A CRITICAL APPRAISAL OF THE REGISTERED LAND ACT, CHAPTER 300, LAWS OF KENYA: THE CHALLENGE TOWARDS AN ADVANCED SYSTEM OF LAND REGISTRATION

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NAIROBI

DATE; NOVEMBER 2009
DECLARATION

I, ELIZABETH NYAMBURA GICHEHA, do hereby declare that this project is my original work and has not been submitted either in part or in whole and is not currently being submitted for a degree in any other university.

SIGNED........................................
ELIZABETH NYAMBURA GICHEHA
(CANDIDATE)

THIS PROJECT has been submitted for examination with my approval as University of Nairobi Supervisor.

SIGNED........................................
JOY K. ASIEMA
(SUPERVISOR)
DEDICATION

This project is dedicated to my husband James Gicheha for his encouragement and support and to the cheering squad of our children Mwangi, Kahora and Muthoni for their patience during my long hours of absence.

God bless you mightily.
ACKNOWLEDGEMENTS

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I am also indebted to my sisters Njeri and Wangui who passed this path before me and made me realize that I could also make it. To you dear sisters I say, “Yes we can”.

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I also wish to express my sincere gratitude to Jane Nyawira who tirelessly typed my work.

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Finally, I am grateful to God by whom I move and walk about and have my being. I am because of HIM.

A big THANK YOU to you all.
<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Full Form</th>
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<tr>
<td>RLA</td>
<td>Registered Land Act</td>
</tr>
<tr>
<td>RTA</td>
<td>Registration of Titles Act</td>
</tr>
<tr>
<td>GLA</td>
<td>Government Lands Act</td>
</tr>
<tr>
<td>RDA</td>
<td>Registration of Documents Act</td>
</tr>
<tr>
<td>CLR</td>
<td>Chief Land Registrar</td>
</tr>
<tr>
<td>DCLR</td>
<td>Deputy Chief Land Registrar</td>
</tr>
<tr>
<td>LR</td>
<td>Land Registrar</td>
</tr>
<tr>
<td>ALR</td>
<td>Assistant Land Registrar</td>
</tr>
<tr>
<td>COL</td>
<td>Commissioner of Lands</td>
</tr>
<tr>
<td>D/S</td>
<td>Director of Surveys</td>
</tr>
<tr>
<td>DLAS</td>
<td>Director of Land Adjudication and Settlement</td>
</tr>
<tr>
<td>EALR</td>
<td>East African Law Reports</td>
</tr>
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<td>EWHC</td>
<td>High Court of England and Wales</td>
</tr>
<tr>
<td>KLR</td>
<td>Kenya Law Reports</td>
</tr>
<tr>
<td>eKLR</td>
<td>Electronic Kenya Law Reports</td>
</tr>
<tr>
<td>EALB</td>
<td>East African Literature Bureau</td>
</tr>
<tr>
<td>ACTS</td>
<td>African Centre for Technology Studies</td>
</tr>
<tr>
<td>ITPA</td>
<td>Indian Transfer of Property Act</td>
</tr>
</tbody>
</table>
LIST OF CASES

Belinda Murai & Others v. Amos Wainaina (Unreported Civil Appeal No. 46 of 1997)

Esirayo v. Esirayo and Another [1973] E.A 388

Freeduard v. Royal Bank of Scotland PLC (2005) EWHC 978

Isagani Cruz & Cesar Europa v. Secretary of Environment and Natural Resources, et. al.,

Isaka Wainaina v. Murito (1923) 9(2) K.L.R 102

James Ndungu Wambua v. Director of Land Adjudication (Unreported Hccc. Misc. Civil

James Ndungu Wambua v. Republic and others (Unreported Hccc. Misc Civil application
No. 85 of 1992)

Joseph Githinji Gathiba v. Charles Kingori Gathiba, (Unreported Civil case No. 1647 of
1984)

Kendulwo Marisni & Others v. Samuel Kipsige Arap Soi (Unreported civil appeal No. 140
of 1996)

Maloo Brothers v. Ramchand (1924-1926) 10 KLR 142

Muriuki Marigi v. Richard Marigi Muriuki and others (Unreported Civil Appeal No. 189
of 1996 at the Court of Appeal in Nyeri)

Obiero vs Opiyo (1972) EARL 227

Racoon Ltd. v. Turnbull Privy Council Appeal No. 33 of 1995

Samuel Thata Mishek v. Priscilla Wambui and another, (Unreported Civil case No.1400
of 1973)

Samwel Thaka Misheck & Others v. Priscilla Wambui & another, (Unreported High
Court Civil Case NO. 144 of 1973)
TABLES OF STATUTES

- Registered Land Act, Chapter 300 Laws Of Kenya
- Government Lands, Chapter 280 Laws Of Kenya
- Registration Of Titles Act, Chapter 281 Laws Of Kenya
- Land Titles Act, Chapter 282 Laws Of Kenya
- Registration Of Documents Act, Chapter 285 Laws Of Kenya
- Land Adjudication Act, Chapter 284 Laws of Kenya
- Indian Transfer of Property Act, Group 7 Laws of Kenya
TABLE OF CONTENTS

DECLARATION.................................................................................................................. i
DEDICATION................................................................................................................... ii
ACKNOWLEDGEMENTS................................................................................................. iii
TABLE OF ABBREVIATIONS........................................................................................ v
LIST OF CASES.............................................................................................................. vi
TABLES OF STATUTES................................................................................................... vii
TABLE OF CONTENTS................................................................................................... viii
CHAPTER ONE................................................................................................................ 1
INTRODUCTION............................................................................................................... 1

1.1 Historical Background to Land Registration in Kenya........................................ 1

1.2 Pre-RLA Forms of Land Registration imposed by Statute.................................. 3

1.2.1 The Registration of Documents Act................................................................. 3

1.2.2. The Land Titles Act......................................................................................... 3

1.2.3. The Government Lands Act........................................................................... 4

1.2.4. The Registration of Titles Act........................................................................ 4

1.3 The Consequences of Colonial Expropriation of Native Land and the Belated Attempt at Native Land Reform................................................................. 5

1.4 The Registered Land Act, (RLA), as the Preferred Vehicle for Attaining Land Reform................................................................. 5

1.5. Statement of the Problem..................................................................................... 6

1.6. Objectives of the Study......................................................................................... 8

1.6.1. General objective............................................................................................ 8

1.6.2 Specific objectives............................................................................................. 8

1.7. Hypotheses.......................................................................................................... 9
3.2.3 Parcel Files.................................................................62
3.2.4 The Presentation Book..................................................63
3.2.5 The Register and File of Powers Of Attorney.....................63
3.2.6 The Registry Seal.........................................................64
3.2.7 The Index of Proprietors................................................65
3.3 Organizational and Administrative Structure of the RLA...........65
3.4 Effect of Registration......................................................68
3.4.1 Absolute Proprietorship...............................................69
3.5 The Problems Arising From Absolute Proprietorship.................71
3.6 Effects of First Registration..............................................75
3.7 Fake Titles and Fraudulent Dealings and Land........................79
3.7.1 Mode of Registration of Title........................................79
3.7.2 Loose Binders............................................................86
3.7.3 Simplicity of Prescribed Forms.......................................90
3.7.4 General Boundaries.....................................................92
3.7.5 The Mode of Registration of Leases upon Allocation............95
3.7.6 Mode of Custody of Title...............................................97
3.7.7 The Integrity of Officers in the Land Registries..................100
3.8 The Practical Challenges of Conversion of Titles Existing Under Other Registration Systems to the Registered Land Act.......103

CHAPTER 4.............................................................................106

SUMMARY, CONCLUSION AND RECOMMENDATIONS................106

4.1 SUMMARY...........................................................................106
4.2 RECOMMENDATIONS.......................................................111
4.2.1 The Mode of Registration..............................................111
4.2.2 On Simplicity of Forms.................................................114
4.2.3 On Attestation of Documents..........................................115
4.2.4 On First Registration....................................................117
4.2.5 On Indefeasibility of Title.................................................................118
4.2.6. On Organization and Administration Structure...............................120
4.3 CONCLUSION.....................................................................................121
BIBLIOGRAPHY....................................................................................128