

# Land Registry

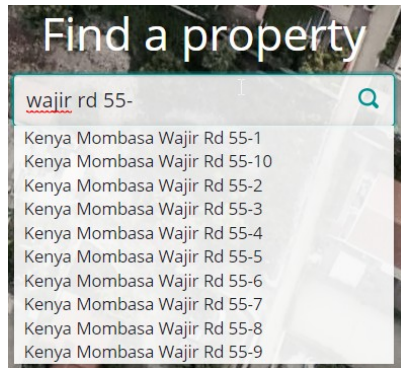
## Demo Script


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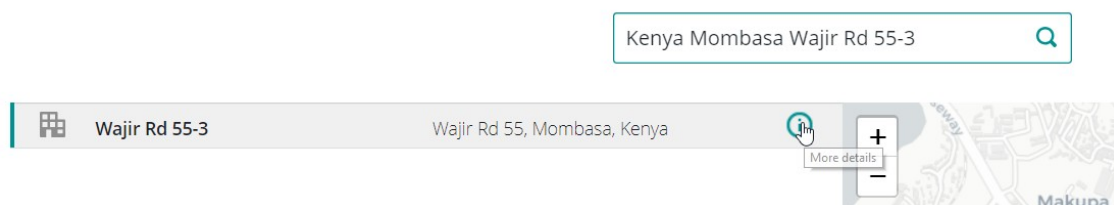
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# 1 Background Check for Property

1. User wants to buy the property Wajir Rd 55-3.
2. Begin typing the address in the search field, and predictions appear:



3. Select the correct address from the list.
4. Properties list and the map view is displayed.
5. To view property details, click  at the end of the address row or the address label on the map.



6. Detailed view of property information is displayed.

## Wajir Rd 55-3

55, Wajir Rd, Mombasa, Kenya

Property number: 3  
Property type: Apartment  
Property size: 60 m<sup>2</sup>

### Building

Apartment building, 800 m<sup>2</sup>

- ✓ Certificate of occupancy (11 Jan 2009)
- ✓ Total height 14 m, 5 floors
- ✓ City water supply, Local sewage

### Registration

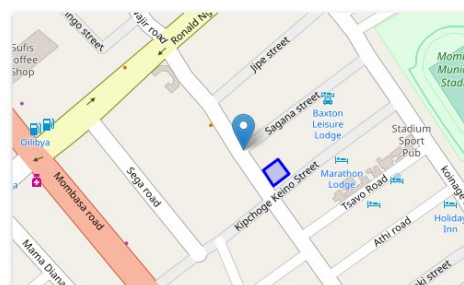
Owned by Mark Smith since 12 Oct 2010


- ✓ No mortgage
- ✓ Previously owned by Adam Smith

### Land number 100:250:111

Residential area, 1200 m<sup>2</sup>

- ✓ Measured by James Mwangi on 10 Dec 2008
- △ Max height of buildings 10 m



7. On the left side, the user can view details of the property (apartment) and also of the building where the property is located, for example:
  - 7.1. Property type and size
  - 7.2. Height and number of floors of the building
  - 7.3. Mortgage information and owner
  - 7.4. Size of the land area.
8. On the right side, the map with the location and land borders of the property, and EyeVi Street View preview image is displayed.
  - 8.1. Click the map preview to open the map in full-screen view. Pan and zoom the map to get more information about the property location.
  - 8.2. Click the image preview to open the street view and observe the surroundings of the property (currently not working in mobile view).
9. Click  in the top right corner of the property details window to close the detailed view.
10. If the user is happy with the property, he contacts the owner (offline) and the owner initiates the ownership change process in the Land Registry solution.

## 2 Property Ownership Change

### 2.1. Current Owner (Seller)


The current owner of the property, Adam Smith, initiates the ownership change process.

1. The user logs in to the registry:
  - 1.1. Click **Log In**



- 1.2. Select the relevant user from the list



2. Click **My Properties** in the menu bar, the list of the user's properties is displayed.
3. Find the relevant property in the list and open the detailed view of the property (click  at the end of the address line).

- At the bottom of the property details window, click **Change Ownership**.

Land number 100:250:111

Residential area, 1200 m<sup>2</sup>

✓ Measured by James Mwangi on 10 Dec 2008

⚠ Max height of buildings 10 m

Change ownership

The ownership change page is displayed.

- To initiate the ownership change process:

5.1. Select the new owner (for example, Mark Smith)

### Ownership change for property 3

Wajir Rd 55-3 ⓘ

Apartment, 60 m<sup>2</sup>

SELECT NEW OWNER +

Current owner

Adam Smith



New owner

Not selected

Back



- Click **Begin Transaction** to initiate the process.

BEGIN TRANSACTION →

- When the owner has initiated the process, progress list of the transaction is displayed. This gives a quick overview of the actions that have already been done and what yet needs to be done to complete the transaction.
- Click **Pay State Tax** button to indicate that the state tax for the ownership change transaction has been paid.

**Wajir Rd 55-3** ⓘApartment, 60 m<sup>2</sup>

- ⊗ State tax \$100 not paid
- ⊗ Not signed by Mark Smith
- ⊗ Not signed by Adam Smith
- ⊗ Transaction not complete

**PAY STATE TAX** \$**Current owner**  
Adam Smith**New owner**  
Mark Smith

**Note:** At this point, the buyer can also see the transaction when logging in to the registry. As the state tax can be paid either by the seller or the buyer, the Pay State Tax action is available for both of them.

- When the state tax has been paid, the current owner confirms the contract in the Registry (click **Sign Contract**).

- ✓ State tax \$100 paid
- ⊗ Not signed by Mark Smith
- ⊗ Not signed by Adam Smith
- ⊗ Transaction not complete

**SIGN CONTRACT** ✎

- Now all is done for the current owner.

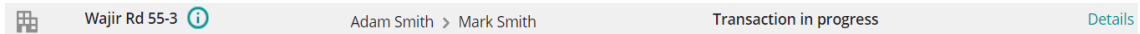
- ✓ State tax \$100 paid
- ⊗ Not signed by Mark Smith
- ✓ Signed by Adam Smith
- ⊗ Transaction not complete

## 2.2. New Owner (Buyer)

- The new owner, Mark Smith, logs in to the registry.
- Click **My Transactions** in the menu bar.

[Find a property](#)[My properties](#)[My transactions](#)<sup>1</sup>[Help](#)

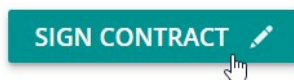
3. Find the relevant property in the list and click **Details** at the end of the row.



The ownership change page is displayed.

4. New owner signs the contract.

- ✓ State tax \$100 paid
- ✗ Not signed by Mark Smith
- ✓ Signed by Adam Smith
- ✗ Transaction not complete



5. Now the progress list of the transaction shows that all necessary actions have been done by both parties and the ownership change process is completed.

- ✓ State tax \$100 paid
- ✓ Signed by Mark Smith
- ✓ Signed by Adam Smith
- ✓ Transaction complete

6. The ownership change of the property is now visible in:

- 6.1. My Transactions page (for both the seller and buyer; the transaction is stored in the list for the next 24 hours)
- 6.2. My Properties page (the property is now visible for the new owner).