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University of Botswana

Land Registration in a Digital Environment

Emmanuel Tembo, Johnson Kampamba and Boipuso Nkwae

University of Botswana

tembo@mopipi.ub.bw

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Presentation layout

1. Introduction
2. Land administration re-engineering in Botswana
3. NSDI concept of re-engineering LA
4. Land registration systems
 - a) Workflow process
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5. Computerisation of deeds
 - a) Challenges
 - b) Solutions
6. Proposed model



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Introduction



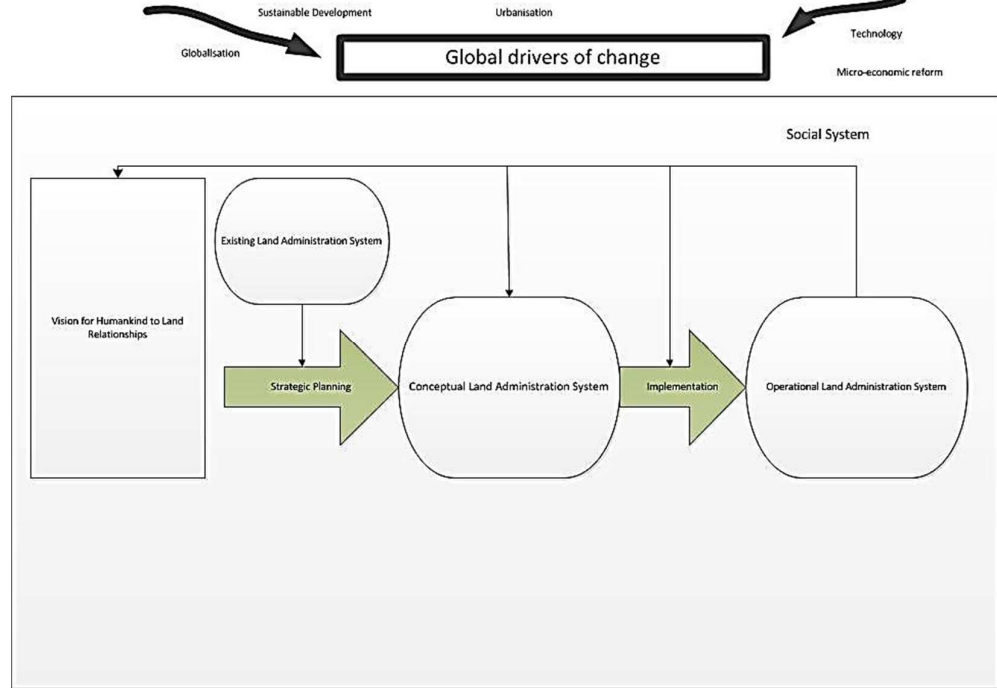
- The government of Botswana has embarked on computerisation of land records at the Deeds Registry.
- It has committed itself through the national **e-government strategy** to utilise ICT in order to provide **quality service** to the people
- This paper explores the current state of computerisation at the Deeds Registry and proposals a model for re-engineering land registration in Botswana

Land Administration Re-engineering in Botswana



- Since 2009 GoB has been working on the Improvement of Land Administration Processes, Capacity and Systems (LAPCAS) with assistance of Lantmäteriet of Sweden
- One of the components of the intended improvements is the **computerisation of the Deeds Registry.**

Re-engineering drivers

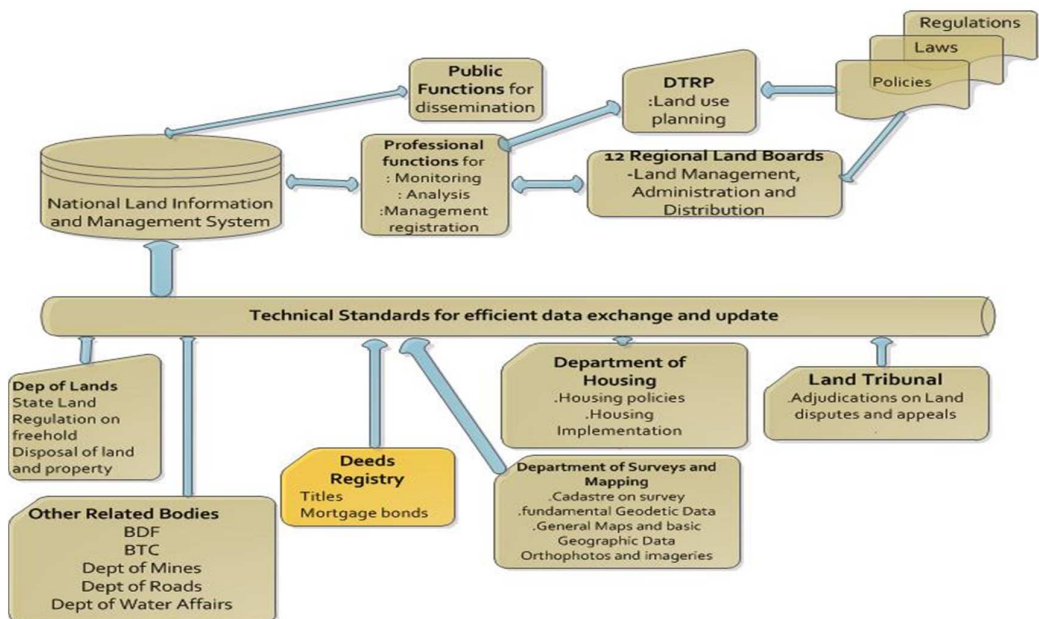


After Williamson and Ting (2001)
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NSDI concept for re-engineering Land admin



Concept of a National based Spatial Data Infrastructure for Effective and sustainable Land Administration



Land Registration System



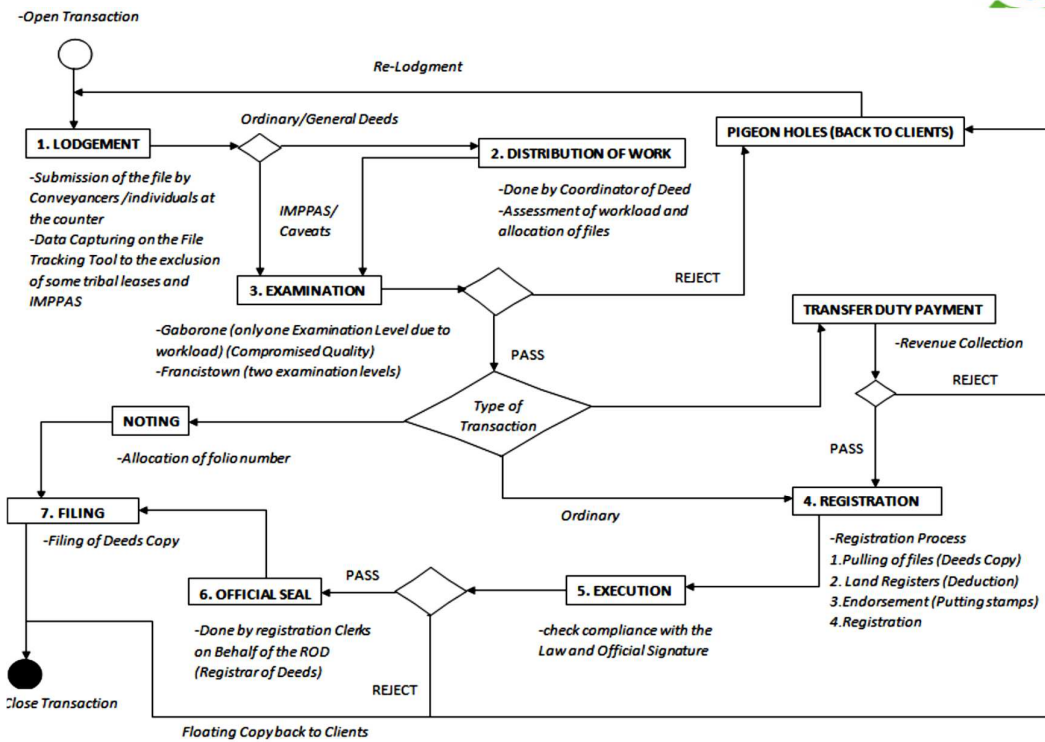
- Botswana operates a Deeds registration system
- A deeds registration system has the following core principles (after Nichols 1993):
 - **Security**- registration of a document in a public office provides some measure of security against loss, destruction, or fraud
 - **Evidence**- registered documents can be used as evidence in support of a claim to a property interest
 - **Notice and priority**-registration of a document gives public notice that a property transaction has occurred and with exceptions, the time of registration provides a priority claim.

Land registration process



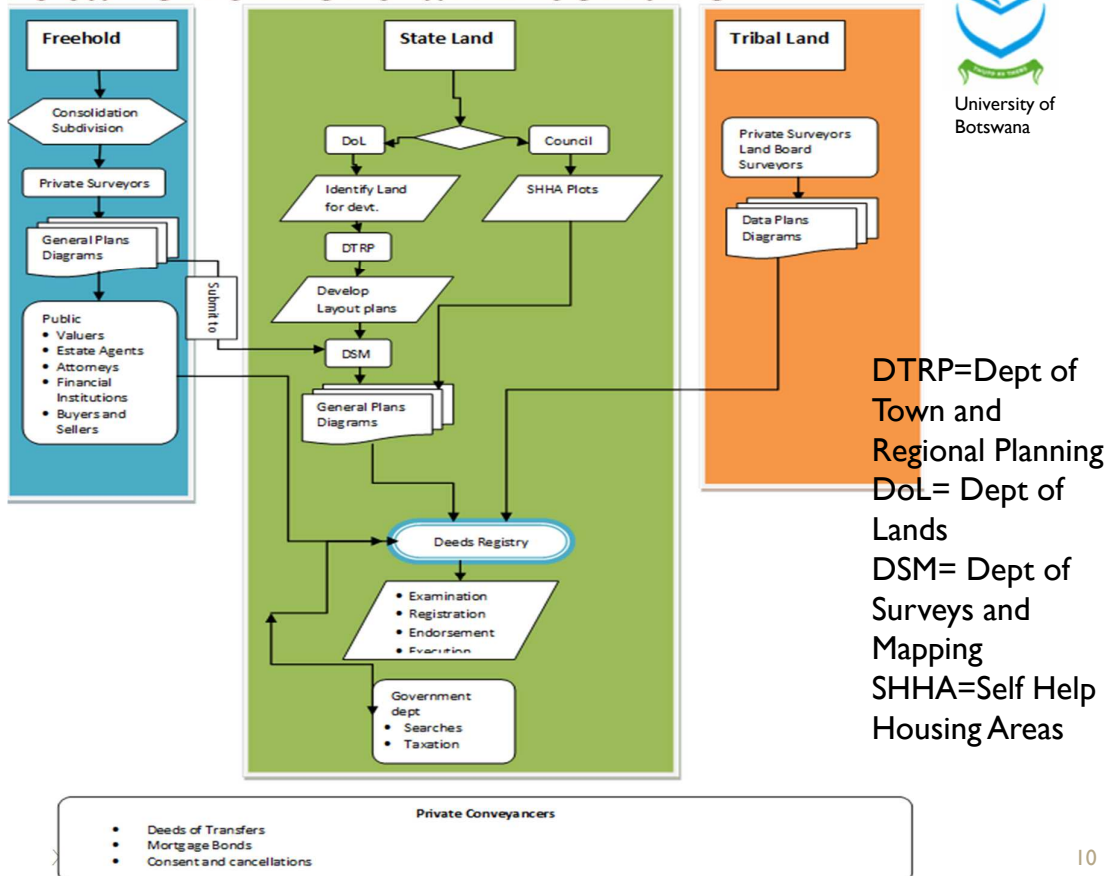
- Lodgement and 1st examination
- 2nd examination – general exam and compliance with law.
- Registration – numbering, entries into registers and endorsement
- Execution – check if registration is done properly and sign deeds
- Sealing and dispersion of deeds (floating copies) other filed (deed)

Workflow process

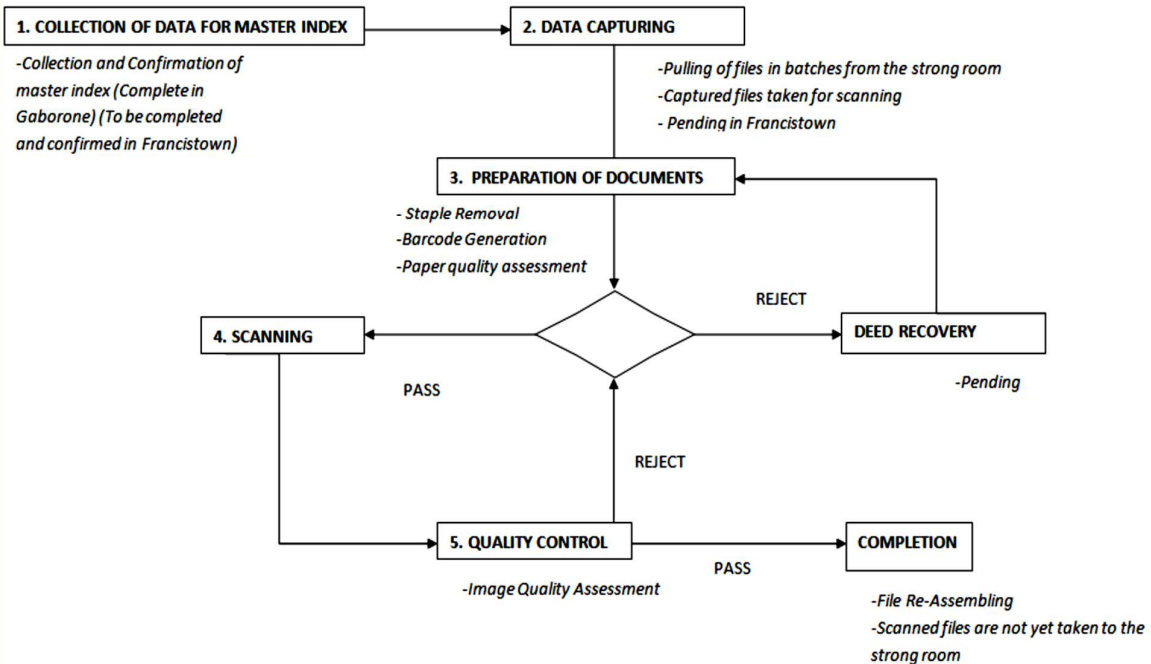


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Stakeholders and tenure



Computerisation of deeds



After LAPCAS, 2011

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Challenges of e-registration

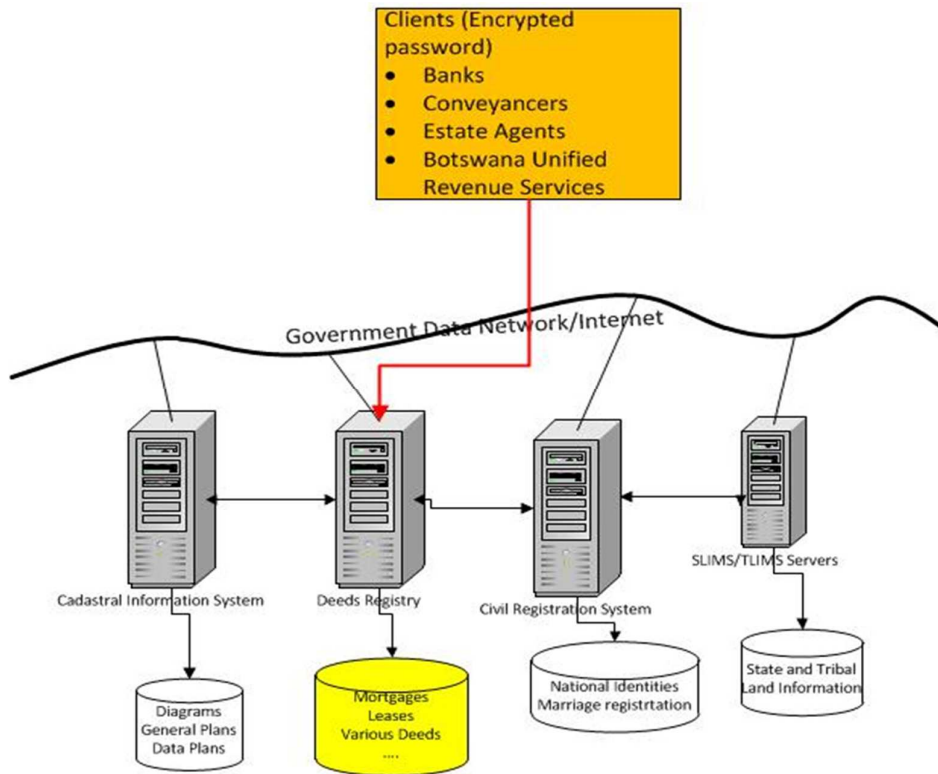


- the problem of identifying parties to transactions and the authentication of documents
- legal framework does not allow the submission of e-documents.

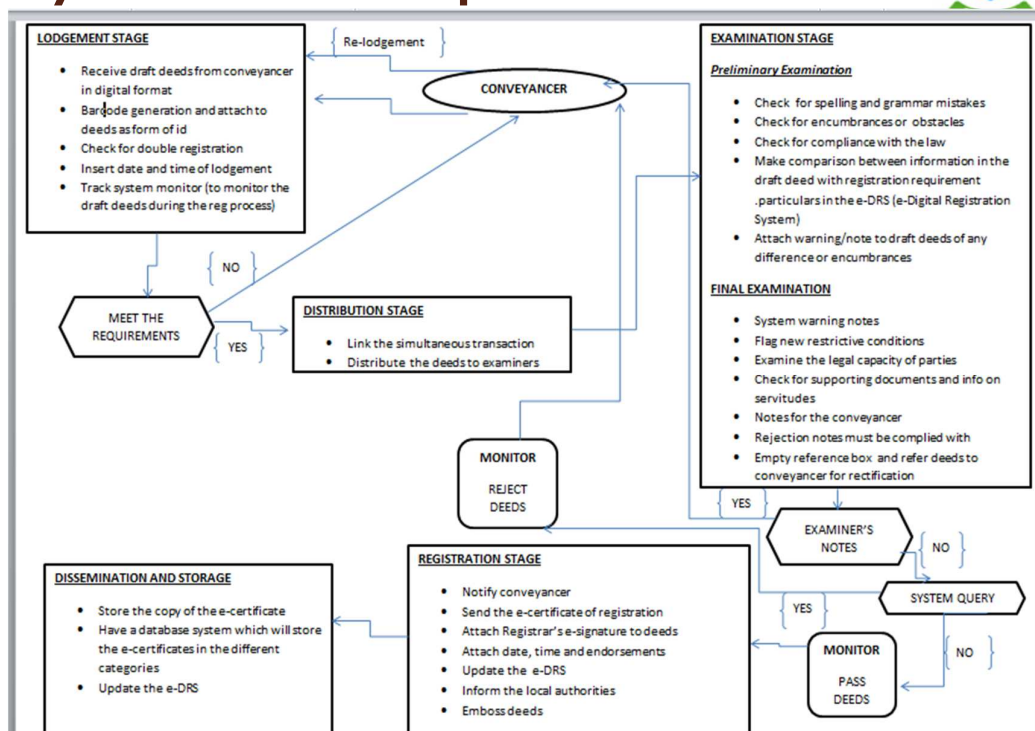
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Solution



System concept



Conclusion



- To actualise this system concept
 - land registration system will require developing **interoperability standards** for government departments that will allow the sharing of data
 - legislation related to the submission and retrieval of documents related to the deeds registration process to allow e-submission of documents should be enacted



Thank you