






Namibia Land Management Series Number 2

Communal Land Registration

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Acronyms and Initialisms

CLB	Communal Land Board
GPS	Global Positioning System
GRN	Government of the Republic of Namibia
ha	Hectares
ID	Identification Document
MAWF	Ministry of Agriculture, Water and Forestry
MRLGHRD	Ministry of Regional and Local Government, Housing and Rural Development
MET	Ministry of Environment and Tourism
MLR	Ministry of Lands and Resettlement
NCLAS	Namibia Communal Land Administration System
PtO	Permission-to-Occupy
TA	Traditional Authority
UPI	Unique Parcel Identifier

Figures

1. Introduction

It is important for all Namibians to understand why land rights should be registered, and how to register them. This brochure provides the necessary information for people living in communal areas to have their land rights registered. Some readers might also be interested in finding out:

Why their land has to be registered;

Who is responsible for the various aspects of the process; and

How land disputes are handled.

This brochure also covers these topics.

2. What are communal areas?

The historical background to land registration is quite complicated. Still, most people know that there were two very important factors that influenced how today's communal areas were first delineated (marked out). The first factor is the historical distribution and movement of individual ethnic groups in the country. The second is the privatisation of what used to be communal land, and the declaration of state land (parks, mining areas etc.) by the pre-independence colonial regimes. Today we find that land in Namibia is divided into three categories: state land; communal land; and freehold commercial areas. There are different laws and regulations that apply to each of these categories.

Most of the communal areas are situated in the north, north-east and north-west of the country, as can be seen in Figure 1 on the next page. These communal areas contain the highest concentration of the rural population – it is estimated that about half of Namibia's rural population live there. The land in communal areas belongs to the state (the Republic of Namibia), but people are given rights to use parts of these communal lands for as long as they live, and to pass on those rights to their descendants.

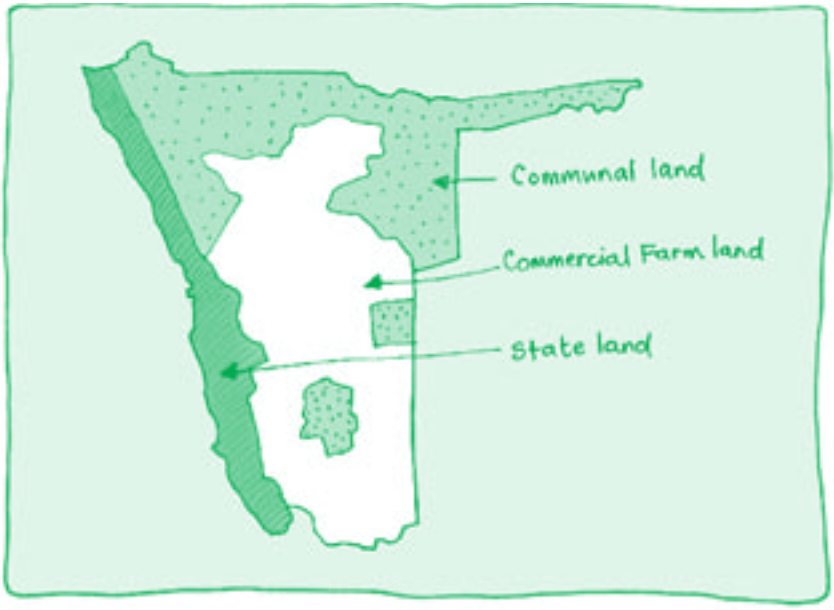

Figure 1 State, communal and commercial areas in Namibia

3. What is land registration, and what is it not?

Because the availability of land is so important for our survival, it is essential that all people have access to land. In order to protect these land rights, accurate and clear records must be kept, and stored securely. Land records that keep this information are very important to all governments, including our own.

Land registration is the process of making and keeping records about who has what rights to which individual parcels of land. These records, containing maps and written information, will be securely stored, because they are extremely important legal documents. This is done by the CLBs together with the Government of the Republic of Namibia (GRN).

Still, we must be realistic about what land registration can and cannot achieve. It is a valuable aid to land reform and is essential for good land administration. It is an important responsibility of the GRN. In Namibia, most people believe that if we are to raise the living standards of our people, a reliable land registration system must be in place. However, by itself, land registration cannot produce good land use, a reduction in poverty or an inflow of finance to rural areas. In short, land registration is a small but significant step towards realising Namibia's vision 2030.

4. Why have communal land registration?

Before the enactment of the Communal Land Reform Act (Act No. 5 of 2002), chiefs and Traditional Authorities (TAs) used to allocate land use rights to their people. They did this by following their traditional tenure systems. These allocations were mostly not documented (recorded by being written down) and could therefore only be transferred orally. This resulted in many land-related disputes, such as double allocations (where the same parcel of land is alleged to have been allocated to different people), boundary disputes, unauthorised extensions of allocated land and illegal fencing. TAs and the GRN also did not regulate the allocation of land, resulting in reported cases of unequal land distribution in all communal areas. Some people were allocated huge pieces of land whereas others were getting less; some people were allowed to fence their land, whereas others were not. This inevitably led to a lack of trust in the entire customary system of land tenure.

As a result, in 1995 the Ministry of Lands and Resettlement (MLR) drafted the Communal Land Reform Bill in order to regulate the management and administration of communal land. This bill was enacted in August 2002 as the Communal Land Reform Act. The Act became operational on 1 March 2003. The Act was passed with the aim of facilitating (helping to make possible) a proper and uniform land registration system for all communal lands in Namibia. By making land tenure as clear and secure as possible, it should minimise the number of land disputes in communal areas.

One of the key activities required by the Act is the registration of all existing land rights, and of land rights for which applications will be made in the future. The responsibility for undertaking this activity was given to new institutions called Communal Land Boards (CLBs). CLBs were convened in each region of the country in which there is communal land – i.e. in every region except Khomas Region. In addition to the registration of land rights, the CLBs have many other responsibilities, which are described in Chapter 5.

5. People and their responsibilities

Applicant

Any citizen of Namibia can apply for a communal land right to be registered in his or her name. An applicant must:

- ensure that he or she has to apply for the right to use a particular piece of land of his/her interest or choice;
- ensure that the application is in writing, on the correct prescribed form(s);
- ensure that the application forms are filled out properly and that all information is complete and accurate;
- cooperate in the process of verification (showing to be true) of the application;
- pay the prescribed application and certificate fees; and
- verify the registration certificate before accepting it.

Traditional Authorities

Applications for customary land rights have first to be handed over to the chief or TA of the community where the land that is to be registered is situated. Chiefs or TAs have the primary power to allocate and cancel customary land rights. They allocate land rights to members of the local community and need to give their consent for any leasehold right to be registered.

Chiefs or TAs of particular communities may further determine the size and boundaries of the areas of land over which rights will be granted. After land rights have been approved by chiefs or TAs, they will forward the application to the CLB for verification and ratification.

After receiving a certificate of registration from the CLB, the TA has to inform the applicant and issue the certificate to the applicant. The TA has to make sure that the applicant checks all the details on the certificate and pays the application fees.

Communal Land Boards

The passing of the Communal Land Reform Act gave birth to CLBs. There are 12 CLBs (one for each region except Khomas Region, since it does not have any communal land). The Act prescribes the functions and composition of the CLBs. Regarding land rights in communal areas, each CLB is responsible for:

- controlling the allocation and cancellation of customary land rights by chiefs and/or TAs;
- deciding on applications for the right of leasehold;
- controlling the erection and maintenance of fences in communal areas;
- creating and maintaining a register for the allocation, transfer and cancellation of customary land rights and rights of leasehold; and
- making sure that no unresolved disputes exist before a registration certificate is issued, by resolving conflicts between neighbouring land users over boundary locations.

Each CLB has the following members:

- one representative from each TA within the Board's region of responsibility;
- one person representing the organised farming community within the Board's region;
- the Regional Officer of the Regional Council concerned;
- Four women, two of whom must be engaged in farming in the Board's region, and two of whom must have experience that is relevant to the functions of the Board;
- one person representing the conservancies (if any) in the area of the Board; and
- four staff members from the public service representing the MLR, the MET, the Ministry of Agriculture, Water and Forestry (MAWF) and the Ministry of Regional and Local Government, Housing and Rural Development (MRLGHRD).

Regions such as Kavango and Omusati have as many as five TAs, each of which is represented in the CLB. Other bodies such as the conservancies and ministries are still represented by one person each. This results in the TAs having a lot of voting power in these CLBs. This is a potential problem where the CLBs are supposed to control the allocation and cancellation of customary land rights by chiefs or TAs.

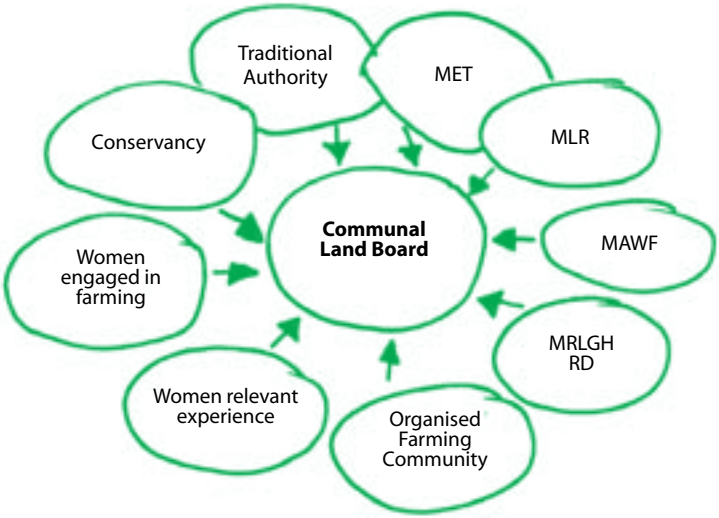

Figure 2 The composition of a Communal Land Board

Ministry of Lands and Resettlement

The MLR is the principal administrator of land in Namibia. Its Directorate of Land Reform is responsible for ensuring that land registration takes place in all communal areas. Each region has an MLR staff member appointed as the secretary for the CLB for that region. In addition, one or more land use planners are appointed, who are responsible for technical assistance to the Land Boards.

The MLR takes responsibility for the following aspects of land registration:

- secretarial activities of the CLB (minutes, finances, administration, secure keeping of registration documents);
- keeping a register of all land rights;
- verifying the applications for land parcels in conjunction with CLB staff;
- surveying all land parcels;
- producing certificates of registration; and
- verifying that all applications are submitted in accordance with the law.

Minister of Lands and Resettlement

The Minister of Lands and Resettlement, together with the Minister vof Agriculture, Water and Forestry, sets the maximum sizes of land that may be allocated with a customary land right or a leasehold right.

If the applicant applies for a size of land that exceeds the prescribed size, the chief/TA must refer the matter, together with adequate reasons and motivations by the applicant and the chief/TA, to the Minister of Lands and Resettlement for written approval. The maximum sizes have been set at 20 ha for customary land rights and 50 ha for leaseholds.

The law leaves many details to be regulated by the Minister. The first regulations were published in the Government Gazette in 2003. To date, no improvements or new regulations have been published.

6. Knowing my land use rights

In accordance with the Communal Land Reform Act, two categories of land rights can be allocated on communal land:

- **Customary land rights,** which cover the right to a *residential unit* (an area where a person can have her/his house) and the right to a *farming unit* (an area on which a person can farm). These rights are for non-commercial practices.
- **Right of leasehold,** which gives the right to carry out a specific commercial activity on the parcel (as described on the certificate).

The Minister of Lands and Resettlement might also recognise and prescribe any other land right as is deemed appropriate or necessary. To date, this has not been applied.

7. Why should I register my land?

There are several good reasons why all citizens using communal land should register their land rights.

- Land rights give security to land right holders, their spouses and their immediate dependants (wife/husband and children).
- This security is underpinned by the Communal Land Reform Act.
- Land right holders have documented proof of their rights and know the calculated area of their land parcel.
- Others cannot in the future claim the land and take it away from the person in whose name it is legally registered.
- It is the law. It is illegal to use land that is not registered. Unregistered land is available for anyone if application procedures are followed.
- The holder of the land right has a right for compensation if the parcel or part of it is claimed by GRN bodies (for example, for building a new road or for town expansion).

8. When do I have to apply?

Applications for existing customary land rights and existing leaseholds were supposed to have been submitted by March 2006, but the deadline has been extended to March 2012. After this date, the TAs together with the CLBs are empowered by the Communal Land Reform Act to allocate any piece of unregistered land to anyone who applies for it.

The registration of new customary land rights and new leasehold rights has been going on since 1 March 2003. Anyone has the right to apply for any piece of unregistered land at any time.

9. How do I apply?

The application for a customary land right or for a leasehold right must be made in writing on the prescribed forms. These forms are available at the offices of the TAs and the MLR.

Applications for a customary land right must be handed over to the chief/headman of the community where the land that is applied for is situated. An application fee of N$25 must be paid when the application is made.

Applicants for a leasehold right must hand their application forms in to the Secretary of the CLB in their region.

Application fees for customary land rights are paid to the TA; application fees for the right of leasehold are paid into the Communal Land Reform Fund.

When applying for customary land rights, one has to bear in mind that all the land rights allocated before the enactment of the Communal Land Reform Act (March 2003), are regarded as existing land rights, and therefore Form 3 must be completed; all the land rights allocated after the enactment of the Act are new customary land rights, for which Form 1 must be used.

Each application has to be accompanied by prescribed documents, as listed below:

For existing customary land rights (Form 3):

- a letter of consent from the chief of the TA concerned;
- any available document that can prove the validity of the claim; and
- a copy of the applicant's identification document (ID) (ID card, passport or birth certificate).

For new customary land rights (Form 1):

- a letter of consent from the chief of the TA concerned; and
- a copy of the applicant's ID (ID card, passport or birth certificate).

Recognition of existing rights to occupy communal land (Form 8):

- a letter of consent from the TA;
- any available document that can prove the validity of the claim (e.g. Permission-to-Occupy (PtO) certificate);
- any information on the present and intended land use;

Before the commencement of the Act, rights to occupy communal land were granted by authorities working under different Acts. An example is the PtO certificate. All these rights are recognised by the Communal Land Reform Act and can be transferred into leaseholds by the CLB.

- business plan for the planned activities;
- consent of the conservancy, communal forest or other community-based organisation, if applicable;
- an Environmental Clearance letter from the MET;
- an Environmental Impact Assessment, if available; and
- a copy of the applicant's ID (ID card, passport, birth certificate or company registration documents).

For a new leasehold (Form 5):

- a letter of consent from the TA;
- any information on the present and intended land use;
- a business plan for the planned activities;
- consent of the conservancy, communal forest or other community-based organisation, where applicable;
- an Environmental Clearance letter from the MET;
- an Environmental Impact Assessment, if available; and
- a copy of the applicant's ID (ID card, passport, birth certificate or company registration documents).

10. What happens next?

Procedures for new and existing customary land right applications

1) The chief/TA of the area concerned will carry out an investigation and will either refuse or provisionally approve the application. An applicant whose application is refused has to be informed of the grounds for the refusal. The applicant has the right to submit an appeal with the CLB if he or she does not agree with the refusal.

If the TA does not approve a land right application, then the concerned application and reason for the refusal must be given to the CLB.

The rejected application will be recorded to place the CLB in a better position to deal with possible appeals or queries.

2) Both the provisionally approved and rejected applications are submitted to the CLB of the respective area within 30 days of the date of the application.
3) The supporting staff of the MLR together with CLB and TA representatives will do a field verification during which they will map the parcel. The area of the parcel will be calculated. Finally they will check if the area has not already been allocated, and whether the application complies with all other laws and regulations, such as the Environmental Management Act.
4) On the basis of the data collected during the field verification, the CLB will, in an official meeting, either veto (reject) the application, refer the application back to the TA or ratify (approve) the application.
5) Parcels that are bigger than 20 ha will be referred to the Minister of Lands and Resettlement for his written approval for registration. The applicant and the TA will have to submit a motivation letter to accompany the application to the Minister.
6) Before the final approval of a customary land right, the CLBs will display all applications on a notice board at its offices, or at any other public offices, for a period of at least seven days. This is done to enable those who have any objections regarding an application to express them. The CLB may hold a hearing if a community member objects to the advertised application.

7) Provided that there are no objections, the CLB registers the approved and ratified rights to the land parcel and issues a certificate of registration.

8) The certificates are handed over to the TA and the applicant is informed. An amount of N$50 has to be paid by the applicant to the TAs for the certificate.

The procedures for the recognition of *existing customary land rights* are almost the same as those for *new customary land rights*, except that the applicant and the TA will have to hand in any information proving the validity of the claim on the land. The CLB might decide to change the claim so that it will be in line with the current laws. Remember that these applications should be submitted before 1 March 2012.

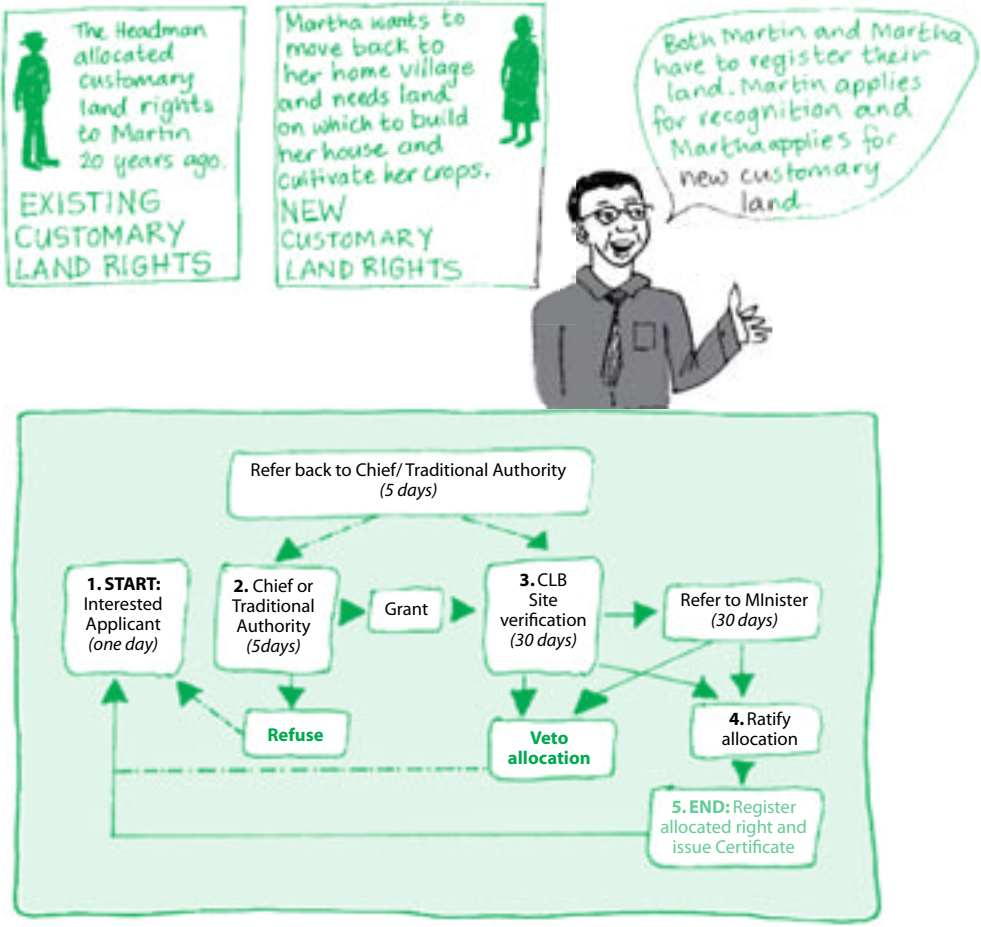

Figure 3 Application procedures for new customary land rights

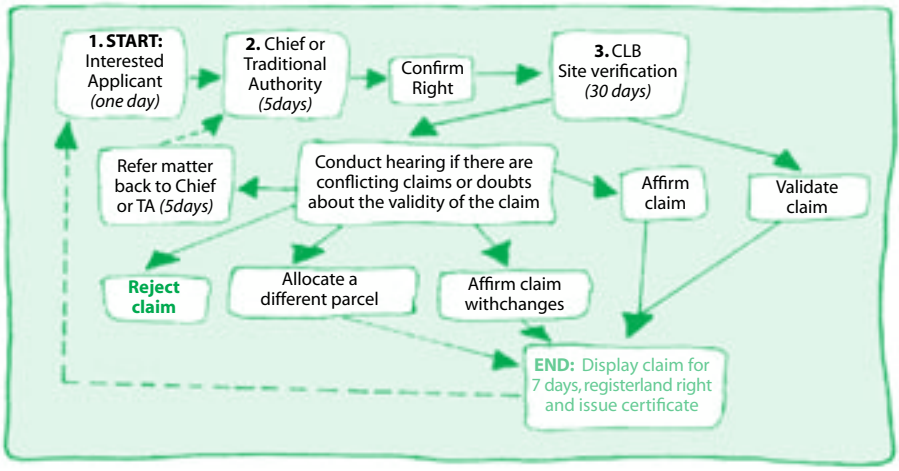

Figure 4 Application procedures for existing customary land rights

Procedures for leasehold applications

The procedure for a leasehold right application is slightly different from that for a customary land right. The reason for this is that a leasehold is more likely to have a significant impact on the land than a customary land right, because the land is to be leased out for commercial use. Furthermore, an application for a leasehold right often comes from outside the community, whereas applications for customary land rights more often originate from within the community. In other words, extra precautions are put in place to protect local communities.

Agricultural leaseholds are often associated with large-scale operations that have a huge impact on environmental and social structures. To protect local communities from agricultural leaseholds, the Communal Land Reform Act limits the creation of such agricultural leaseholds. It empowers the Minister of Lands and Resettlement to designate specific areas where agricultural leaseholds can be granted by a CLB. The Minister of Lands and Resettlement decides over applications for agricultural leaseholds outside these designated areas.

The power to grant a non-agricultural leasehold right lies with a CLB. The task of its members is to evaluate if the application complies with all the rules and regulations of the Communal Land Reform Act, as well as other relevant laws and regulations. Each CLB member has to check the validity of the application, since they represent different ministries and groups in society. The second task of the CLB is to evaluate if the granting of a leasehold right will benefit the local community, or at least not be harmful to it. This entire process is carried out in eight steps.

1) Together with the CLB, TA representatives, the applicant and supporting staff of the MLR go to the field to verify the present situation and to be informed of the applicant's intentions. The CLB then preliminarily maps and demarcates the land parcel.
2) In the MLR office, the area of the parcel is calculated. The MLR staff members check if the area is not already allocated to someone else, and if the application complies with all other laws and regulations, such as the Environmental Management Act, land use and development plans, conservancy and communal forest regulations, and so on.
3) On the basis of the data collected during the field verification and the office work, the CLB then, in an official meeting, either approves, approves with amendments or rejects the application, or refers it to the Minister of Lands and Resettlement.
4) Applications for leasehold rights over parcels that are bigger than 50 ha are referred to the Minister of Lands and Resettlement for his/her written approval. The applicant has to submit a motivation to accompany the application sent to the Minister. Leasehold rights for an initial period longer than 10 years are also referred to the Minister.
5) Before the final approval of a leasehold right, the CLB displays the application on a notice board at its offices, or any other public offices, for a period of at least seven days. This is done so that people can register any objections they may have regarding the application. The CLB may also hold an official enquiry if a community member objects to the advertised application.
6) The applicant is then responsible for having the leasehold surveyed by a surveyor, to comply with the Communal Land Reform Act and the Land Survey Act (Act no. 33 of 1993). This means that the surveyor measures the land defined by beacons that are already in the field, or that the surveyor places beacons on the coordinates of the corner points of the parcel, as determined in Steps 1 and 2 and provided by the CLB.
7) The CLB registers the approved and ratified rights and issues a certificate of leasehold. The CLB and the applicant then create and register a deed of leasehold in the Deeds Registry.
8) The leaseholder will have to pay a registration fee and an annual fee based on an MLR valuation.

There are small differences between the different types of leasehold applications.

Procedures for a right of leasehold (Form 5)

This is the "standard" application, as described above. It is the correct procedure for all applications for non-agricultural leasehold rights and for agricultural leaseholds in areas designated for agricultural purposes.

Procedures for a right of leasehold for agricultural purposes outside a designated area (Form 6)

The Minister of Lands and Resettlement designates areas for commercial farming in communal areas. If a commercial agricultural leasehold is applied for outside these areas, then a motivation letter and application must be submitted to the Minister of Lands and Resettlement through the CLB of the area in question.

Procedures for recognition of existing rights to occupy communal land

The procedure for the recognition of existing leaseholds is different because:

- the holder will have to prove that the right for which an application is made is an existing and previously approved land right (e.g. through a PtO certificate);
- emphasis will be placed on the experiences of the local community, since these will demonstrate the actual impact of the leasehold; and
- some of the steps mentioned for the standard application can be skipped if compliance can be proven by available documentation and community experiences.

Remember that applications for the recognition of these rights must be made before 1 March 2012.

Site verification and mapping

Applications for land rights have to be confirmed by a team making a field visit to the land applied for and its intended users. The MLR, CLB and TA work together to verify these applications . This verification process usually covers all land parcels in a village, for reasons of efficiency. When the field team commences work, the procedures and activities are explained to all the land users in the village. Thereafter, the team systematically verifies each of the individual plots. Currently this is done by using photographs taken from the air (called orthophotographs, or orthophotos) and Global Positioning System (GPS) units. Usually, the verification begins with the village headman's parcel and progresses outwards until all land rights in the village are verified. Aerial photos are used wherever possible, because they are more time-efficient and cost-effective.

The orthophotos used during the verification in the northern regions were made in 2007 and 2008. They are very high quality, full colour images; they enable us to significantly ease and speed up the process of land registration.

Each parcel is mapped on the orthophotos following three steps:

Step 1: The names of the land rights holders are written onto the orthophotos. These names are crosschecked with the names on the application forms (if available).

Step 2: With the help of the village headman/assistant/key informant, and/or the neighbouring landowners, the verification team systematically maps all land parcels for which the boundaries can be recognised on the orthophotos. They will be aided by features such as fences, roads, footpaths, individual trees and oshanas. It is easiest to map out parcels which are completely fenced, but the quality of the orthophotos is so good that small features on the ground that mark boundaries can be identified and used as well.

Step 3: Finally, the team visits land parcels containing boundaries that are not clearly recognisable on the orthophotos. Frequently, by careful interpretation of the orthophotos, it is possible to identify unclear features that can be used to complete the boundary maps. Where there are no such features, coordinates of the turning points along the parcel boundaries are measured with GPS units in the field. These are then incorporated back in the office with those coordinates derived from the orthophotos.

Data entering and storage

Information collected during the field verification as well as information from the application forms is entered into a digital, database that is stored on computers. This database enables the MLR and the CLBs to secure and retrieve data easily and quickly.

After the field verification of a parcel, all data are copied into a computer using a database called the Namibia Communal Land Administration System (NCLAS). The NCLAS is a user-friendly registration system that stores data about communal lands and land users in such a manner that it will in future be possible to integrate it with the commercial registration system (the deeds system). The NCLAS enables the user to produce certificates, reports and indexes and can at the same time be used to analyse the data.

Each parcel is also given a Unique Parcel Identifier (UPI), which is an "alphanumerical code" that is similar to an ID or vehicle registration number. This code ensures that each parcel is distinctively numbered. The UPI links information about the applicant with information about the land parcel. With the aid of the UPI, a user of the database can readily access all information held on any parcel, person and land right. The UPI is written on the back of all certificates issued since 2007.

The NCLAS has made data entry faster and more secure, and has improved data quality. Nevertheless, data security and quality and the speed of data entry remain highly dependent on the skill of the person operating the system. Therefore each land right holder should check his certificate thoroughly before accepting it.

The NCLAS not only stores land registration data but can also be used to analyse them. In this way, the NCLAS helps to prevent double allocations of land, and allocations of rights within town lands and other areas where a CLB and TA do not have the right to do so.

11. What can I do with my land right?

The registration of customary land rights gives legal security of tenure to land users, as registrations are backed by all the weight of the Communal Land Reform Act and its regulations. Registered rights empower the holders of the rights but also give them responsibilities to the community, as their civic rights are recognised and recorded for all to know. There may, however, come a time when a holder wishes to use his or her right for other purposes.

Transfer

The holder of a land right can transfer his or her land right (Form 13 for customary and Form 14 for leasehold). The holder can only ask for compensation for any improvements on the land, such as buildings or fences, and not for the land itself. Communal land cannot be sold, because it belongs to the state.

To "transfer" a land right means to pass it on to another person; for doing so, compensation might be payable.

The holder of a land right can transfer the right only after consultation with the village headman of the concerned area. For a transfer, the holder also needs approval from the relevant TA and CLB. Transfers of land made in this way will be registered by the CLB.

If only part of the land right needs to be transferred, then this part can be registered to the new holder by using the procedures for a customary land right (Form 1) or a leasehold (Form 5 or Form 6). The applicant will have to prove that the present holder of the right agrees to the transfer of part of his or her land right.

Inherit

When a land right holder dies, the land right can be inherited by the surviving spouse or close dependants. Inheritance of land is to be arranged by the inheritors through consultation with the chief/TA responsible for the land concerned. If this is not done, the right immediately goes back to the chief/TA for re-allocation. Inheritors will also be registered by the CLB.

When a member of the family (next of kin) "inherits" a land right, he/she receives it without paying any compensation.

Relinquish

The holder of the land right can relinquish his/her customary land rights back to the TA, and the right of leasehold to the CLB, if he/she is no longer interested in retaining it. After relinquishing it, the land right will be cancelled and can be reallocated to a new owner.

To "relinquish" a land right means to give it up when one is no longer interested in holding the right.

12. Conditions, restrictions and fencing

Individual rights over communal land are subject to certain conditions and restrictions determined by the Communal Land Reform Act.

- Communal land can only be used for the land use that has been authorised by the TA and the CLB. A land right will be cancelled if land is not used for the determined land use.
- The land has to be used. The land right can be cancelled if the land is not used for a period of three years. There is considerable pressure placed on communal land by the growing rural population dependent on it for their livelihoods. This condition is applied to ensure that all communal land is productively used and not left idle.
- The land should be used or managed personally by the holder of the land right.
- The holder of a leasehold right has to pay all lease fees set by the CLB.
- Developments on the land are not allowed to obstruct any roads or deny access to other parcels or any area used communally by neighbouring residents, such as watering places and the unallocated parts of the communal areas (called the commonage).

- Prior permission has to be obtained from the CLB for the erection of a fence around an area which is not a homestead, a house, a cattle pen, a water trough or crop field.
- A reasonable right of access to inspect all communal land must be given to the TAs and the CLBs.

13. Grazing rights

The grazing of livestock is carried out on the commonage (unallocated parts of the communal areas). The commonage of a traditional community is available for use by its lawful residents. TAs and chiefs can grant grazing rights to individuals from outside the traditional community. The Communal Land Reform Act limits any person from having more than 300 large livestock or more than 1 800 small livestock grazing on the commonage at any time. The TAs have the authority to put further limits on the number of livestock permitted to graze, as well as on the area where the livestock are allowed to graze. The TA can also set conditions to ensure a proper rotation of grazing areas. People that have sufficient grazing space outside the communal areas are not allowed to graze cattle on the commonages.

14. The future

A draft road map for all the communal land registration work has been prepared for the period 2009 – 2013. Currently, arrangements are being made to implement the processes described in this road map.

In summary, the road map covers several key aspects of communal land registration.

- Aerial orthophotos will be used to complete the registration of existing communal land rights in all communal areas by the end of 2012. Where areas are not covered by digital aerial orthophotos, satellite images from satellites such as "Quick Bird" and "Ikonos" will be purchased.
- The MLR does not have adequate human or financial resources to manage this substantial workload. External donors will provide the majority of the funding required. Private companies will be contracted to implement the activities. A competent project organisation with sufficient authority and responsibilities must first be appointed by the MLR to direct the programme. A quality control organisation will ensure that consistently high standards and practices are maintained as the communal land registration process proceeds.
- The success of the programme depends very much on the quality of an intensive and ongoing publicity campaign explaining the value of communal land registration to all stakeholders.

- Within the next four years, all registration data related to communal land will be stored in the NCLAS within the MLR. The long-term plan is that this database will be incorporated into the Deeds Registry database. It will then be possible to access information on the land rights of communal and commercial areas by entering one integrated system.
- As soon as a land parcel is registered, its records are open to being changed. Steps must be put in place to ensure that the land register is continuously maintained and updated. Land parcels can be transferred, inherited or divided, in those cases updating of the registry records is required to record new owners and/or UPI numbers. The register will also have to be maintained in good order, with its records readily accessible to enquirers. Additional MLR/CLB staff members will be required in all regions that contain communal land. They will be responsible for maintaining and updating the communal land registers in their respective regions. Failure to do so would mean that confidence in the accuracy and reliability of the land register would soon diminish.

The GRN's communal land registration programme is now underway. It is giving lasting assistance to all residents living in communal areas of the country by providing them with security of tenure over their land. The programme underpins the agenda of the MLR, to implement the provisions of the Communal Land Reform Act and to regularise land tenure in the communal areas. As such, the programme will benefit from all the support it deserves to receive from the public at large.

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