



ERF NO  
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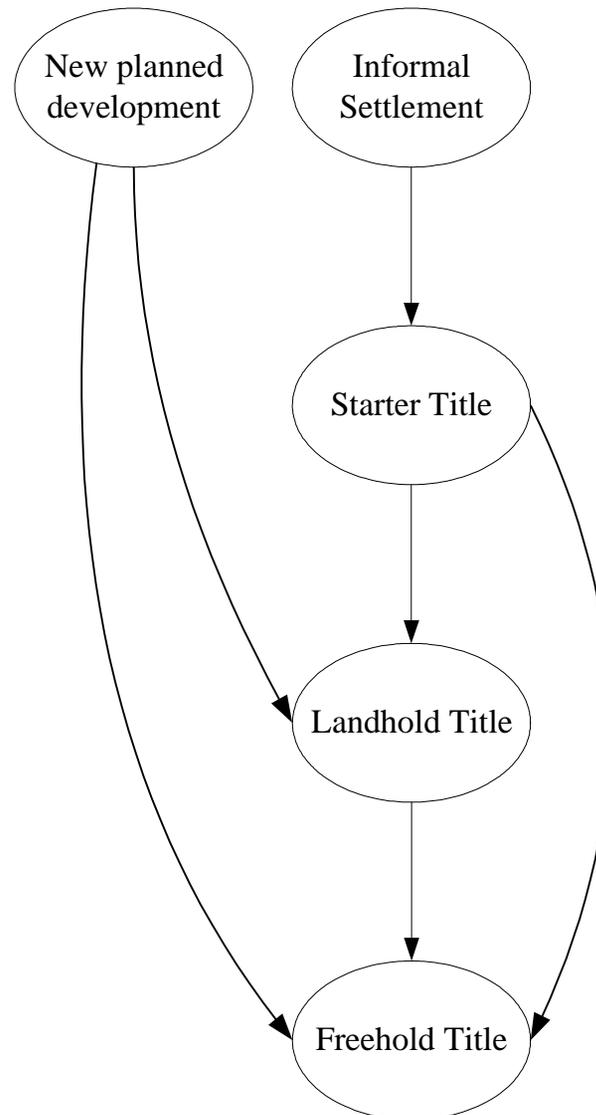
# Hernando de Soto has said:

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“I predict that in the next 150 years the countries in Latin America and elsewhere joining these 25 (countries with a developed economy) will be those that spend their energies ensuring that property rights are widespread and protected by law, rather than those which continue to focus on economic policy”.



# Concept of the system





# Starter title

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- Individual type of tenure, however grouped based
- Statutory form of tenure to an undefined site
  - right to occupy a site in perpetuity
  - sell, donate and inherit
- Changes in matrimonial property regimes
- Impossible to register servitudes, mortgage, etc.
- Starter title registered electronically





# Landhold title

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- Statutory form of tenure to a defined site
  - sell, donate and inherit
- Changes in matrimonial property regimes
- Mortgage
- Landhold title registered electronically
- Land Registration Officer records transactions
- Land Measurer performs land



# Institutional model

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- Land rights office:
  - land rights registrar
  - land registration officer (para-professional)
  - land measurer (para-professional)

- The partnership links local community to the professionals and authorities

# Progress and conclusion

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- The bill and regulations prepared
- Pilot implementation
- Institutionalisation in the Ministry
- Stakeholders are yet to see tangible results



# Additional information

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Publication on the Flexible  
Land Tenure System:

[www.oicrf.org](http://www.oicrf.org)

(search 'Namibia')

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DANISH MINISTRY  
OF THE ENVIRONMENT

National Survey  
and Cadastre