

Analyzing the Extent to Which Land Ownership Records Are Updated, case of Maua Sub-County in Kenya.

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SUMMARY

In Kenya, land ownership records are stored in land registry and are managed by the government in land registries country wide. The updating of the land records is done manually done by a government officer is the land register after a land owner has lodged a change.

There is a need to find out how much changes in Land ownership are updated in the land register. Subsequently it is also important to find out why some people do not update land ownership changes in the land records.

An updated land register contributes towards sustainable development. If a person wants to invest in land they can authoritatively identify the land owner to deal with. A person living in land, on which they have formal registered rights, is also more secure and has incentive to invest in land. A land holder wishing to access credit services from the banks will effectively do so when the land register is up-to-date. In addition the county and national governments can collect taxes more efficiently if the land register is updated.

In order to find out the extent to which land ownership records are updated and the reasons for the same, Case study Methodology will be used. In this regard one sub-county (Maua) in Kenya is selected. Within that area, a sample size calculation will be done to establish the number of parcels that can represent the area. The land register will be interrogated for the selected parcels to find out who owns the land. Ground verification will be carried out to find the ownership status in the same land parcels. Thus establishing the extent in addition, interviews will be carried out in the selected study area to find out reasons why land owners update or avoid to update their land records.

The hope is that this paper will be used to advise policy makers and other stakeholders who need

land ownership details on why land owners update or fail to update land records and give recommendations on the same.

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