contract before a notary. Therefore, the official contract is drawn up by the person in charge of drawing it up, who is the employee, public officer or public servant, to certify the actions taken, but within the limits of the powers granted and within the limits of his jurisdiction. He may not exceed these powers or the limits of his jurisdiction, and the official rule applies with regard to real estate and the actions related to it. This is stipulated in Article 324 bis 1, which states: 'In addition to contracts that must be in official form, contracts involving the transfer of real estate ownership or real estate rights must be drawn up in official form, under penalty of nullity, and the price must be paid to the public officer who drew up the contract.'

Article 61 of Decree 76/63 on the establishment of the land registry stipulates the following: 'Every contract that is subject to registration in the land registry must be submitted in formal form.'

It can be seen from this text that the legislator has stipulated that all contracts and documents must be official and has not provided for any exceptions to this principle. Any contract that does not meet the official requirements will be rejected by the real estate registrar because this principle is not considered a mere formality in the same degree as the registration.

- The rule of prior registration (principle of additional effect): Article 88 of the aforementioned Executive Decree 76/63 stipulates: "No registration procedure may be carried out at the real estate registry in the absence of prior or comparative registration of the contract, judicial decision, or certificate of transfer of ownership by death proving the right of disposal or the last right holder, Taking into account the provisions of Article 88, it is understood that the Land Registry cannot register any document, deed or transaction that would transfer real estate ownership unless the intended transfer has been previously registered in the real estate card collection, which proves all transactions related to the property, as well as knowledge of all previous owners who have traded in the property, thereby ensuring peace of mind and preventing fraud in real estate transactions.

Accordingly, Article 101 of the same decree grants the real estate registrar the right to monitor all documents deposited with him, and he has full authority to

refuse deposit in the absence of one of the procedures, in particular the principle of prior registration.

This is stipulated in Article 88, last paragraph, of the aforementioned Decree 76/63: (From the date of publication of the contract, judicial decision or certificate, the new owner may not take any action by or against the previous owner of this right, without prejudice to the publication of judicial requests aimed at rescinding, invalidating, cancelling or reducing a real property right[1].

C. Filing of documents and the role of the land registry: Drafters of contracts and documents subject to registration, whether they are notaries, registrars or administrative authorities, must take the initiative to register all contracts or judicial decisions by filing them with the competent land registry within the legal deadlines specified for this purpose.

Contracts and documents subject to registration must be registered with the relevant regional registration and stamp office before being filed with the relevant regional land registry, in accordance with the provisions of Articles 192 to 195 of Order No. 76/105 dated 09/ 12/1976 containing the amended and supplemented registration law.

This is stipulated in Article 90 of Decree No. 76/63, which states the following: (Notaries, registrars and administrative authorities shall act on all contracts or judicial decisions subject to publication and drawn up by them or with their assistance, within the time limits specified in Article 99 and independently of the will of the parties).

Article 41 of the same decree also stipulates the following: (The real estate governor shall keep a deposit register in which he shall record, on a daily basis and in numerical order, the delivery of contracts and judicial decisions and, in general, the schedules of documents deposited for the purpose of implementing a procedure relating to real estate).

Through these two articles, we find that the legislator has specified the persons responsible for filing, namely bailiffs, notaries and administrative authorities, who are also responsible for filing these contracts and documents with the competent real estate registry, either directly or by post. However, in practice, it is often noted that the deposit is made directly by agents or assistants appointed

[1] Hamdi Abdelkader, Conditions for Registration in the Land Registry, University of Abou Hamid Ben Badis, Mostaganem, pp. 197, 196.

by them under an official document that these agents or assistants present at each deposit or withdrawal of these contracts or documents.

The role of the land registrar: The land registrar is the official responsible for managing the land registry and maintaining the land register. Article 3 of Decree 63/76 specifies his duties, which are as follows:

Preparing and maintaining a complete set of land cards.

Taking the necessary measures for requests for the registration of contracts involving real estate ownership and other real rights.

Examining contracts.

Recording data in the real estate registers concerning real rights, real estate costs established on real estate subject to registration, and all formalities subsequent to such registration.

Maintaining contracts, plans, and all documents related to real estate for registration.

Providing information to the public that is available in the aforementioned real estate.

Verifying the identity and eligibility of the parties listed on the evidence, as well as verifying the validity of the documents required for registration[1].

The real estate registrar shall endorse copies of contracts and judicial decisions subject to the registration process, while returning one copy to the depositor and retaining the second at the real estate registry, which must bear the identity verification stamp, and, where applicable, the personal details of the parties, and shall be filed in the archive after writing the date, size and number of the registration in the space provided for that purpose.

In addition, the legislator has emphasised in some cases the need to attach several other documents at the same time as the two official copies subject to registration, as follows:

Descriptive table of division: when the contract relates to a part of a property owned jointly, so that the part concerned can be identified.

Land survey extract: required in cases where the property subject to disposal has been surveyed, in order to verify the survey documents.

Measurement document: This is required when the official editor includes a change in the property boundaries, which leads to an adjustment of the section's base.

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[1] Boudiouf Sofiane, Bouraoui Saad, The Real Estate Registry System in Algeria and Bonds Subject to Registration, Higher School of Judiciary, Field Training Directorate, Graduation Thesis for the Higher School of Judiciary Certificate, Class 15, p. 5, 2006/2007

Subdivision decision: This is required when it comes to a subdivision process where the terms and conditions book and the complete list of sections are published.

The second Section: Artificial intelligence and its relationship to real estate registration:

Artificial intelligence is a branch of computer science concerned with designing systems capable of simulating human intelligence and making intelligent decisions. In the field of real estate registration, artificial intelligence can improve the efficiency of contract registration and legal document analysis, which we will discuss through:

Firstly: Artificial Intelligence:

As mentioned earlier, artificial intelligence is a branch of computer science that aims to develop systems capable of simulating intelligent human behaviour and making autonomous decisions based on data and information. We will address this through:

A- Definition of artificial intelligence:

It is digital software capable of learning and acquiring skills and then acting independently. It is linked to the virtual world, not the real world, which means that humans cannot control it because no one can know what is happening inside the intelligent programme, nor can the harmful actions of these intelligent devices be predicted[1].

The concept of artificial intelligence refers to digital or electronic devices such as computers, mobile devices, or robots. Artificial intelligence expresses the ability of these digital devices to perform tasks associated with intelligent beings. The term artificial intelligence applies to systems that have human-like intellectual processes, such as the ability to think, discover meaning, and learn from previous experiences. Examples of processes performed by digital devices that are attributed to artificial intelligence include web search engines and voice or handwriting recognition[2].

However, there is no definitive definition of artificial intelligence, as it still has the potential to improve our lives every day. It is evolving and becoming more

[1] Mona Al-Qargouri, Traditional Foundations of Liability for Artificial Intelligence Damage, Faculty of Law, Sfax, Tunisia, Issue 72, September 2022, p. 40.

[2] Mona Al-Sayed Adel Abdel-Shafi Ammar, Corporate Governance through Artificial Intelligence Technology, Faculty of Law, Tanta University, Legal Journal (a journal specialising in legal studies and research), peer-reviewed scientific journal, p. 2152.

intelligent. In fact, it is dynamic and full of challenges and obstacles along the way[1].

In many cases, the term artificial intelligence is associated with machines as a whole, but the computer programs installed on these devices have behaviours and technical characteristics that mimic human mental abilities. and its modes of operation. This makes sense, given that the machine or device itself resembles the human body, while the human mind performs all functions related to thinking, decision-making and problem-solving[2].

We can summarise this definition by saying that artificial intelligence is an attempt to make a computer or machine that works with programming similar to a human being in its thinking, behaviour, problem solving and practice of all aspects of daily life. This is done through studies conducted on humans, from which conclusions are drawn that help explain human behaviour and program it for application to machines[3].

B- The specificity of artificial intelligence:

The more independent artificial intelligence is from those who interfere with it, whether directly or indirectly, the more private it becomes. This raises the issue of independence and its connection to the decisions made by artificial intelligence, which may cause harm to others, making it subject to legal accountability on the one hand and requiring compensation for such harm on the other .

Furthermore, science has not yet achieved complete independence for artificial intelligence in making decisions on its own, but the degree of independence is gradually increasing with the rapid development in this field, and the day may come when we see an intelligent system that is completely independent of its users[4].

Artificial intelligence also facilitates many tasks, especially in the legal field, where artificial intelligence software contributes to the easy and objective classification of criminals, free from personal bias, and studying and identifying the most dangerous areas that are prone to an increase in crime, which helps in

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[1] Musab Thaer Abdel Sattar, Ain Shams University, Arab Republic of Egypt, Bashar Qais Muhammad, Al-Mamoun University College, Negligence Liability Related to Artificial Intelligence, Volume 10, Issue 2, 2021, College of Law and Political Science, University of Diyala, p. 405.

[2] Aisha Abdel Hamid, The Legal and Legislative Framework for Digitalisation and Artificial Intelligence, Faculty of Law, Chazli Ben Jedid University, El Tarf, International Journal of Online Education, July 2020, p. 93.

[3] Yahya Ibrahim Dahshan, Criminal Liability for Artificial Intelligence Crimes, Issue No. 82, Sha'ban 1441 AH, April 2020, pp. 110, 109.

[4] Badri Jamal, Artificial Intelligence: A Search for a Legal Approach, Faculty of Law, University of Algiers 1, Algerian Journal of Legal and Political Sciences, Volume 58, Issue 04, Year 2022, p. 177.

developing solutions to avoid this and significantly reduce risks, accomplish judicial tasks, and assist justice in criminal evidence methods, examining them and determining the real ones and the false ones easily and conveniently, which ultimately results in achieving justice and equality[1].

Artificial intelligence also offers many computer methods (such as computational intelligence, neural networks, agents, investigators, intelligent agents, pattern recognition, and fuzzy logic), which play an important role in proving and preventing crimes[2].

Therefore, artificial intelligence, according to its tools, is considered the ideal face of scientific knowledge and the basis for its application and use to serve all societies. as the impact of the technology used by humans is the focus of attention in the requirements for regulating it within legislation that integrates with its concept to include both the physical and virtual aspects of the content of artificial intelligence systems. Some legislative tools have been subject to regulation, development or modification of their legal positions, which is an effective method that includes solutions for different successive generations of information technology and its algorithms, which know no limits in their fields of application, so that the legislation dealing with artificial intelligence systems and their operating technology is primarily concerned with regulating their effects, and contain the phenomena of the virtual world in a legal basis that addresses the legal relationships arising from those systems in general, without specifying them for a particular application[3].

Many countries around the world are witnessing the increasing use of remotely controlled robots, which are an important step towards continuous surveillance and monitoring, in addition to securing roads and providing air support in the near future[4].

Secondly: Artificial intelligence and real estate registration

Artificial intelligence can have a significant impact on improving and developing many processes in real estate registration. Among the ways in which artificial intelligence can be used in this field are:

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[1] Yahya Ibrahim Dahshan, Criminal Liability for Artificial Intelligence Crimes, op. cit., p. 111.

[2] Hamad Abdullah Ali Matar Al-Niyadi, Cyber Night Derived from Artificial Intelligence, Legal Journal (a journal specialising in legal studies and research), a peer-reviewed scientific journal, p. 1261.

[3] Mohammed Siddiq Mohammed Abdullah, Omar Nafea Rida, The Legislative Framework for Artificial Intelligence Applications: A Comparative Study, Middle East Journal of Legal and Jurisprudential Studies, Volume 01, Year 2021, p. 37.

[4] Abdullah Ahmad Matar Falasi, Criminal Liability Resulting from Artificial Intelligence Errors, Legal Journal (Journal specialising in legal studies and research, peer-reviewed scientific journal, p. 2846.

A- Automatic document analysis:

Artificial intelligence is the study of how to direct computers to perform tasks that humans perform better. It relies on the search for advanced programming methods to perform tasks similar to those performed by human intelligence[1]. It can help read and analyse real estate documents such as contracts and legal documents using OCR text recognition and machine learning techniques. The system can recognise texts.

Within the documents, it identifies important data such as names and dates, financial amounts, and any other legal details.

B- Records management:

Super-intelligent artificial intelligence exceeds the limits of human intelligence, as it can perform tasks and functions better than humans[2] . AI can improve the way property records are managed more accurately and efficiently. By completing the property registration process, human errors can be reduced and access to information can be facilitated more quickly.

C- Detection of manipulation and forgery:

Artificial intelligence represents the function of organising and arranging security work, analysing and processing data and information, and conducting research and investigation in data stores in the digital world and information systems based on the mechanism specified for it and the technology specified for it in the field of security[3]. Artificial intelligence can contribute to detecting manipulation or forgery in real estate documents, whether in contracts, signatures or other documents, using techniques such as big data analysis and pattern detection.

D- Data management:

As mentioned earlier, artificial intelligence performs several tasks, which means multitasking, doing the same work that humans do[4], and its ability is determined by the work assigned to it. Artificial intelligence can help analyse real estate data such as prices, and these analyses can provide useful insights for real estate developers.

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[1] Ali Ahmed Ibrahim, Applications of Artificial Intelligence in Combating Cybercrime, p. 2814.

[2] Kandouz Fatiha, The Legal Aspects of Using Artificial Intelligence, University of Mohamed Seddik Ben Yahia Jijel (Algeria), Laboratory for Advanced Legal Studies, p. 5.

[3] Al-Akhnash Noura Amina, Al-Eidani Mohamed, Artificial Intelligence as a Mechanism to Combat Cybercrime, Journal of Law and Environmental Sciences, Vol. 2, No. 2, 2023, p. 537.

[4] Abbas Mohamed Abbas, The Legal Personality of Artificial Intelligence: Between Recognition and Denial, p. 1414.

E- Accelerating procedures:

By using artificial intelligence in documentation and review procedures, time-consuming processes such as property registration and transfer of ownership can be accelerated, saving time and reducing costs.

F- Smart legal assistance:

The reality of artificial intelligence practices in individuals' lives is embodied in the frequent and widespread use of smart cars, robots, and programmed systems in the fields of health, economics, and law. As a result, it has become capable of creativity and invention[1], Artificial intelligence can provide simple legal advice to citizens or lawyers on how to deal with real estate procedures, which can help facilitate the general understanding of legal procedures.

Conclusion:

We conclude from the above that artificial intelligence has a role to play in improving and developing the performance of the Land Registry by speeding up procedures, reducing human error, and achieving the greatest possible accuracy in the registration and documentation of contracts and real estate transactions. The adoption of artificial intelligence technologies such as text recognition, data analysis, and automated responses to queries can greatly contribute to reducing the burden on employees and facilitating services for citizens. However, the success of this digital transformation requires continuous training of employees and comprehensive updating of legislation to ensure integration between technology and the human element.

Results:

- Reducing paper transactions, increasing efficiency, and improving service quality can bring about a qualitative shift in the real estate sector by improving efficiency, reducing time and costs, and increasing accuracy and transparency.
- Achieving accuracy in real estate documentation.
- Developing administrative performance.

Recommendations:

- Update legislation.
- Qualify human resources.
- Train employees in the use of technology.

[1] Ben Othman Farida, Artificial Intelligence (A Legal Approach), Policy and Law Notebooks, Volume 2, Issue 02, p. 162.

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3- Hamdi Pasha Omar, Mechanisms for Clearing Private Real Estate Ownership, Third Edition, 2015, Dar Houma, Algeria.

4. Hamdi Abdelkader, Conditions for Registration in the Real Estate Registry, Abdelhamid Ben Badis University, Mostaganem.

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