

THE SIGNIFICANCE OF TITLE REGISTRATION

A Global Perspective

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OBJECTS OF TITLE REGISTRATION

- **SECURITY OF PROPERTY RIGHTS**
- **TO FACILITATE LAND TRANSACTIONS**
- **MARKETABILITY OF TITLE**
- **COLLATERAL FOR LOANS**



TITLE REGISTRATION MUST BE

- **SIMPLE**
- **RELIABLE**
- **PROMPT**
- **AFFORDABLE**
- **SUITABLE FOR THE SOCIETY IT SERVES**



MAIN TYPES OF LAND REGISTRATION

- **DEEDS RECORDING**
- **TITLE REGISTRATION**



DEEDS RECORDING

- **ESTABLISHES PRIORITY**
- **REQUIRES HISTORICAL SEARCHES**
- **NO ASSURANCE OF CORRECTNESS**
- **INEXPENSIVE TO OPERATE**



TITLE REGISTRATION


- **CONCLUSIVE**
- **NO HISTORICAL SEARCHES NEEDED**
- **UNIQUE PARCEL NUMBERING**
- **STATE ASSURANCE**
- **SUBJECT TO OVERRIDING INTERESTS**

REQUIREMENTS FOR TITLE REGISTRATION

- **LEGISLATION**
- **INSTITUTIONS**
- **CADASTRAL SURVEY**
- **COMPULSION TO REGISTER**

ADJUDICATION

- **CONFIRMATION OF OWNERSHIP**
- **DETERMINES EXISTING RIGHTS**
- **SYSTEMATIC OR SPORADIC**
- **FIELD INVESTIGATION**
- **DECISION**
- **APPEAL**



**WHAT YOU HAVE JUST SEEN
IS TITLE REGISTRATION IN
THEORY**

**BUT WHAT ARE ITS
BENEFITS?**



BENEFITS OF TITLE REGISTRATION FOR THE INDIVIDUAL PERSON

- **PROVIDES SECURITY OF LAND TENURE**
- **REDUCES OWNERSHIP AND BOUNDARY DISPUTES**
- **MAKES LAND TRANSACTIONS SIMPLER AND LESS COSTLY**
- **ALLOWS GREATER ACCESS TO CREDIT**



BENEFITS OF TITLE REGISTRATION FOR PUBLIC ADMINISTRATION

- **OFFERS UP TO DATE LAND INFORMATION**
- **ASSISTS LAND USE PLANNING AND DEVELOPMENT**
- **IMPROVES THE LAND MARKET**
- **STIMULATES INVESTMENT**
- **CREATES A BASIS FOR LAND TAXATION**



BENEFITS OF TITLE REGISTRATION FOR SOCIETY

- **PROMOTES PEACEFUL RESOLUTION OF OWNERSHIP AND BOUNDARY PROBLEMS**
- **OFFERS A UNIFORM NATIONAL SYSTEM**
- **ACCOMMODATES CUSTOMARY LAW AND SPECIAL INTERESTS IN LAND**
- **ASSISTS THE WISE UTILISATION OF LAND RESOURCES**



LAND ADMINISTRATION

- **TITLE REGISTRATION IS A FUNDAMENTAL PART OF GOOD LAND ADMINISTRATION**
- **GOOD LAND ADMINISTRATION IS ESSENTIAL TO GOOD GOVERNMENT**
- **GOOD GOVERNMENT BENEFITS EVERYONE**

Thank You

ANY QUESTIONS ?

