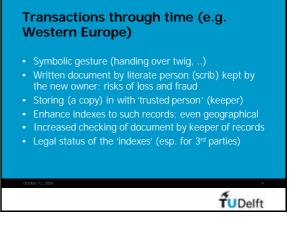
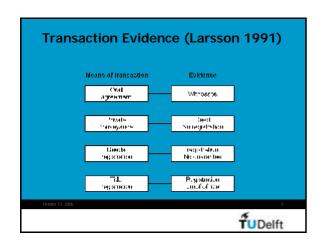




Trustworthy: Information is reliable and accurate Trust in the processes and institutions involved Immovable goods need special arrangements Rights limited in general interests Object of rights not directly clear No physical handing over







Possible further steps (one by one ?)

- Give standard forms (gov't afraid?; role for NGOs?)
- Help to set up archive; with some indexes
- Train the trusted record keepers
- · Introduce some graphical index
- Officially mandate the role to those who have gotten and maintained the trust (scribs a/o keepers)
- Make recordation obligatory
- Increase legal effect of recordation

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Innovative Land Laws

- Parallel to or instead of (massive) titling innovative approaches are introduced
 - E.g. Uganda (CCO), Ethiopia, Madagascar, ...
 - Formal systems (eg Torrens) have limited coverage, are outdated and only elites can afford them
 - Still duality remains; talk about 'lesser title'
 - Capacity needs of top-down innovation huge
 - Trust in chosen approach differs locally

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Trust comes slow

- · Scrib and records keeper need to be trustworthy
- · Accessible and affordable for all (not only elite)
- Land holders need awareness of their role and importance of it
- Not just add another layer to confusion
- Not solve all (sleeping and awake) conflicts at one time; buyer combines records with local knowledge
- But can this stand outside pressure?

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Trust comes slow

- Trustworthy.
 - Information is reliable and accurate
 - Trust in the processes and institutions involved
- Surveyors good in first one; focus here needs to be on the second one
- Trust needs to be built up, it can not be mandated!
- "Trusts comes by foot and leaves on horseback"

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