

Land Registration

Land Registration is a practice through which ownership of land gets registered and recorded by government, in order to render evidence of the title to make it possible for further dealings. A widely utilized technique for the registration of land is Torrens Title, peculiarly in the Jurisdiction of Commonwealth which replaces the Deeds Registration method. The two chief method of title registration emerged during mid 1800s. The Torrens Title was applied for the first time in Australia.

Need for Land Registration: Land Registration is very essential as the human beings survive on land. The economy and society requires having good laws with reference to the land use. If an individual owns a land, the proof of ownership is significant as land registration helps people get the proof of entitlement. Land Registration primarily focuses on the providing proof of ownership document. As per the law, an individual can normally prove the ownership of land by displaying the person from whom the land is acquired. The transfer of ownership of land was usually done in written documents that partly evidenced the ownership. The credibility of such proof is not reliable and hence, land registration became essential. Land registration basically helps in improving the credibility of document. The first type of land registration was called the document registration, which the government kept a record of. The law signifies that buyers need to possess all the registered documents in order to track the original ownership of the land. Despite the documents, the method was not foolproof as buyers repeatedly came across the same piece of registration. The simplification was possible by forming a separate register for every piece of land. The second type of land registration was referred as title registration. The registration reflects the ownership of land, which was regularly updated by government. The title registration law comprises of 3 principles. First principle signifies the ownership. The second principle usually revolves around hiding the data that is not very important to the buyers. This principle was called the curtain principle. Lastly, the insurance principle which says if register is showing an error, the person suffering the loss will be compensated.

USA Land Registration: United States of America does not require land registration. Infact, they comprises of law normally called as recording acts. Every state of USA has a separate recording act. The general recording acts are of three types notice statutes, race statutes and notice or race statutes.