

CONVERSION OF LAND TITLE DEEDS

Introduction

Conversion refers to the process of migrating title deeds to a unitary regime as envisaged under the Land Registration Act. Titles issued under the old laws are cancelled and replaced with titles under the new regime.

Steps in the Conversion process

01

Preparation of Cadastral maps together with a conversion list indicating the new and (where applicable) the old numbers for parcels of land within each registration unit or registration section.

02

Publication of the conversion list and the cadastral maps in the Kenya Gazette and two local daily newspapers of nationwide circulation.

03

Specification of the date for opening of transactions or dealings relating to parcels within the registration unit.

04

Sending of copies of publication to relevant county governments for further dissemination to the public.

05

Lodging of complaints in Form LRA 96, within ninety (90) days from publication, to the Registrar in respect of the information contained in the conversion list and the cadastral maps.

06

Registration of a caution or registration of a restriction pending resolution of any complaint.

07

Removal or variation of caution or restriction upon resolution of a complaint.

08

Lodging of appeals against the registrar's decision shall be made to Court within 30 days.

09

Closure of the old registers and commencement of transactions in the new register.

10

Publication by the registrar in two local daily newspapers of nationwide circulation and announcements in radio stations of nationwide coverage inviting applications for replacement of title deeds issued under the old registers.

11

Applications for replacement shall be in Form LRA 97.

12

Issuance of replacement of titles.

Conversion in respect of Sectional Properties

1. Application for replacement of title.
2. Issuance of replacement title.

Conversion where the deed file is missing

1. Gazettement for the reconstruction of lost register (for 60 days) by the Registrar
2. Reconstruction of destroyed or lost land register.
3. Closure of the old reconstructed register.
4. Opening of a new land register.

Conversion where the original title is lost

1. Application for replacement of lost title.
2. Publication of gazette notice for replacement of lost title, making reference to the old and new reference numbers.
3. Issuance of the replacement title under the newly opened register.

Conversion of titles for parcels of land undergoing succession

1. Closure of the old registers
2. Opening of new registers awaiting application for transmission.
The applicant shall also present Grant of Letters of Administration or Grant of Probate and Confirmation of Grant together with the application.
3. Issuance of new titles to the beneficiaries of the estates.

Conversion of titles held under Trust or Community Land

1. Application for replacement by the Community Land Management Committee (CLMC) or person(s) authorised.
2. Issuance of replacement titles.

Conversion in respect of existing long term leases

1. Application for a replacement of title attaching a sectional plan.
2. Closing of the old registers and opening of a new registers.
3. Issuance of replacement titles.

Conversion of titles held in court as security

1. Application for release of the original title deed for purposes of submission to the Land Registry for conversion of the title.
2. Issuance of replacement title.
3. Return of the new title to the Court after conversion for safe keeping.

Conversion of titles held as security by financial institutions, banks and/ or other creditors

1. Application for replacement of title by the registered owner.
2. Presentation of the application by the encumbrancer or appointed representative.
3. a). Issuance of a replacement title or,
b). Issuance of a new title in the name of the transferee upon registration of transfer by chargee in a case where the chargee is exercising its statutory power of sale.



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