

L.N. 111 of 2024

**LAND REGISTRATION ACT
(CAP. 296)**

**Compulsory Registration Area and Voluntary Registration
Rules, 2024**

IN EXERCISE of the powers conferred by article 59 of the Land Registration Act, the Minister responsible for the Land Registry made the following rules:-

1. The title of these regulations is the Compulsory Registration Area and Voluntary Registration Rules, 2024. Citation.
2. In these rules, unless the context otherwise requires: Interpretation.
 - "Act" means the Land Registration Act; Cap. 296.
 - "compulsory registration area" shall have the same meaning as assigned to it in the Act;
 - "Land Registrar" shall have the same meaning as assigned to it in the Act;
 - "registrar" shall have the same meaning as assigned to it in the Act;
 - "registration area" shall have the same meaning as assigned to it in the Act;
 - "voluntary registration" means the registration of a title to land in accordance with the provisions of article 17 of the Act.
3. Any property situated outside a registration area and has been registered with any title by the Land Registrar, shall be considered to be in a compulsory registration area with effect from 31st March 2022. Compulsory registration area.
4. (1) In case a registration affects part of a property which is considered as one (1) unit, that part of the property which does not fall in a registration area shall be considered for voluntary registration by the registrar. Voluntary registration.

(2) A property which does not fall in a registration area but enjoys common rights which are registered with the property of third parties, shall be considered for voluntary registration by the registrar.
