

CONVEYANCING PROCESSES

A. Amadi-Echendu, R. Pellissier · Published 28 June 2013 · Economics · Southern African Institute of Industrial Engineering

Land is an asset and still remains a valuable factor of production in the modern era of knowledge economy. In many parts of the world, land is a limited resource, hence in most countries, custodianship and ownership of land and landed properties tend to be generally guarded through meticulous capturing, recording and storage of appropriate data and information. A legislative provision for the transfer of custodianship and/or ownership requires the involvement of different role players in the conveyancing processes that culminate in the registration of land and associated immovable property. In some countries, the conveyancing processes tend to be complex and cumbersome. Thus proposition in this paper is that complex and cumbersome conveyancing processes and systems affect the business activities that often involve the acquisition and/or transfer of custodianship or ownership rights to land and immovable property. The paper provides a conceptual model for conveyancing processes based on a review of land and immovable property registrationsystems in several countries. [Collapse](#)

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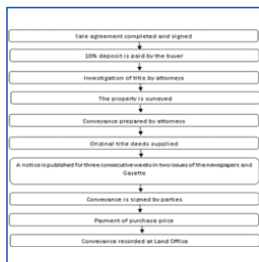


Figure 1

	Botswana	The Netherlands	Australia	Tanzania	South Africa
Sale agreement completed and signed	X	X	X	X	X
10% deposit paid by buyer	X	X	X	X	X
Full purchase price is paid to seller		X			
Deed is a deed of the purchase price of the land					X
Buyer pays estate agent and this fee is not recoverable except in case of fraud					X
Buyer applies to financial institution for a loan	X		X	X	X
Bank requests property valuation	X	X	X	X	X
Investigation of title by attorneys	X	X	X	X	X

Table 1

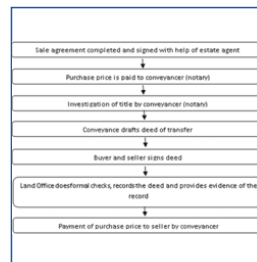


Figure 2



Table 2: Conceptual model for conveyancing processes



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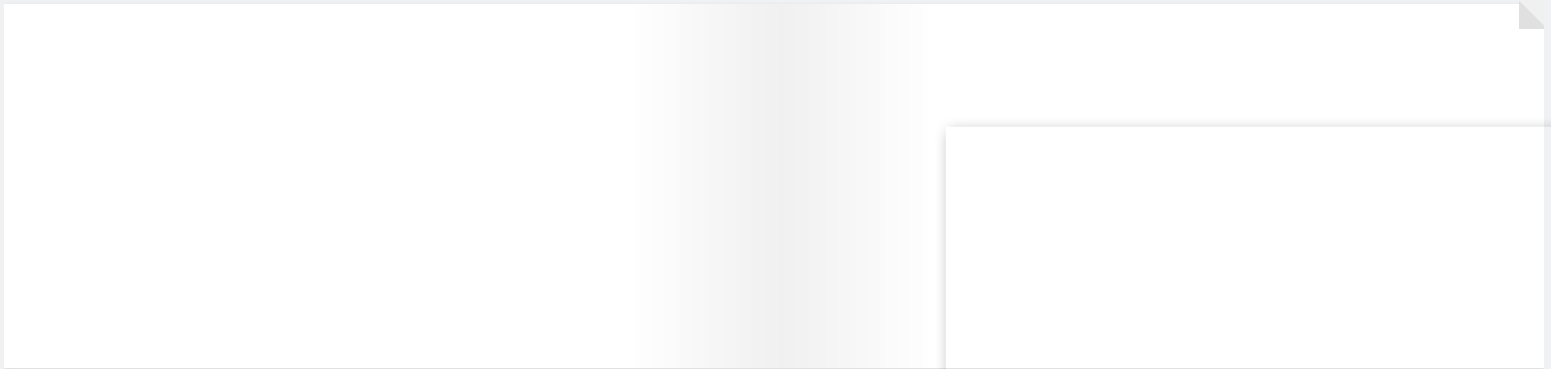
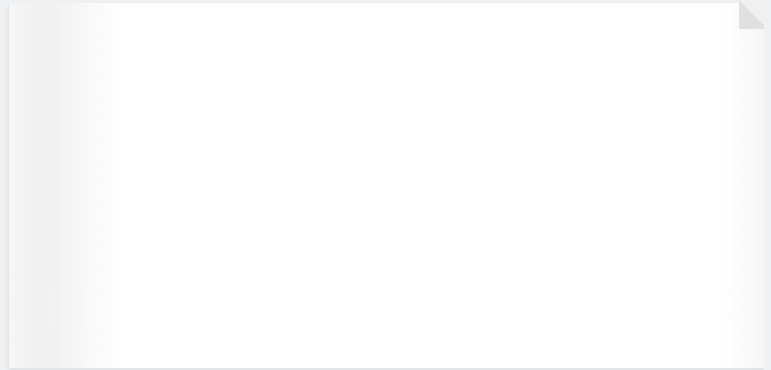
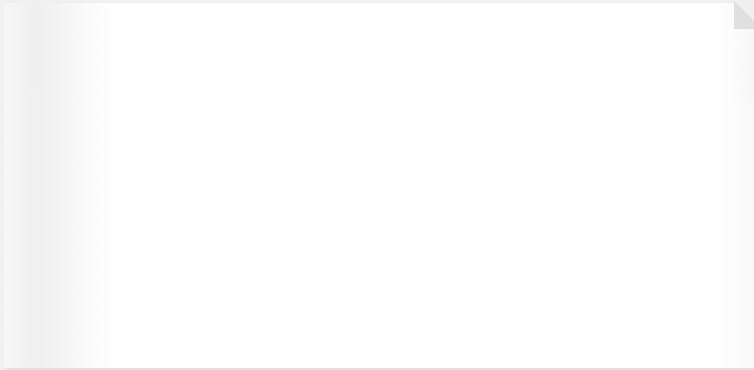
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