



e-Conveyancing: Challenges and Ambitions

Presented

By

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Survey of India

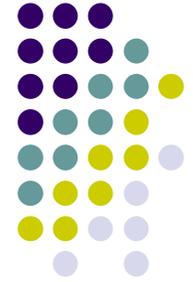
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Overview of Today



1. **Introduction**
2. **Implementation Model**
3. **Implementation Issues**
4. **Public Key Cryptography**
5. **Implementation Strategy**
6. **Business Strategy**
7. **Over to You**





Introduction



What is Conveyancing?

The Legal process of

- | Creating
- | Transferring
- | Dealing with

an Interest in land



What is e-Conveyancing System?



- | **A Paperless System**
 - | **Electronic conveyancing of documents**
 - | **Online investigation of titles**
 - | **Networked communication**
 - | **Simultaneous**
 - | **Completion , Registration & Payments**



Why Do We Need e-Conveyancing?



- | **Reduce Delay**
- | **Save Time and Money**
- | **Greater Transparency & Certainty**
- | **Reduce Anxiety**





Implementation Model



e-Conveyancing in Action



Land Registry
e_conveyancing 



Recycle Bin

Internet Explorer

CMS
Case Management System

Microsoft Outlook

E-Sig

Nigel's Desktop
This is the desktop of Nigel Smith of Serpell Solicitors.

Serpell Solicitors

Serpell Solicitors

start

The image shows a screenshot of a Windows desktop environment. At the top, there is a header for 'Land Registry e_conveyancing' with a logo. The desktop background is blue. On the left side, there are several icons: Recycle Bin, Internet Explorer, CMS (Case Management System), Microsoft Outlook, and E-Sig (represented by a key icon). A callout box on the right side of the desktop reads 'Nigel's Desktop' and 'This is the desktop of Nigel Smith of Serpell Solicitors.' The Serpell Solicitors logo is visible in the bottom right corner of the desktop area and vertically on the right edge. The Windows taskbar is at the bottom, showing the 'start' button.

e-Conveyancing in Action



Land Registry
e_conveyancing

Recycle Bin
Internet Explorer
CMS
Case Management System
Microsoft Outlook
E-Sig

Case Management System

new temp
close exit

CLIENT DETAILS SCREEN

Clients Name(s):
Andrea Pochelli

Clients Address:
Second Floor Flat
4 Pocklar Road
London
N5 6RE

Clients Telephone No:
01234 123456

Clients email:
A.pochelli@hotmail.com

save changes
save as new discard

Existing Files:

- Purchase : 55 Devonia Gardens
- Sale : 2nd Floor Flat, Pocklar Road

Serpell Solicitors

start CMS

e-Conveyancing in Action



Land Registry
e_conveyancing

Recycle Bin

Internet Explorer

CMS
Case Management System

Microsoft Outlook

E-Sig

Microsoft Outlook

File Edit View Favorites Tools Actions Help

New Reply Forward Send/Receive Organize

Shortcuts

Outlook Today

Inbox

Calendar

Contacts

Tasks

Notes

Inbox

From	Subject
John England	Sale: 2nd Floor Flat, 4 Pocklar Road, N5 6RE.

Sale: 2nd Floor Flat, 4 Pocklar Road, N5 6RE.

Nigel Smith,
Further to Andrea Pochelli's request please find attached the Home Information Pack for the above property.

PDF Sellers Leasehold Information Form.pdf

PDF Home Condition Report.pdf

PDF LLC search.pdf

PDF Official Copy Register.pdf

Kindest Regards
John England

Raymond Peers Estate Agents
05432 876543

Serpell Solicitors

start CMS Inbox

e-Conveyancing in Action



Land Registry
e_conveyancing

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Case Management System

new temp
close exit

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save changes
save as new discard

Existing Files:

Purchase: 55 Devonia Gardens

Draft Sale: 2nd Floor Flat, 4 Pocklar Road

Draft Contract For Sale

Serpell Solicitors

start CMS Inbox

e-Conveyancing in Action



Land Registry
e_conveyancing



Recycle Bin

Internet Explorer

CMS
Case Management System

Microsoft Outlook

E-Sig

Case Management System

new temp
close exit

CLIENT DETAILS SCREEN

Agreement Date: _____

Completion Date: _____

Seller's Name: Andrea Pochelli

Buyer's Name: MARK GRIFFITHS

Seller's Address: SECOND FLOOR FLAT
4 POCKLAR ROAD
LONDON
N5 6RE

Buyer's Address: _____

Title Number: MX453453

Property Address: Second Floor Flat,
4 Pocklar Road,
London, N5 6RE

save changes 1 of 3
save as new discard

Serpell Solicitors

start CMS Inbox

e-Conveyancing in Action



Land Registry 
e_conveyancing

Recycle Bin
Internet Explorer
CMS Case Management System
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E-Sig

Case Management System CLIENT DETAILS SCREEN

new temp close exit

Tenure: Leasehold	Title Guarantee: Full
Purchase Price: £ 220,000	Deposit: £ 17,000
Chattels: £ 0	Balance: £203,000

The following clause(s) will be included in the transfer to the buyer:

The following special conditions are incorporated into this contract:

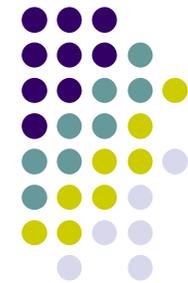
save changes 2 of 3 save as new discard

The seller will sell and the buyer will buy for the purchase price.

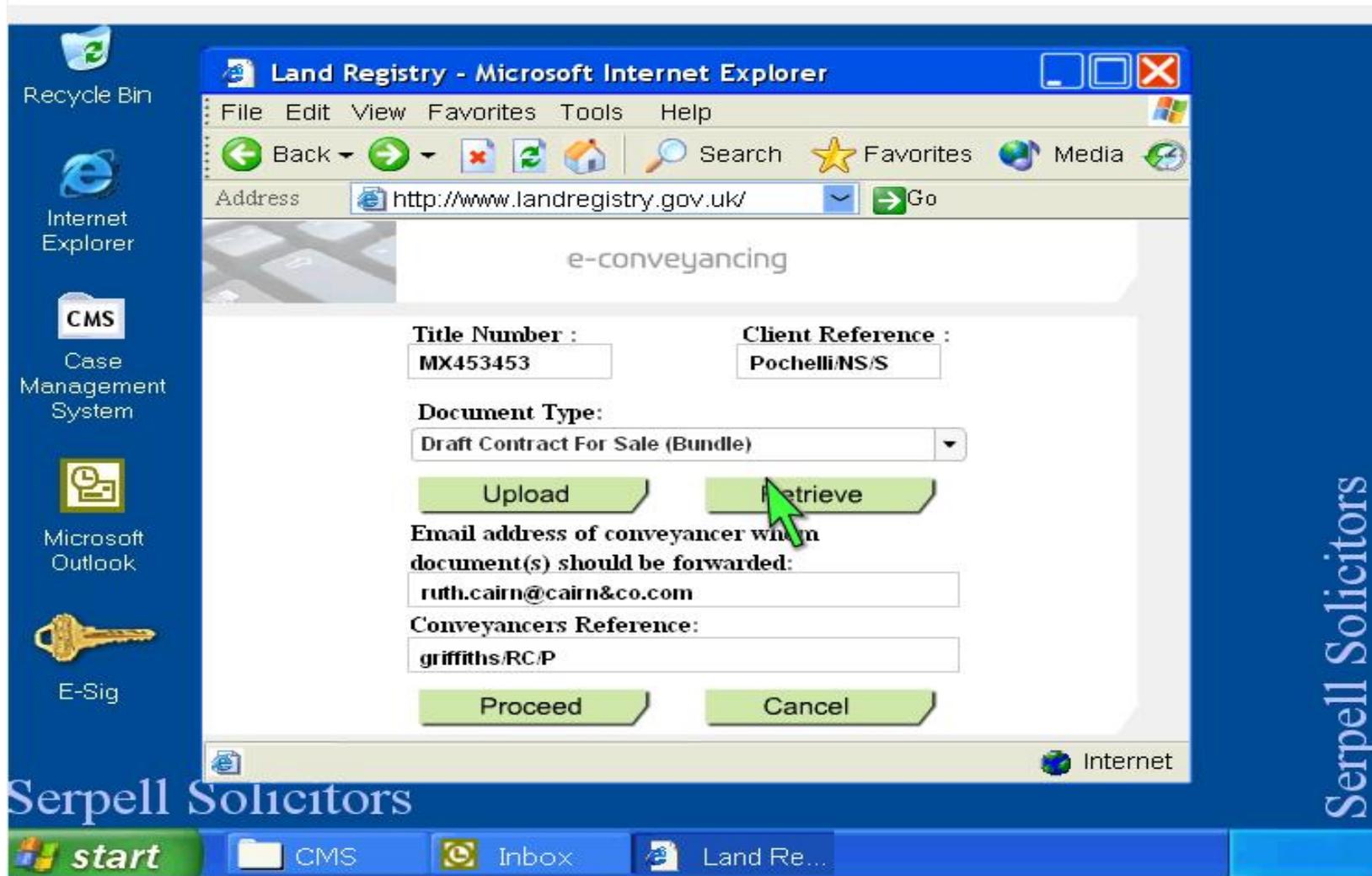
Serpell Solicitors

start CMS Inbox

e-Conveyancing in Action



Land Registry 
e_conveyancing



The screenshot shows a Windows desktop environment. On the left sidebar, there are icons for Recycle Bin, Internet Explorer, CMS (Case Management System), Microsoft Outlook, and E-Sig. The main window is a Microsoft Internet Explorer browser displaying the Land Registry website. The browser's address bar shows the URL <http://www.landregistry.gov.uk/>. The page content includes a form for e-conveyancing with the following fields and buttons:

- Title Number :** MX453453
- Client Reference :** Pochelli/NS/S
- Document Type:** Draft Contract For Sale (Bundle) (dropdown menu)
- Buttons:** Upload and Retrieve (a mouse cursor is pointing at the Retrieve button)
- Email address of conveyancer whom document(s) should be forwarded:** ruth.cairn@cairn&co.com
- Conveyancers Reference:** griffiths/RC/P
- Buttons:** Proceed and Cancel

The desktop taskbar at the bottom shows the Start button and several open applications: CMS, Inbox, and Land Re... The Serpell Solicitors logo is visible in the bottom left and right corners of the desktop background.

e-Conveyancing in Action



The screenshot displays a Windows desktop environment. At the top left, the text "Land Registry" and "e_conveyancing" is visible next to a gear icon. The desktop background is blue and features several icons: Recycle Bin, Internet Explorer, CMS (Case Management System), Microsoft Outlook, and E-Sig (represented by a key icon). A Microsoft Internet Explorer window is open, displaying the Land Registry website at <http://www.landregistry.gov.uk/>. An "Upload" dialog box is overlaid on the browser window, titled "Land Registry" and "Sale: 2nd Floor Flat, 4 Pocklar Road". The dialog shows a folder icon and four PDF document icons. At the bottom of the dialog are "Upload" and "Cancel" buttons. The taskbar at the bottom shows the Start button and several open applications: CMS, Inbox, and Land Re... The text "Serpell Solicitors" is written vertically on the right side of the desktop background.

e-Conveyancing in Action



Land Registry
e_conveyancing

Land Registry - Microsoft Internet Explorer
File Edit View Favorites Tools Help
Back Forward Stop Refresh Home Search Favorites Media
Address http://www.landregistry.gov.uk/ Go

The Notional Register

Conveyancing Main Menu

TITLE NO: MX20890
GREATER LONDON
LONDON BOROUGH OF ENFIELD

A REGISTER

- (4 March 1935) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 55 Devonia Gardens, Enfield, London (N18 1AE).
- The land has the benefit of a right of way over the passageway leading from the back into Devonia Gardens.

B REGISTER

Internet

Serpell Solicitors

start CMS Inbox Land Re...

e-Conveyancing in Action



Land Registry 
e_conveyancing

Recycle Bin
Internet Explorer
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Case Management System
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E-Sig

Land Registry - Microsoft Internet Explorer
File Edit View Favorites Tools Help
Back Forward Stop Home Search Favorites Media
Address http://www.landregistry.gov.uk/ Go

Draft Contract

Tenure:	Chattels:	Deposit:
Freehold	£1500	£33,000 £17,000
Purchase Price:	Title Guarantee:	Balance:
£340,000	Full	£307,000 £323,000

The following clause will be included in the transfer to the buyer:

The transferee hereby covenants with the transferor to observe and perform the covenants referred to in the charges register of the above title and to indemnify the transferor for any breach thereof

The following special conditions are incorporated in this contract :

Standard Conditions 5.1.1, 5.1.2 and 5.1.3 shall not apply to

1/3 ← → 3/3

Save Cancel

Internet

Serpell Solicitors

start CMS Inbox Land Re...



Implementation Issues



Legal Issues



- | **Several Centuries old Tradition**
- | **Lack of Experience**
- | **Electronic Execution of Deeds and Contracts**
- | **Electronic Storage & Transmission of Information**
- | **Sequential Execution Process**



Security Issues



- | **Integrity :** **Assurance against Alteration**
- | **Authenticity:** **Identity of sender and recipient**
- | **Non-Repudiation:** **Denial of sending or receipt**
- | **Privacy:** **Unauthorized persons cannot read**
- | **Audit Trails:** **All activities that take place**



Counter Measures



- | **Integrity:** **Digital Signature, Hash Values**
- | **Authenticity:** **Digital Signature, Encryption,
User Login, Certificates**
- | **Non-repudiation:** **Digital Signature, Certificates,
Time-stamps**
- | **Privacy:** **Encryption,
Access Rights Control**





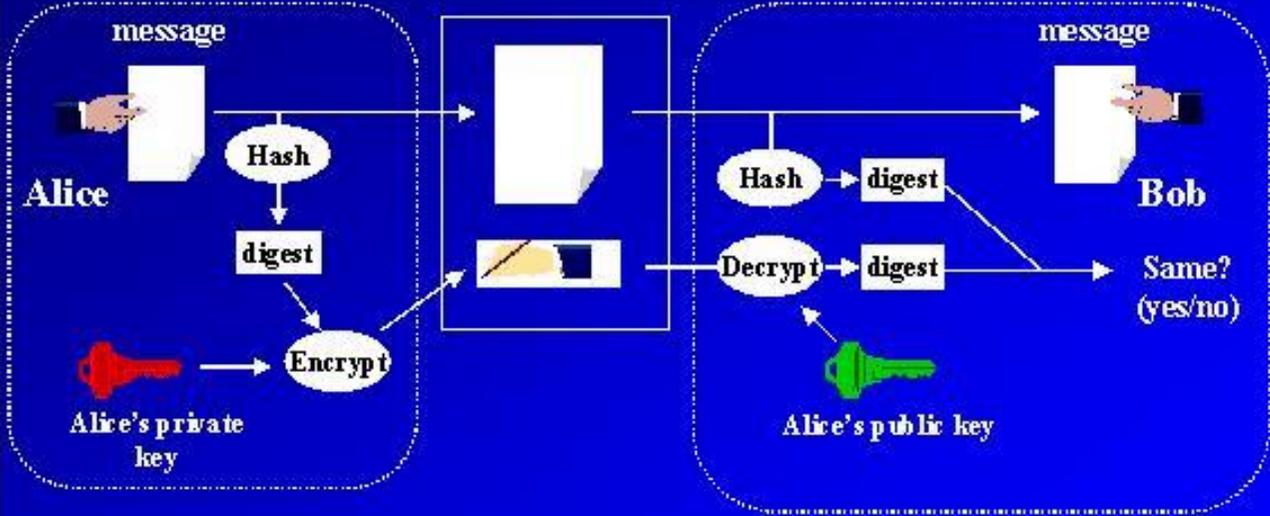
Public Key Cryptography



Public Key Cryptography



Public/Private Keys - Digital Signature



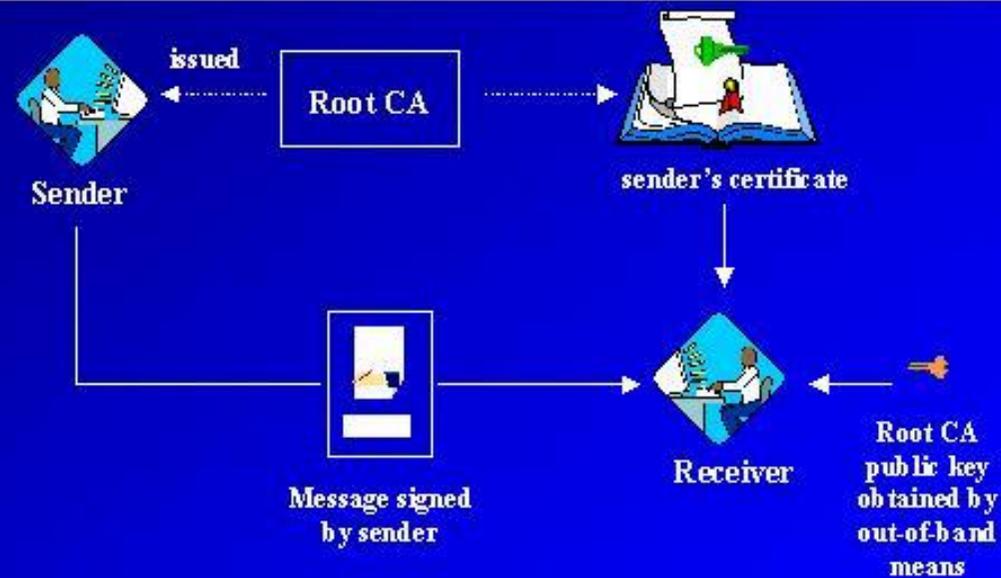
- Private key - kept protected; not usually backed up or archived
- Public key - archived for verification of old signatures



Public Key Cryptography



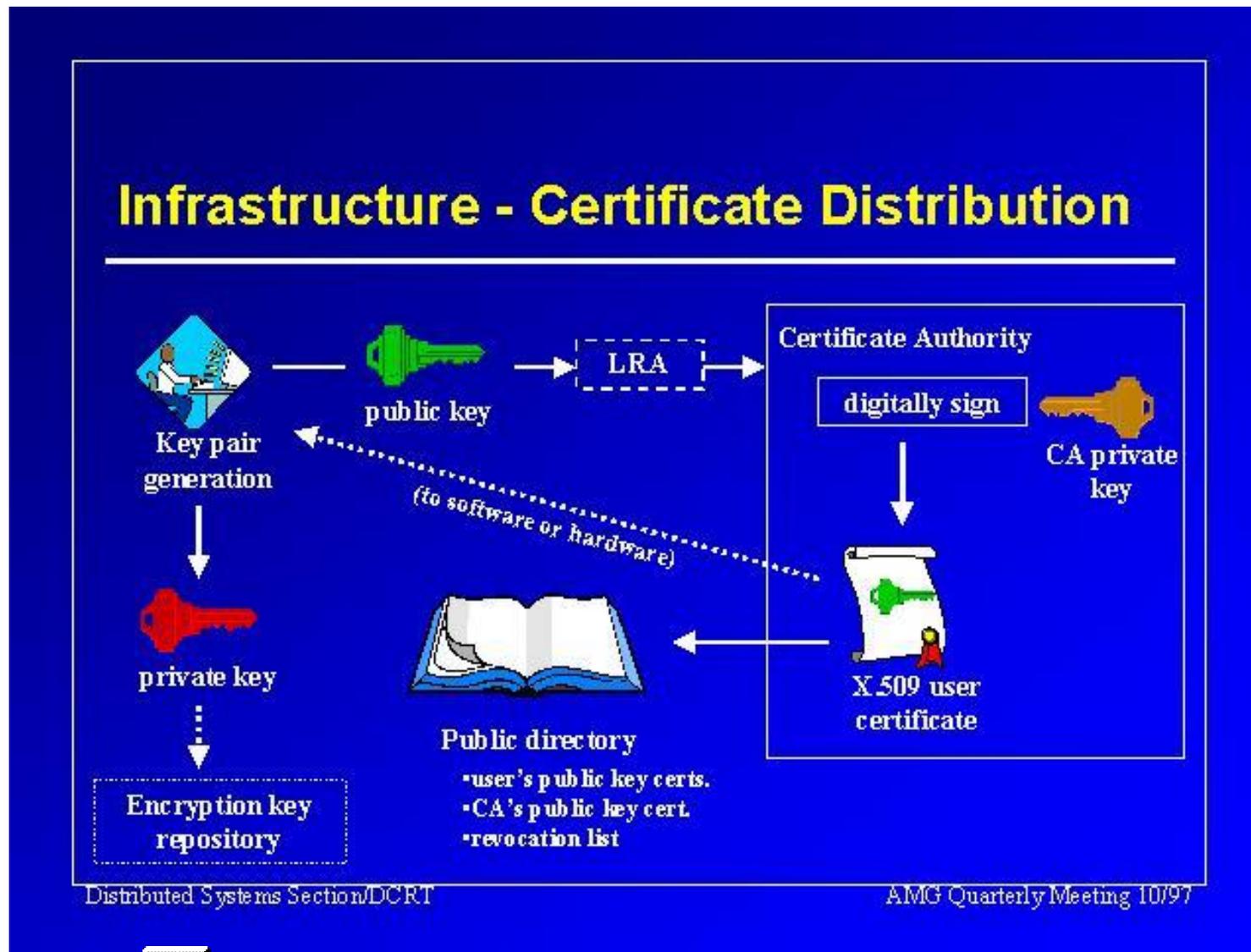
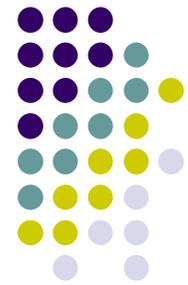
Infrastructure - Certificate Validation



•Receiver checks digital signature, expiration period, revocation status and policy bounds of signer's certificate



Public Key Cryptography





Implementation Strategy



Component Services



- | **Central e-Conveyancing Service (CeS)**
- | **Electronic Fund Transfer Service (EFT)**
- | **Channel Services**





Business Strategy



Business Strategy



- | **Self Restraint**
- | **Step by Step Approach**
- | **Human Resource Management**
- | **Empowerment and Accountability**
- | **Business Requirements**
- | **Business Change**
- | **Stakeholder Relationship Management**



Self Restraint



- | Demonstrate that New System would
 - | Improve
 - | Speed
 - | Security
 - | Efficiency
 - | Reliability
 - | Reduce negative aspects of Existing System



Step by Step Approach



- | No one-off big-bang affair
- | Develop and Deliver series of service improvements in
 - | Modular
 - | Incremental basis
- | Implementation A *stakeholder*-wide only after
 - | Staging
 - | Proving pilot implementation of each service



Human Resource Management



- | Employees would be **Weighed Down** by fear of
 - | **Loosing** job
 - | Pressure to **upgrade** and **acquire** new skill
 - | Getting **disrupted** from existing place of work
 - | **Loosing** their prominence
- | **Prepare** the employees to cope up



Empowerment and Accountability



- | Empower and Equip Land Registry Office with
 - | Authority
 - | Power
 - | Liberty
- | To take and implement Quick Decisions for
 - | Reengineering and Restructuring the Land Registry
 - | Following the Best Business Practices
 - | for and while taking this *programme*
 - | Smoothly and
 - | Effectively ahead



Business Requirements



- | Ensure
 - | Continuance of existing business
 - | Higher return on investment
 - | Smooth integration with other business operations



Business Change



- | Manage Phased Re-engineering of
 - | Organisational culture
 - | Organizational capability
 - | Business structure
 - | Operations



Stakeholder Relationship Management



- | Manage Relationships through
 - | Network Access Agreements
 - | Licenses
 - | Service Agreements
 - | Other formal instruments.

- | Take stakeholders into Confidence

- | Provide Opportunity to input requirements and concerns





Recommendations

- | **Godfather**
- | **Plunge**
- | **Be Bold**
- | **Be Innovative**
- | **Consult Everyone**
- | **Take Them Along**
- | **Be a Leader**

Your Job is Done.....





Thanks





Over to You



Technical



- | Preparation of specification, design, development and implementation of all services
- | Establishment of programme authority for all technical issues
- | Development of new services and modification of existing
- | Inclusion of services within Land Registry, external contractors and within stakeholder organisations
- | Integration of all services into a coherent technical structure
- | Subjecting all the services to the technical requirements and constraints of the programme



Sourcing and Procurement



- | Procurement of external contractors
- | Conducting procurement exercises with due propriety and a high expectation of a successful outcome
- | Establishing and documenting all the activities relating to procurement processes and the subsequent management of the contracts and relationships
- | Ensuring proper choice(s) of supplier or service provider



IT Service Delivery



- I Various IT services involved are delivered and used by a variety of organisations
- I The introduction into service and management of all the services need to be planned, co-ordinated and implemented to provide a seamless service to the end user





Abbreviations

- | **OSCP**: Online Certificate Status Protocol
- | **LDAP**: Light Weight Directory Access Protocol
- | **PKCS**: Public-Key Cryptography Standards
- | **AES**: Advanced Encryption Standard

