Digitisation of County Land Registries
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Background

- The Ministry of Lands and Physical Planning has been working to automate land records with a view of keeping these records and data in electronic form so as to enable carrying out of land transactions and processes through electronic means.

- The Taskforce appointed for this purpose gave its report on 1st February, 2019 – this report recommended a comprehensive roadmap to actualize the NLIMS with the following results:
  
  
  b) Proposals to amend various statutes in the land sector to embed electronic land transactions were made and later substantially informed the Business Laws (Amendment) Act.
Background

• The Ministry being keen to roll out the NLIMS appointed a 2nd Taskforce vide Gazette Notice No. 2170 of 13th March, 2020 to formulate regulations to govern the NLIMS.

• These regulations enacted in August 2020 cover land registration; survey; Valuation and stamp duty;

• The work done by the Ministry has resulted into the Launch of Ardhisasa - https://ardhisasa.lands.go.ke/home by HE President in April 2021

• First ever comprehensive NLIMS
Kenya’s Scenario

• The development of a LIMS from an existing land records is different in each country.
• It depends on the existing system and on what the government wants the proposed system to become.
• Kenya is already furnished with a parcel based land registry, a series of large-scale maps and a reference co-ordinate system is comparatively easy.
• The existing manual system has a structure that permits growth and change making it suitable for improvement into a fully functional LIMS capable of meeting the information challenges.
• The cadastral records are linked to the registration records by a unique property identifier in the form of Land Registration number (LR No.) under the Registration of Titles Act (RTA) whereas under the Registered Lands Act (RLA), each parcel is associated with its unique parcel number as a property identifier.
• The cadastral and mapping systems are both based on the same spatial reference frameworks to allow for ease of information linkages through overlays, a basis for the integration of databases so that different data sets can be merged and processed together.
Importance of Land Information Management

- Reveal the behaviour of property markets;
- Monitor fluctuations in land prices;
- Provide clear information to tax authorities;
- Indicate the availability of land for development;
- Determine the existing use of the land;
- Reveal areas of dereliction of the land;
- Indicate costs for land acquisition projects;
- Monitor environmental impacts of development.
Manual Data Management
Data Storage
Main Issues with Manual Systems

1. Duplicated data
2. Difficulty in searching, editing and retrieving records
3. Manual systems require lots of storage space
4. Documents cannot be easily shared
5. Paper Records hard to maintain - documents can easily get lost or be exposed to dust, heat and humidity
6. Long transactions
7. Poor archiving of data
8. Manual System prone to ‘manipulation’
Anticipated Status
Objectives of a Digital LIMS

- Better productivity.
- Faster data management i.e. in the reduction of data redundancy and faster data access.
- More effective planning and decision-making.
Components of LIMS

- Computer Hardware – desktop, mobile and servers (physical or virtual)
- Software Modules
  - GIS,
  - DBMS
  - Security Applications
- Spatial Data
  - Feature positions, attributes and relationships amongst features
- Organizational Procedures
- Human Resources.
- Legal Framework/Regulations
Data Sources

There are different data sources for LIMS, these include:

• Digitized and scanned data.
• Existing digital data
• Field Survey Data – GNSS/TS Data Collection and Ground Survey Data
• Direct data entry
We need a solution that...

- Is easy to use & maintain
- Works ....
- Allows seamless processes ...
Key Benefits

✓ **Improve Data Quality:**

Remove duplicative processes and apply integral validation at the time of capture to deliver records that are more accurate and complete.
Key Benefits

✓ Accelerate Information Flows:

Remove redundant and disconnected processes to reduce latency in enterprise records.
Key Benefits

- STORAGE
- DISCOVERY
- ACCESS & USE
Benefits

• Faster and seamless work processing
• Ease of collaboration between actors in the land management process
• Ease of application tracking via notifications and application status indicators
• Error reduction during data processing
• Digital records available for future reference
• Less paper records – information stored in digital format
• Ability to get quick reports from the system
• Ease of integration with other systems
Benefits of Effective LIMS

- Certainty of Ownership - Security of Tenure
- Reduction in land disputes
- Improved conveyancing - Stimulation of the land market
- Security for credit
- Effective Monitoring of the Land Market
- Improved Management of Public Lands
- Support for Land taxation – Increased revenues
- Support for Physical Planning
Sample Project

**Project title:** Digitization of Land Registries and County Rates

- Financial Sector Deepening (FSD) Trust recently launched a 4-year affordable housing program.
- Current project is focused on promoting the digitization of land-related records including land rates records.

**Consultant:** Oakar Services Ltd.

**Client:** Laikipia County

**Funding:** FSD Trust Kenya
Objective of Assignment

- Undertake a scoping mission to Laikipia to evaluate readiness to implement a County Land Information Management System (LIMS) including:
  - Status of the County Valuation Rolls;
  - Status of the County Spatial Plans;
  - Availability of data; and
  - Assessment of Human and Technical Resources
Project Methodology

Phase 1
mobilization

Phase 2
Data Collection

Phase 3
Data analysis

Phase 4
Action Planning
Why are we doing this?

• Improve land records management;
• Shorten the land transaction processes;
• Make data and information more readily available to ease business;
Summary

• Streamlining the Land Management process by use of technology not only ensures that the various actors can work comfortably but also ensures that citizens can get services much faster;

• Adopting technology makes Land Management professionals in related fields work more efficiently towards realizing seamless and robust land management systems within the country.
## Project References

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<tr>
<td>Consultancy for the development of an integrated Geospatial Database solution for County Government of Kilifi Land and its related resources</td>
<td>The consultancy involved developing a mobile application, which provided a platform for mapping county assets, digitization of all the rateable land parcels in Kilifi and Mariakani municipalities, developing geospatial portal for data visualization and system integration between the valuation roll and the deployed integrated GIS.</td>
<td>County Government of Kilifi</td>
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<td>Setting up of a County Geospatial Information System (GIS) and supply of accompanying items for the County Valuation Roll.</td>
<td>Establishment and Commissioning of a GIS for County Government of Kisii including the provision of GIS software, hardware, training and capacity building.</td>
<td>County Government of Kisii</td>
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<td>Provision and Commissioning of National Land Commission’s Integrated Systems (ERP, CRM and National Land Information Management System – NLIMS)</td>
<td>Developing an integrated Enterprise Resource Planning (ERP), Citizen Relationship Management (CRM) and a GIS based National Land Information Management System (NLIMS) that is managed centrally at the NLC headquarters but accessible across the entire country using secure access credentials and getting service based on a priori defined user access rights.</td>
<td>National Land Commission (NLC)</td>
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<td>Establishment and Commissioning of a GIS Lab for the National Land Commission.</td>
<td>The consultancy involved the supply of GIS desktop, GIS servers, GIS Work Stations, Microsoft Office, GIS software, as well as the computer peripherals (Plotter, UPSs and Scanners).</td>
<td>National Land Commission (NLC)</td>
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