

Land Registration in a Digital Environment

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SUMMARY

Developing a digital Land registration system requires re-engineering processes to enable e-submission of records and verifying the authenticity of such records. This requires changes at both technical as well as legal levels. The Government of Botswana in its drive to establish e-government services in various government departments has embarked on the computerisation of land records at the Deeds Registry. This computerisation is meant to improve the turnaround time for doing business at Deeds Registry. It can also be seen as one of the pre-cursors of achieving the goals of e-government. Doing business in any country is greatly enhanced if most of its services are automated or can be quickly accessed. As government embarks on the road to e-government there is need in the Land Sector to prepare infrastructure to make this achievable. One such exercise is the computerisation of Land records at the Deeds registry which will ensure that Land information is accessible and transparent to all citizens. This paper therefore addresses the possible challenges of e-registration of Land records and proposes a model for re-engineering the Land registration system. The system that is proposed will necessitate changes in the Law with regard to what and how land records must be submitted and what is admissible as evidence of submission.