

# News Alert

## The new property registration process

The Land Registry is making inroads into digitisation. For instance, property searches in relation to properties that have been uploaded on the e-citizen portal can now be made by application on the e-citizen portal.

The intention is to have an integrated system that will lead to an online land registration platform.

The Ministry of Lands and Physical Planning issued a notice in the newspapers on 16 April 2019 alerting the public to the new property registration process.

Applications for land rent clearance certificates, consent to transfer, lease or charge, and valuation by the Government Valuer for stamp duty assessment will now be made exclusively online. Manual applications will be discontinued, and all documents accompanying these applications will be uploaded online.

To apply for a land rent clearance certificate, applicants will first complete an online application form (this is actually an online pop-up where the details of the property are provided). Applicants are then required to upload a copy of the title to the property and the land rent payment receipt for the current year for payments made via iTax and RTGS transfers. This assumes that the client's land rent payments are up to date.

For the application of consent to transfer a property, applicants will be required to upload the application letter from the registered owner, advocate or authorised agent, the application form, the requisite fee and a copy of the title or search to the property.

For valuation requisition by the Government Valuer, which is a precursor to the payment of stamp duty, applicants must upload the completed application form, a copy of the title, the original transfer signed by the parties and a

sketch, survey plan or map of the location of the property.

In the case of registration of documents, the Land Registry will feed the information on to the online platform upon receipt of the physical documents and applicants will receive a text message tracking the registration process. The requirement for hard copies of the documents for registration of a document (such as a transfer, charge etc.) remains unchanged, being the application for registration plus the fee, the original title document, the original stamp duty payment receipt, signed original documents (the transfer or relevant document) in triplicate and certified copies of the KRA PIN certificate, Kenyan identity card or passport or, for companies, company search (CR 12).

With the digital changes coming into effect, it is only a matter of time before all processes with the Land Registry become fully automated.

### KEY CONTACT



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