



Series of Reports by the Observatory on Violations of Housing,

Land, and Property Rights

Forgery and dispossession in Aleppo countryside

اليوم التالي
لدعم الانتقال الديمقراطي في سوريا



THE DAY AFTER
Supporting Democratic Transition In Syria

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I. Executive Summary

As the Azaz area went out of the Syrian regime's control in 2017, and with the withdrawal of state institutions, a local civil registry secretariat was established with inexperienced and incompetent local staff. The civil registry began giving official documents without legal due process, leading to widespread falsification of official documents, such as identity cards and real estate powers of attorney. These forged documents were later used to carry out illegal sales and purchases, which in turn led to the violation of the HLP rights of original owners and created complex legal and social disputes.

The falsification of ID cards, especially for individuals who are absent or deceased, led to the creation of general or specified powers of attorney that allow the sale of their property without their knowledge or consent. This stemmed from the absence of official records and the lack of civil registry books or complementary documents that can be referred to for the verification of the information. The process depended on unreliable civil records to prove the life or death of individuals, which facilitates forgery and the implementation of sales based on powers of attorney for deceased persons.

These practices have led to the loss of the original owners' rights, the sale of their property without their knowledge, or the division of real estate and selling it to other people (bona fide buyers) who may not be aware of the fraud . They also led to a decline in confidence in the real estate registry due to a lack of credibility, and it became difficult to validate real estate ownership. Fraud, by definition, contributes to the decline in investment in the region due to the lack of guarantees to protect HLP rights. Disputes also arise between the original owners and new buyers who may be victims of fraud, which negatively affects social relations due to real estate disputes.

The actual cases investigated showed a significant weakness in control and management in the secretariats of the civil and real estate registries, which led to the spread of fraud and corruption, allowing for serious violations of HLP rights, relying on forgery involving personal IDs, judicial powers of attorney and contracts, which led to the illegal transfer of real estate ownership.

With the absence of strict controls as a result of work mechanisms in the civil registry secretariats, legal and administrative loopholes were exploited by violators to give phony legitimacy to illegal purchases, which led to the loss of property rights of their original owners, which will create legal disputes on the one hand, and a change in the demographics of the region, and a threat to social and economic stability in areas already suffering from conflicts and population displacement, on the other hand.

II. Methodology

The report relied on investigation through various tools for data collection and verification using open sources, in-depth interviews with witnesses to abuses, as well as exclusive photographs provided to us by those who were violated. We cross-checked witness accounts with other sources.

Before starting the research and investigation, TDA conducted a brainstorming session with real estate experts, law professionals, researchers, and journalists to discuss the situation of violations of HLP rights and to map violations that can be worked on. We tried to monitor the current and ongoing violations, taking into account that they constitute a pattern of violation by being repeated in several geographical areas within the areas controlled by the National Army forces.

The brainstorming session with specialists and experts was followed by other brainstorming sessions with the field researcher to work on the violation that meets the key conditions that the Observatory tries to highlight, which are being current, quality, and repetition, in addition to documenting violations from an angle that has not been documented before.

The field research team, consisting of a principal researcher and 8 field monitors, used data collection evidence to ensure knowledge of the general context of the violation, the patterns of violations and those responsible, and the nature of the people whose rights have been violated.

The field monitoring and research team has gone through training on dealing with open-source training and on the use of an interview guide.

The research team tried to overcome security risks and access information, despite the risks posed by the de facto authorities, who could punish the researcher by arrest. These challenges were overcome through:

- Acquiring informed consent from witnesses, which included a pledge by TDA to use the information provided for the purpose of the search and not to refer to the explicit name of the source to preserve his/her personal security.
- The ability and relationships of the field research team enabled us to obtain supporting documents for this research.
- The optimal use of open-source and data collection tools.

III. Introduction

The city of Azaz in northern Syria is a model for the political and military transformations that the region has witnessed since the outbreak of the Syrian revolution. The city has gone through multiple stages of control, starting with being freed from the control of the Syrian regime in 2012, through the control of the opposition forces, then ISIS, and ending with 'Operation Euphrates Shield', which ended ISIS's presence in the region in 2017. These successive changes led to the withdrawal of state institutions and the creation of a large administrative vacuum.

In light of this situation, the Civil Registry Secretariat was established in Azaz at the end of 2017, as an alternative to the civil registries that existed before 2012. However, this secretariat faced significant challenges, including a lack of experience of local staff, the absence of original civil records, and the distribution of government positions based on family quotas. These factors have led to serious problems in the management of civil documents, such as the registration of births, deaths, marriages, and divorces, and the issuance of identity cards.

By 2019, a new ID card model was adopted that eliminated the mention of the citizen's original village or city, which is a breach of Syrian law and contributes to changing the demographics of the area. In addition, the absence of original records and the prevalence of forgery exacerbated problems related to HLP rights, as forged documents became used to defraud land and real estate.

This research aims to shed light on violations of forgery of civil documents in northwest Syria, and their negative effects on HLP rights, with a focus on areas outside the Syrian regime's control. The research also attempts to analyze the reasons behind these violations and their future impacts on future generations.

Hence, it is necessary to strengthen oversight and supervision of the work of government institutions, including the civil registry, training employees on the correct laws and appropriate procedures for registering documents, developing a standardized electronic system for registering and verifying documents, linking it to other areas in Syria, educating citizens about their legal rights and how to protect their property from forgery, and forming legal committees to investigate previous cases of forgery and restore rights to their owners.

IV. The importance of documents and information issued by the Civil Registry Secretariat and their impact on real estate ownership

Documents and information issued by the Civil Registry Secretariat are an essential element in ensuring the integrity and legitimacy of real estate transactions, particularly in the context of ownership transfers. Government and legal institutions rely heavily on these documents to document rights and ownership, making the civil registry a major source of information related to individuals' legal status, such as being alive or dead, which directly affects the validity of real estate transactions.

A. The Importance of the Civil Registry for Real Estate Transactions:

1. The impact of the validity period on real estate transactions and documents related to the civil registry.

The validity period of the civil record varies according to the place of its issuance:

- o Five days if the principal resides in the same area as the assistant office.
- o Ten days if another governorate issues the registration.
- o One month if a foreign country issues the registration.

2. Challenges in conflict-affected areas:

- In areas of armed conflict or forced displacement, verification of personal documents and the status of individuals is increasingly complex.
- These circumstances require enhanced precautionary measures by local authorities, such as local councils and courts, to ensure the accuracy of documents issued by the civil registry.

3. The impact of the death of one of the parties to the power of attorney on real estate ownership:

- The validity of the general power of attorney expires upon the death of the principal or agent, which poses a significant challenge in completing real estate transactions.
- The civil record is linked to the power of attorney to ensure that the principal is still alive when the power of attorney is used in sales operations.
- However, errors are observed in some areas, such as the Azaz area, where authenticated powers of attorney are used without adequate verification of the client's status, whether he/she is alive or not.

B. Components of the Civil Registry:

1. Paper and electronic books: in which all civil status incidents are recorded, such as births, deaths, marriages, and divorces.

2. Supplementary documents:

- Birth certificates: issued by hospitals or clinics documenting newborns. They are the first step to provide a legal identity for the newborn.
- Death certificates: issued by hospitals or prisons and accompanied by a medical report and a certificate from the headman (mukhtar).
- Marriage contracts: They are documented before the competent courts and then registered with the Civil Registry.

V. Case study: forgery of civil records to seize private property

Case 1: Sale of the real estate of Khaled Riman after his death

Khaled Riman, of Armenian descent, passed away in 2019, having left his village in 2012 to go to Aleppo with his family, leaving behind his real estate property, including houses and agricultural land. Nonetheless, his properties were sold in 2023, that is, four years after his death, raising questions about this process.

TDA had access to Khaled Riman's complete civil record proving his death in 2019.

الجمهورية العربية السورية
وزارة الداخلية - الشؤون المدنية

صورة قيد عائلي من السجلات المدنية
للمواطنين العرب السوريين

بيان صادر عن أمانة سورية الواحدة بتاريخ : ٢٠٢٣/٠٩/٢٦ : ٤٠:١٢:٤٠ م برقم : ٣٨١٥٩٩٣٢

محل القيد: قارلق

المحافظة: حلب	الاسم	النسبة	الامانة: حلب ش ٢	اسم ونسبة الأب	اسم ونسبة الأم	محل وتاريخ الولادة	الدين والمذهب
الرقم الوطني			الرقم الوطني	الرقم الوطني	الرقم الوطني		
٢٠٢٣/٠٩/٢٦	خالد	ريمان	٢٠٢٠٠٩٦٣٥١	صالحه حبان	٠٦٠٢٠٠٩٦٤٩٧	حلب بتاريخ ١٩٦٦/٠٥/٠٦ اليوم السادس من شهر ابر لعام الف وتسعمائة وست وستين ميلادي	إسلام
٢٠٢٣/٠٩/٢٦	ملكه	عكو	٢٠٢٣/٣٤٦٨٣	علي عكو	٠٦٠٢/٣٤٧٦٥	حلب بتاريخ ١٩٧٥/٠٦/١٠ اليوم العاشر من شهر حزيران لعام الف وتسعمائة وخمس وستين ميلادي	إسلام
٢٠٢٣/٠٩/٢٦	جهان	عصاف	٢٢٣٩/٢١٥٧٩٥	محمد عصاف	٠٢٣٩/٢١٥٨٥٨	حلب بتاريخ ١٩٨١/٠١/١٥ اليوم الخامس عشر من شهر كانون الثاني عام الف وتسعمائة وواحد وتسعين ميلادي	إسلام
٢٠٢٣/٠٩/٢٦	سنان	ريمان	٢٠٢٠٠٩٦٣٥١	خالد ريمان	٠٦٠٢/٣٤٧٦٨٨	حلب بتاريخ ٢٠٠٦/٠١/٠١ اليوم الاول من شهر كانون الثاني لعام الف وستة ميلادي	إسلام

Pic (1)

Khaled Riman's civil record

TDA

According to one witness, Mr. (A), who owns a real estate office in Marea, three real estate properties (no. 1575, 1571, 1584) located in Kaljebrin district in Azaz and owned by Khaled Riman were sold. Ownership of these properties was transferred from Khaled Riman to Mohammad Najjar in the real estate registry.

The witness added that Khaled Riman left the village in 2012 and died in 2019, which sheds some doubt on how these properties were sold post mortem. The witness said the sale involved forging the identity card of Khaled Riman by an unknown person (seemingly a paid accomplice) in collaboration with Mohammad Najjar. This unknown person showed Khaled Riman's forged ID at the office of powers of attorney in the lawyers' bar association and hired a lawyer to represent him in this sale.

A. Documents and Contracts:

Based on the investigation carried out by our field researcher, we found a large number of files proving forgery, including:

- Real estate record statement of property no. 1575, 1571, 1584 in Kaljebrin 32 Azaz, stating that property no. 1575 is a virgin, barren land registered to the name of Khaled son of Mohammad Rihan al-Tamam (there is a spelling mistake in his surname, using Rihan instead of Riman). The sale of this property to Mohammad Najjar was registered by contract number 2522 of 2023.



Pic (2)

Real estate record statement of property no. 1575 owned by Khaled Riman

- Ownership transfer contract no. 2975/2023. This contract confirms the transfer of ownership from Khaled Riman to Mohammad Najjar based on a judicial order issued by the first civil court of first instance in Azaz

B. Death and forgery:

Khaled Riman's death on 13 January 2019 was verified through the civil record issued by the civil registry secretariat in Aleppo. Hence, the sale concluded in 2023 used forged documents, including a forged ID card and a forged power of attorney. According to experts, if a selling contract is registered in the real estate registry and is found null and void, the buyer's intent is scrutinized. In case of a bona fide buyer who was not aware of the cause of nullification, the real estate record would continue to apply. Still, the original right owner would be entitled to file a compensation lawsuit. In case of a bad-faith buyer – as the buyer clearly is in this case – the registration does not give him ownership rights and thus can be revoked.

Articles 458 and 459 of the Syrian penal code stipulate specific penalties incurred by using forged ID to obtain some gain. Article 460 of the same law stipulates that forging personal documents is punishable by 1-3 years imprisonment and a fine of no less than 100 thousand Syrian pounds¹.

Case two: Forging Mahmoud's civil record:

At the end of 2017, a civil registry secretariat was established in Azaz, comprising some local employees who do not have adequate experience in civil registry or real estate registry laws². Instead, they came from some families in Azaz who have dominated governmental institutions (share-taking). The task of this secretariat was to register births, deaths, marriages, divorces, and issue civil records for the locals. By 2019, the department had developed and started to issue ID cards for IDPs from various Syrian towns in addition to the locals, using a new form adopted in areas under the National Army control. This new form omitted the field indicating the hometown or village of the person, which constitutes a breach of the Syrian law and contributes to changing the demographic composition of the area. In addition, the absence of civil registry books and supplementary documents in area outside regime control including the civil registry secretariat in Azaz gives rise to some significant issues including issuing individual status statements (of deceased or living persons) for carrying out a selling transaction based on a power of attorney of a deceased person causing loss of ownership rights and giving rise to future disputes.

¹ Syrian Penal Code

² Governance of the real estate registry in Azaz will be addressed in a separate report.

- Selling contract no. 2522/2023: The contract includes a forged power of attorney stating that Khaled Riman appointed a lawyer to represent him in selling the said property. Mohammad Najjar also hired another lawyer to file a lawsuit to affirm the purchase.

Khaled Riman: Photocopy of the contract

خلاصة طلب التسجيل			خلاصة الملكية					
سبب التملك	الحصة	طالب التسجيل	الحصة	المالك	النوع الشرعي	الوصف	المنطقة العقارية	رقم العقار
شراء حكيم	التمام	محمد نجار بن عبد الرحمن وزهرة/١٩٨٢	التمام	خالد بن محمد ريحان وصالحة ١٩٦٦/	امري	ارض بعل سابع لزج حبوب	كلجبرين ٣٢	١٥٧١
شراء حكيم	التمام	محمد نجار بن عبد الرحمن وزهرة/١٩٨٢	التمام	خالد بن محمد ريحان وصالحة ١٩٦٦/	امري	ارض بعل سابع لزج حبوب	كلجبرين ٣٢	١٥٧٥
شراء حكيم	التمام	محمد نجار بن عبد الرحمن وزهرة/١٩٨٢	التمام	خالد بن محمد ريحان وصالحة ١٩٦٦/	امري	ارض بعل مفروسة بأشجار الزيتون	كلجبرين ٣٢	١٥٨٤

رقم العقد ٢٥٢٢/٢٠٢٣ م نوع العقد: شراء حكيم وترقين
تاريخ العقد: ١٤٤٤هـ الموافق ٢٠٢٣/٨/٢٠ م
نص العقد

ملاحظات

صرح المقرر:

محمد نجار بن عبد الرحمن وزهرة/١٩٨٢ رقم شخصي/٨٦٩٤.٦٦٨٥٢٥/مارع
قائلاً: إنني حصلت على قرار حكيم برقم أساس/١٢٤٩/وقرار/٦٥٩/تاريخ/٢٠٢٣/٨/٢١ الصادر
عن محكمة الصلح المدنية الثانية في (اعزاز) والمكتسب الدرجة القطعية والمحال بموجب كتاب
التنفيذ المدني في (اعزاز) بالملف التنفيذي رقم/٢٠٢٣/١٠٤١/والمتمضمّن من حيث النتيجة:
تثبيت بيع المدعى عليه (خالد ریحان بن محمد) وشرائي أنا المدعي لتمام العقارات رقم محضر
١٥٧١/١٥٧٥/١٥٨٤/ من المنطقة العقارية/كلجبرين/٣٢/النوع والأوصاف مبيّنة بالقيد العقاري
رقم/٤١٣٢/تاريخ/٢٠٢٣/٨/٢٧/المرفق طياً ونقل وتسجيل الملكية على اسمي في الصحيفة العقارية
مع حفظ حقوق الغير واصحاب الإشارات السابقة والحقوق المكتسبة وعدم المساس بها وترقين إشارة
الدعوى/٢٥٢٢/٢٠٢٣/ الى آخر ما جاء بالقرار من فقرات حكمية.....
واستناداً للقرار الحكمي المشار اليه أعلاه وتنفيذاً لمضمونه أطلب أنا المقرر:
تسجيل تمام العقارات المذكورة أعلاه باسمي بالصحيفة العقارية (شراء حكيم)
ترقين إشارة الدعوى المدونة بعقد/٢٥٢٢/٢٠٢٣/الموضوعة لمصلحتي
بحالها الراهنة وبما لها وما عليها من الحقوق المكتسبة والمسجلة في الصحيفة العقارية واخذت علماً بالإشارات
المدونة على الصحيفة العقارية وبناء لما ذكر أعلاه اطلب تسجيل ذلك في السجل العقاري وعليه أوقع
أصرح أنا المقرر بأنني والقار والمالك غير مشمولين بقانون الإصلاح الزراعي رقم ١٦١/١٦٥٨ وتعديلاته وتعتمد بعدم شمولتنا بقانون الملكية
الزراعية رقم ٣١/١٩٨٠ تحت طائلة بطلان العقد والغاء تسجيله واعتبارنا مرتكبين جرم الاحتيال إضافة لتعرضنا لأحكام المادة ١٥ من
المرسوم ١٤٥/١٩٦٦ المتضمن مصادرة جميع أملاكنا الزراعية
بصرح المرقيين المتعاقدين بأن هذا العقد هو عقد مبيع حقيقي لقاء عوض ولا ينطوي في كنهه أو جزء منه هبة مستتره
وان درجة الغرابة/لا توجد/ وأنها مقدمان هذا التصريح بفرض المراقبة القانونية لتطبيق أحكام نظام رسم الانتقال الصادر بالمرسوم التشريعي
رقم ١٠١ لعام ١٩٥٢ وتعديلاته وفي حال ظهور ما يخالف هذا التصريح مستقبلاً فإن المرقيين يتحملان العقوبات الجزائية والغرامات التقديرية
المفروضة على تقديم البيانات الكاذبة بالإضافة الى التزامها بالقرارات القانونية المتوجبة بمقتضى أحكام المادة ٣١/ من المرسوم الألف المذكور وما
جاء على الخبئة من بسوء مقدرة على انتقال الأموال بطرق الإرث أو الوصية أو الهبة.

Pic (3)

Selling contract dated in 2023

■ A. The interview

The owner of one real estate office said that 'Ahmad' sold the complete share of his deceased principal, 'Mahmoud', which equals 600/2400 shares of property no. 1582 in Azaz 1st real estate area by a general power of attorney. He added that this process was straightforward as Ahmad got a civil record statement showing that Mahmoud was still alive. However, according to many testimonies from Azaz, he died a long time ago, and his heirs were outside Syria. In addition, there were no books or records at the civil registry secretariat to review and write a 'record statement'.

■ B. Documents:

Going back to the documents, the following was found :

- Real estate record of property no. 1582 in Azaz first.
- Contract no. 116 of 2024 certifying ownership transfer from Mahmoud, son of Shehada Jaber Kaddour, to the buyers Ayman and Mahmoud. The sale was signed off by Ahmad as a general agent on behalf of Mahmoud, the owner.
- Power of attorney no. 1394/1294/301 of 2002 issued by the notary public of Azaz and certified by the notary public and the civil registry secretariat's notice (the principal is alive in the records).

Case three: Forgery of a personal ID card and the sale of Najah's property

A valid ID card constitutes legal evidence to prove the identity of its holder from the date of issuance. The holder must have it at all times and show it to public authorities.

■ a. Issuing ID card in Azaz:

The applicant must submit a residence certificate from the headman (Mukhtar) of the neighborhood certifying the person is one of the residents of the city or its countryside in addition to identification documents such as a Syrian ID or family booklet. Where this is not possible or the identification documents are lost, the applicant can acquire a forged ID from one of many offices for a small fee (around \$ 50). After submitting the documents, the fingerprints and personal photos are collected using a fingerprint device linked to the Turkish system . After finishing those steps, the personal ID card is issued.

Such loopholes indicate serious security flaws in the process of issuing personal ID cards in Azaz. It is well-known that such ID cards were obtained by many using names other than their real names. From a legal point of view:

- The issuance of false ID cards makes it easy to manipulate legal and property documents.
- Impact on the validity of contracts and power of attorney, which results in the use or disposal of some property by third parties and loss of legal rights of the original owners.

■ b. The interview

'Maarof', a resident of the city of Azaz, said Ms. Najah, whom he knew and who completely owned property no. 1192 of Azaz 133 real estate area, called him and claimed that one of her relatives, Mohammad Khair Eddin Khair Allah, had sold the complete said property without her consent. She asserted that she has not given him any legal or verbal power of attorney. He continued asking, "Can a person sell somebody else's property in their absence without any power of attorney?"

c. Documents

Reviewing the real estate registry to clearly and accurately verify the information, the following was found:

Ownership was transferred from Najah Omar, daughter of Mohammad, to Mohammad al-Khateeb, the buyer, by contract no—56 on 11/1/2021. The type of transaction was a purchase by power of attorney. Reviewing contract 56/2021, it turned out that a power of attorney number . 40/40/10 on 10/1/2021 was included in the supplementary documents issued by the notary public in Azaz. It was a specific-purpose power of attorney.

- **First Party:** Najah, daughter of Mohammad
- **Second Party:** Mohammad Khair Eddin Khair Allah, son of Mohammad

The first party stated she has complete ownership of property no. 1192 in Azaz 133, and that she has given power of attorney to the second party to act on her behalf in selling, transferring, and registering the complete ownership of the abovementioned property for himself or whoever he sees fit. This power of attorney is irrevocable.



Pic (4)

Najah's specific-purpose power of attorney

According to experts, this case becomes as follows:

After verifying the information and asking a legal expert to understand the details using the documents and based on a phone call with Najah, the owner, and linking those two issues together, it was found that 'Mohammad' has forged Najah's ID card at the civil registry by bringing a woman to the civil registry secretariat in Azaz and issuing an ID to Najah's name. Najah, the owner of complete property no. 1192 on Azaz 133, has been living in Aleppo since before 2011 to date. After acquiring this forged ID, he took her to the notary public, where she gave him this specific-purpose power of attorney, himself or to whom he sees fit. The power of attorney was irrevocable. After issuing this power of attorney, he effected the power of attorney at the real estate registry selling the property to a third party (Ahmad al-Khatib, a construction businessman from Aleppo believed to be a bona fide buyer) who divided the property and built it up and sold many shares to people who knew nothing about the forged power of attorney (bona fide buyers). This has caused loss of the right of the original owner, further complicating the legal and ownership issues.

■ d. Main cause of the violation:

Forging Najah's ID and impersonating her. This forgery has enabled the perpetrator to dispose of her property without her knowledge or consent. Corruption in the civil record and weak monitoring have allowed the issuance of this forged document (ID card).

1. Those who benefited from the violation:

- The person who forged the ID card and benefited from the illegal sale of the property
- Those who bought the property for a lesser price, but this was possibly bona fide.
- Those who bought shares in this property and who might have benefited from a lower share price

2. Those who incurred damages:

- Najah, the original owner, lost her ownership of the property due to forgery, and she is the primary victim.
- The new buyers: They may be exposed to losing their investment in the shares they bought when people learn that the ownership transfer was done through forgery without the original owner knowing.

Ownership and trust in the real estate registry are greatly affected by those violations for many reasons:

- When personal documents and powers of attorney are forged, leading to illegal ownership transfer, this may call into question the reliability of the real estate registry and the ownership registration system as a whole. This means people are less confident in the ability of the real estate registry to protect their rights.
- Forgery of ID cards and documents leads to some legal disputes over ownership, so the real property owner is not known.
- Ultimately, these issues lead to erosion of individual and societal trust in property ownership based on the assumption that the information in ownership records is accurate .

VI. Conclusions:

1

The three cases show a significant weakness in the control and management of the civil and land registries, which led to the spread of fraud and corruption, allowing for gross violations of HLP rights.

2

Several cases of forgery involving personal ID cards, judicial powers of attorney, and contracts have been documented, resulting in illegal transfer of real estate ownership. These cases were easily carried out due to the lack of strict controls.

3

Those involved in the forgeries exploited legal and administrative loopholes, such as the lack of accurate civil records or the lack of verification of the authenticity of the documents submitted. This has given a phony legal appearance to illegal purchases.

4

Forgeries led to the loss of property rights of their original owners, such as Khaled Riman, Mahmoud, and Najah, as their property was disposed of without their knowledge or consent. This creates complex legal disputes and negatively affects confidence in the property registration system.

5

Issuing fake identity cards to unknown individuals poses a significant security threat and alters the demographic makeup of the region by issuing inaccurate documents, exacerbating social and political tensions.

6

In some cases, a bona fide buyer may have benefited from buying properties at low prices without knowing that the operation was based on fraud. However, buyers are liable to lose their investment once fraud is exposed.

7

Property violations and forgery erode public trust in government and legal institutions. This threatens social and economic stability, especially in areas suffering from conflict and population displacement.

8

Administrative and legal corruption plays a key role in facilitating forgery and violations. Without radically addressing corruption, these problems will continue to worsen.

9

Lack of legal awareness among citizens about their property rights and how to protect them, and the lack of easy mechanisms to access justice in cases of forgery and violations

VII. Recommendations:

1

Strengthening oversight over the work of real estate and civil registries in a way that contributes to reducing forgery and theft of property, and verifying the authenticity of documents before completing any transfer of ownership.

2

With the fall of the former regime, it became necessary to standardize real estate and civil records into a unified automated system in all Syrian governorates and to establish a national database.

3

Tightening penalties for forgery and corruption in real estate transactions, especially with cases of forced displacement and forgery of property of people who left their areas of origin to other regions or outside Syria.

4

Impose verification of the original owner's identity and personal consent before the transfer of any property to others.

5

Combating administrative corruption by appointing qualified and experienced employees or by training people to work in civil and real estate registries, in addition to activating the role of oversight over the work of real estate institutions.

6

Seeking to resolve disputes, whether by compensating bona fide buyers, or resolving disputes through the judiciary.

7

Given the widespread scope of real estate violations throughout the Syrian territory and the laws issued that violate property and housing rights, it is necessary to establish specialized courts in cases of HLP rights, especially cases of forgery.

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