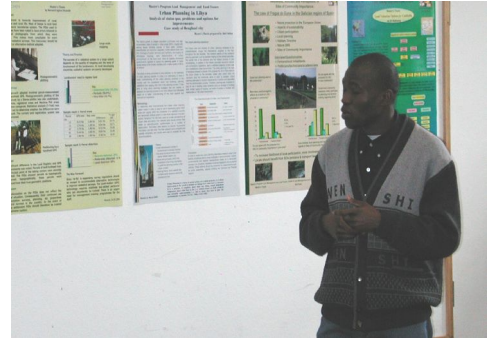


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## **An assessment of the accuracies of Preliminary Index Diagrams (PIDs) as used in Land Registration in Kenya**

One of today's challenges to land management - particularly in developing countries and countries in transition - is that of reform and modernization of existing land tenure systems to conform to current development demands. To this end, the promotion of land title registration is the starting point for the improvement of land tenure.

Title registration and functional cadastral systems have been recognized as instruments for economic development, environmental conservation and promotion of social justice. The establishment, promotion and maintenance of accurate and current cadastral records not only improve land management practices but also provide the legal basis for future private land ownership.

One major setback in the establishment of cadastral records, however, is the lack of reliable large scale maps due to the high production costs. An alternative has been to utilize Preliminary Index Diagrams (PIDs) which simply are direct tracings of parcels of land from enlarged aerial photographs. For instance, in Kenya these PIDs have been used as a basis for issuance of title deeds. However, these PIDs have been noted to have errors inherent in the un-rectified aerial photographs. Consequently, their continued use may jeopardize future cadastral surveys in the country.

The study was aimed at determining the appropriateness of the PIDs based on evaluation of their accuracies in the light of current demands and technological advances. Based on its findings the study proposes 'The Way Forward' regarding cadastral surveys and land registration in Kenya.

**Key words:** land registration, cadastre, Preliminary Index Diagrams (PIDs), land tenure, Ethiopia.