



e-conveyancing - a challenge and a prize

A Presentation by Ted Beardsall

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**FIG International Seminar
E-Land Administration
Innsbruck Austria
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e-conveyancing - a challenge and a prize

- ❖ About Land Registration in England and Wales**

- ❖ What is Electronic Conveyancing?**

- ❖ The Challenge**

- ❖ How are we approaching the programme?**

- ❖ The Prize**



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About Land Registration in England and Wales

- ❖ 140 years history
- ❖ HM Land Registry, Trading Fund and Executive Agency
- ❖ £410m (€617m) Income, 8000+ Staff
- ❖ 19m+computerised registered titles
- ❖ Customer Focus
- ❖ IS Group & Partners



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About Land Registration in England and Wales e-data and services

- ❖ Computerised records (registers, plans, deeds, index map)
- ❖ Real Time Priority
- ❖ Land Registry Direct
- ❖ National Land Information Service (NLIS) & EULIS
- ❖ Land Register Online
- ❖ Electronic Discharges
- ❖ Electronic Lodgement

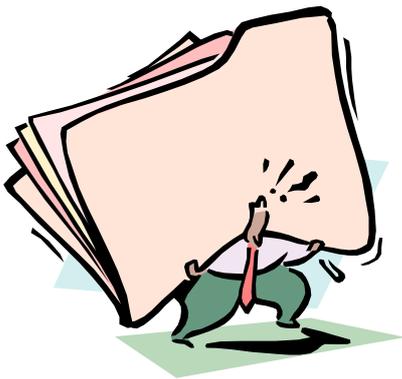
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Land Registration Act 2002

DEMATERIALIZATION



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What is electronic conveyancing ?

Bringing together the process of registration and conveyancing to achieve:

- ❖ Electronic documents
- ❖ Quick, secure exchange of information
- ❖ 'Simultaneous' completion and registration
- ❖ Readily available information on progress
- ❖ Automatic, simultaneous payment



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The Challenge - Why does it matter?

“...Dealings with land cannot remain unaffected by the general development of electronic commerce...
... The public rightly demands a more expeditious and much less stressful system of dealing with land...
... there is a legitimate public expectation that the change to an electronically based system for dealings with land will produce clear and demonstrable benefits...”

Source: Joint report by The Law Commission and Land Registry :
' Land Registration for the Twenty First Century: A Conveyancing Revolution'.



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The Challenge - Why does it matter?

Two Definitions of “conveyancing” (Source: The New Shorter Oxford English Dictionary.)

1. “(The branch of the law that deals with) the preparation of documents for the conveyance of property”

2. Alternative definition: **“ Deceitful contrivance” !**



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The Challenge - Why does it matter?

Weaknesses in existing conveyancing system

- ❖ Long timescale
- ❖ Lack of transparency
- ❖ Potential for poor conveyancing standards
- ❖ Time gap between completion and registration
- ❖ Uncertainty risks and anxieties



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The Challenge - To achieve the e-conveyancing vision:

Citizen focussed benefits:

- ❖ Reducing potential for delay
- ❖ Saving time and money
- ❖ Bringing greater transparency and certainty
- ❖ Reducing anxiety for home owners



AND



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**A great example of
“Joined up Government ”**



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The Challenge - Consultation

- ❖ **Consultation and communication**

- ❖ **Stakeholder Involvement:**
 - ❖ **Legal Practitioners, Lenders, Surveyors, Estate Agents etc**
 - ❖ **Government Departments**
 - ❖ **Ministers**
 - ❖ **Citizens**

- ❖ **Building the team / working with partners and others**



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The Challenge – structuring the programme

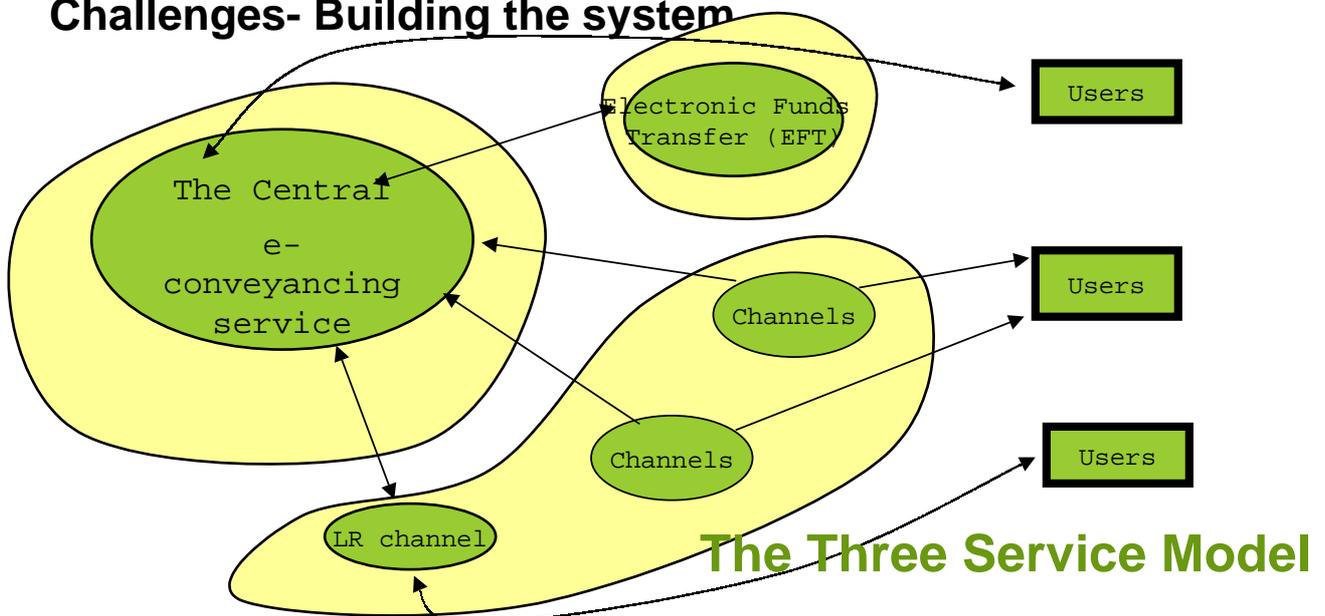
Workstreams:

- ❖ Business Requirements
- ❖ Business Change Co-ordination
- ❖ Governance and Legal
- ❖ Stakeholder Liaison
- ❖ Technical
- ❖ Sourcing and Procurement
- ❖ IT Delivery
- ❖ Programme Management



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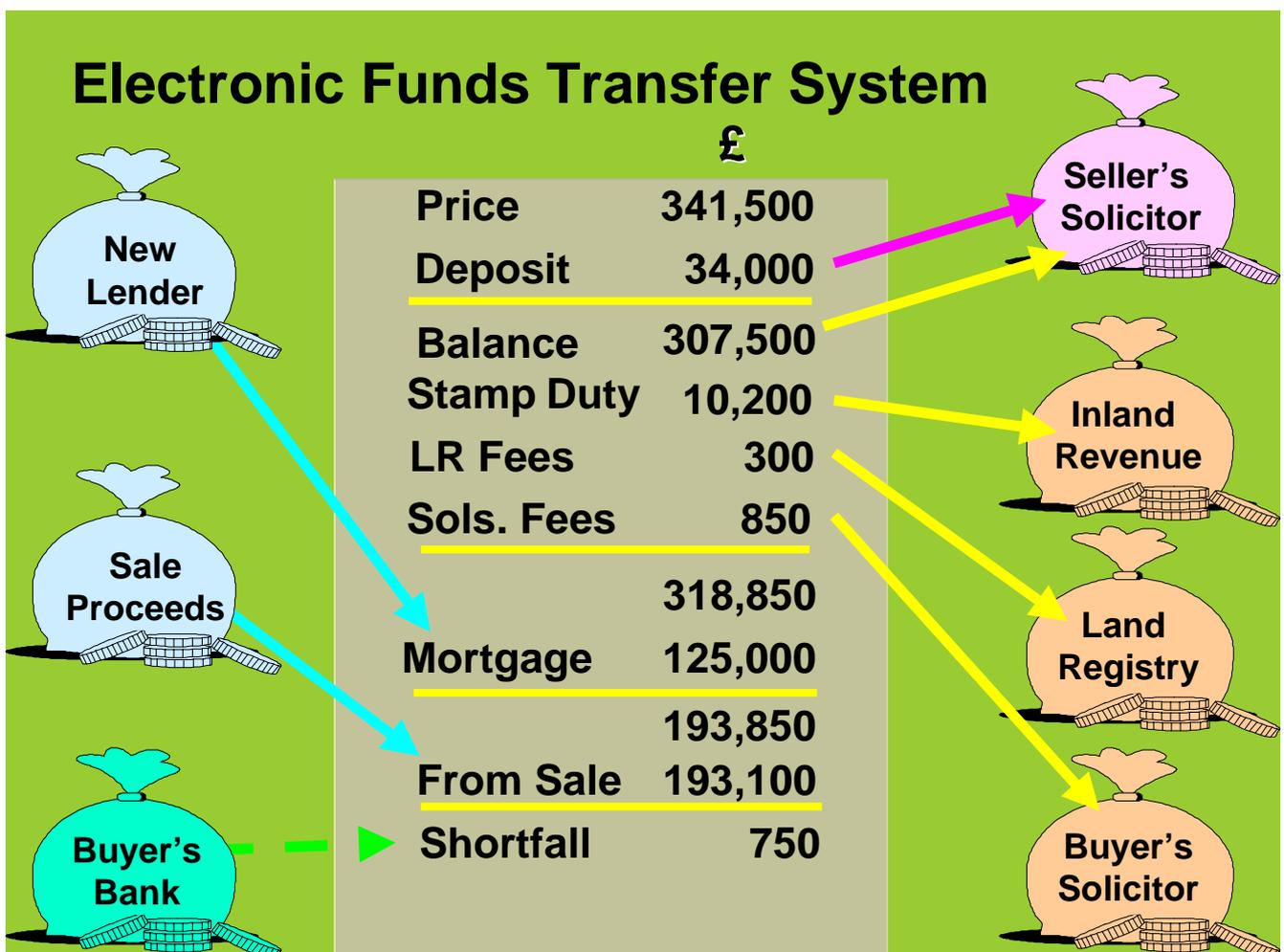
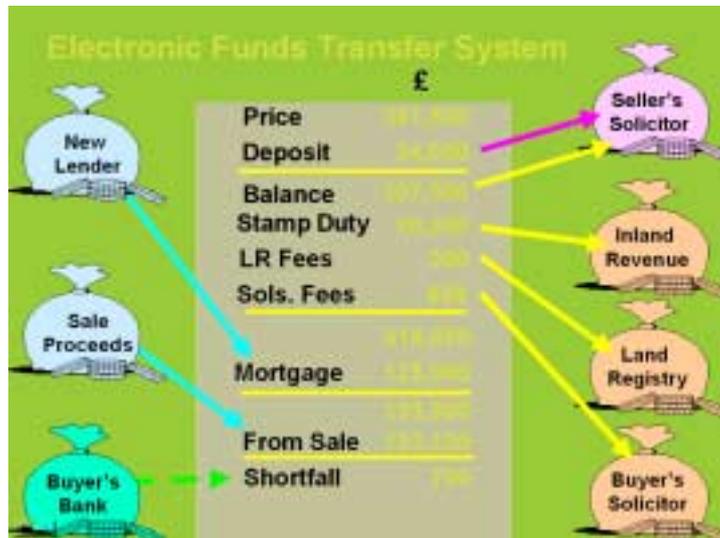
Challenges- Building the system





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The Prize - Electronic Funds Transfer





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The Prize

“Easier conveyancing for all”



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