

1. Introduction

1.1 Background

Land degradation is an alarming challenge in the region. Natural factors coupled with the effects of a long history of settlement, prevailing farming methods and increasing population pressure, which forces people to cultivate even steeper slopes, have exacerbated the devastating land and resource degradation in the region. To a large extent, these problems are aggravated by inadequate property rights. It is believed that in the absence of secure property rights, land and natural resource degradation will accelerate. Understanding the seriousness of the stated problems, the regional government has put the land issue as one of the top priority agenda.

Although land remained constitutionally the property of the state and the "people" and land sales and mortgaging are still prohibited, some changes regarding the land administration have been put into effect. Within the constitutional framework, each region has been responsible to develop and implement land administration related legislations. Consequently, Tigray region has taken a step forward in developing a legal basis to improve land use and administration in the region. The measures taken include:

- The regional rural land use proclamation (No. 23/1989E.C)
- The regional rural land use and developmental activities of investment in agriculture and natural resources (No. 15/1994E.C)
- The regional rural land use proclamation (No. 55/1994) to improve and amend proclamation No. 23/1989 E.C.
- The establishment of regional environmental protection, land administration and use authority proclamation (77/1996E.C)
- Other forest and land legislations.

As a tool to implement the land administration policy of the region and in response to the growing demand to secure land tenure, in the region, comprehensive rural land registration and certification of land rights programs are conducted that has tried to cover all the cultivated land.

During the process, different data related to land use right, land quality, land use and other issues related to land parcel and households are collected using various forms. Files and maps are crucial tools for sustainable management of resources. Close examination of the process of certification, land data collection, records management, and upgrading

useful to identify the strengths and weaknesses of the present land registration and certification process undertaken in the region. It is also useful to standardize the implementation of land tenure and administration program (ELTAP) which is aimed at implementing sound land certification system that provides the landholder with a robust and enforceable tenure security.

1.2 Objectives

The objectives of this paper are to:

- review the existing rural land titling formats and data types in the region;
- discuss problems related with the format;
- contribute to the establishment of a national spatial data infrastructure to ensure a uniform approach for maximum integration and security of data and the development of a comprehensive land information system.

1.3 Methodology

Semi-structured interviews with Wereda land administration experts and individuals in four Weredas of ELTAP projects (*Kola Temben, Enderta, Hintalo Wojerat and Hawzen*) and group discussions with farmers were held. Direct personal observations by the writer of the paper, reviews of literature have also been included. Finally, policy statements and major development programs of the government on land-related matters are reviewed in order to analyze their implications for land administration systems emerging in the country.

2. Land Registration and Titling

The objective of these land administration developments is to improve tenure security through land registration and title certification in order to promote better land management and greater investment. Certification of land titles is also expected to help in reducing conflicts over land boundaries and user rights among farmers.

Registration of land holdings and granting land use certificate to holders has recently become government policy in Ethiopia. In Tigray, as in other parts of the country, rural land registration and titling have a very short history. For comparison purposes, the process has been divided into three phases: during the guerilla fighting, after the downfall of the *Derg* regime, and the initiatives recently undertaken by ELTAP.

2.1 Land Registration and Parcel Information before 1998

In Tigray land redistribution was initiated in 1981 by TPLF, and this is the basis of the current land rights registration process. The land title was given by this organization on pieces of ordinary white paper to the owner. This ordinary piece of white paper contains handwritten parcel data of the following attributes (see also fig.1):

Front side:

- Name of holder,
- Family size,
- Soil fertility status,
- Parcel size in local units,
- Boundaries of the parcel, indicated by natural features or name of holders of the neighboring parcels,

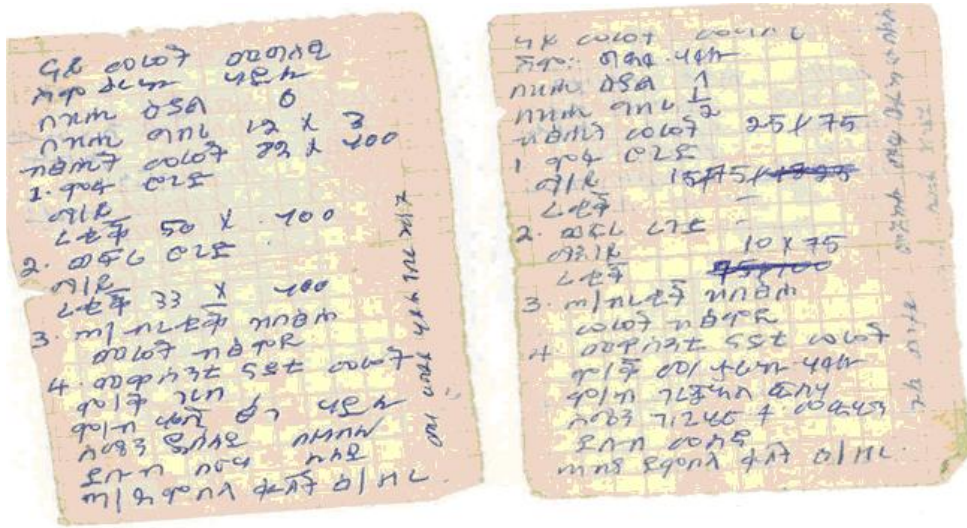
Back side:

- Name and signature of all land redistribution committee members.

This title was given to the owner without retaining a clear and reliable copy with the responsible body, and it also lacked important information and accuracy. In addition, this evidence was not even available with most of the farmers and nor has there been proper documentation with the responsible body. Because of these reasons, the witnesses of the then land redistributing committees were called upon to resolve land claims, disputes and conflicts. The rural land parcels boundaries were demarcated by a simple measurement and landmark and this, too, has resulted in boundary disputes. Although ownership problems were tried to be resolved through this approach, it was very hard to manage fair and efficient land administration system.

Fig. 1. Old certificate given to an owner in 1991

Front side



Back side



2.2 Land Registration and Parcel Information after 1998

After realizing the previous land registration problems, the government of Tigray took an initiative to register and distribute land certificates to all owners of only cultivated land with the underlying objectives of:

- Minimizing disputes and conflicts
- Increasing the tenure security
- Upgrading the register and title.

To up-date the parcel data and/or upgrade the previous title, the regional government has given the responsibility to the Bureau of Agriculture and Natural Resources that designed new forms in 1998, namely:

- Form 1, used to collect parcel data at field level
- Form 2 (registry book), used as registry at *Tabia* (smallest administrative unit) and *Wereda* levels in the office
- Form 3, given to the owner of the land (entitlement)
- Form 4, used for transactions such as inheritance, redistribution and reallocations.

The then Bureau of Agriculture and Natural Resources also took the responsibility of the forestry department. By then all organizational committees were established at the *Wereda*, *Zone* and Regional levels, to supervise and support the program. Registration and distribution of the certificates was done by the regional youth who by then were taking a multipurpose training for six months in the “*regional youth multipurpose training center - Agbe*”. The first phase was completed from 1998 - 2002 and 80% of landowners were registered and titled.

In most cases (but not all) the *Agbe* "technicians" working together with the local agricultural development agent and community members (usually the older men who had been involved in the last land redistribution, as well as the elected *tabia baito* chairperson), performed an on-site study of current land holdings, walking the land as a group, and recorded the land data on the pre-printed form 1, known as the application form. The form is used to collect data at field level and it includes the following information (see annex 1):

- Name of the owner
- Address of the holder
- Family size during land redistribution
- Last land redistribution date
- Number of parcels
- Specific site name of the parcel
- Fertility status of the parcel
- Parcel size
- Name of parcel owner bordering on the east, west, north and south
- Name of recorder, date & signature
- Names and signatures of the last land redistributing committee members
- Names and signature of approving committee members.

The information collected from the field using form 1 was recorded in *Tigrigna* (the local language), by hand, in ink, on a pre-printed page (form 2, the registry) permanently fixed in a record book, at an office in the *Tabia* (usually the agricultural development agent's office but some times the *Tabia* chairperson's office, depending on the quality of the office). The information in this form is more or less similar to that of form 1, but it also includes additional data about transaction, such as reallocation, transfer, bequeathal, etc. The attributes are as follows (see annex 2):

- Full name including grandfather of landholder
- Address (Zone, Wereda, *Tabia* and Kuset)
- Family size
- Last land redistribution year
- Number of parcels
- Specific site name of the parcel
- Fertility status of the land
- Size of the parcel in local unit and hectare
- Neighbors bordering on the north, south, east and west
- Name of recorder, date and signature
- Date and name of *Tabia* chairperson
- Person transferred to
- Reasons for transfer
- Boundaries for partial transfer
- Name of recorder
- Responsibility, signature and date
- Remark

Then based on the record book pages, certificates (form 3) were prepared at the *tabia* and delivered to the holder (i.e., household head, male if present). The certificate is nearly identical in form and content to the registry book page and is also written at the *tabia* in ink on a pre-printed form in the local language. This format is used as an evidence of a person's right to land, or "entitlement". It includes data such as the following (see also annex 3):

- Registry number
- Full name including grandfather of land holder
- Family size
- Address (Zone, Wereda, *Tabia*, Kuset)
- Specific site name
- Soil fertility status (fertile, medium or poor)
- Size of parcel in *Tsimad* (local unit)
- Boundaries on the east, west, north and south
- Authorized personnel for confirmation.

This is more or less similar to that of form3 and it is given to the land owner who gets land through transfer (bequeathal, reallocation, etc.; see annex 4).

- Date
- Registry number
- Person transferred to
- Address (Zone, Wereda, Tabia)
- Name of the first holder and reasons for transfer
- Specific site name
- Soil fertility status (fertile, medium or poor)
- Size of parcel in *Tsimad* (local unit)
- Boundaries on the east, west, north and south
- Name and signature of Tabia chairperson.

Table 1. Comparison of the formats and parcel data included in each format

S. No.	Data types	Data included in the respective formats				
		Form 1	Form 2	Form 3	Form 4	Remark
1	Name of landholder	✓	✓	✓	✓	
2	Address of landholder	✓	✓	✓	✓	
3	Family size of the holder	✓	✓	✓	x	
4	Last land redistribution year	✓	✓	✓	x	
5	Number of parcels	✓	✓	x	x	
6	Specific site name of parcel	✓	✓	x	✓	
7	Fertility status of parcel	✓	✓	✓	✓	
8	Size of the parcel	✓	✓	✓	✓	
9	Bordering (E,W, N & S)	✓	✓	✓	✓	
10	Name of recorder, date and signature	✓	✓	x	x	
11	Date, name & signature of <i>Tabia</i> chairman	x	✓	x	✓	
12	Transferred to	x	✓	x	✓	
13	Reasons for transfer	x	✓	x	✓	
14	Boundaries for partial transfer	x	✓	x	x	
15	Name of recorder, responsibility and signature	x	✓	x	x	
16	Name and signature of last redistributing committee members	✓	✓	x	x	
17	Name and signature of approving committee	✓	✓	x	x	
18	Registry number			✓	✓	
19	Date				✓	

2.3 Initiatives for Upgrading Data Formats and Introduction of Scientific Measurements

Recently, the federal government has taken an initiative to register and title rural lands by introducing a scientific measurement and systematic data handling with the support of the USAID. New formats (modification of the previous formats) for different land holdings are now being prepared for the regional land titling and registration program. These formats are used for different property land rights, i.e., private rural lands, rural agricultural investment and rural common pool resources.

In addition to Form 3 (mentioned above), the title book contains important information on land rights and obligations, excerpted from the regional harmonized land proclamation, and parcel data as well as land holder information (see annex 5). Photo(s) of the landholder(s) is also posted.

3. Constraints and Opportunities

According to Dale and McLaughlin (1999), the benefits of land formalization and the introduction of land titling system include:

- Certainty of ownership, not only as to who are the landowners but also what other rights exist in the land;
- Security of tenure since through the adjudication process, existing defects in any titles to land can be cured by the judicious use of appropriate powers;
- Reduction in disputes over land and boundaries. Such disputes can give rise to expensive litigation, clog up the court system, and are socially divisive.
- Facilitating land reform such as land redistribution, land consolidation, and land assemble for development and redevelopment;
- Support for land taxation and improving the rate of revenue collection through a clearer identification of all land parcels and their owners.

The same authors state that any broadly based multi-purpose cadastral system must produce information that satisfies its users. This entails discriminating between what is necessary to know for the immediate purpose of planning and land administration, and what might at some time in the future prove to be useful to know but which at present is not essential. The list of possible features and attributes that may be recorded within any land information system is limitless. The key issues then become those of cost and efficiency and what the users rather than the data producers require.

In the region, awareness has been created among farmers and other land users as to what the importance of titling and registration is. Also experts have gained experience which facilitates further land recording activities.

At this time, the importance of data for rural land parcels can be seen from the point view of security of ownership and taxation than the information needed for land transaction as these activities are uncommon in the region except in some cases where

there exist rent for sharecropping on an annual basis, which is generally based on the two parties' verbal agreement.

The important issues related to the parcel and household based data and form are the quality of land measurements and the reliability of the collected data. For instance, in some cases, during the process of registration, there appears negligence in recording where considerable farmers were requested to tell the location (whereabouts), size and boundaries without checking on the ground. In addition, inaccessible parcels were recorded as being somewhere far away from the parcel, in which case the quality of the data about that parcel depends on the informant (in most cases the holder).

This problem has still continued and it is one of the root causes of the disputes and conflicts that need a considerable effort and commitment to solve. Some of the common types of errors were:

- Two certificates were given for a single parcel of land;
- A certificate was given to those who do not deserve the title;
- Parcel data do not match with the facts on the ground.

As a result of frauds and errors associated with the certification processes, disputes and conflicts are numerous, especially with inheritance and borders with common pool resources. There are also disputes resulting from misunderstanding in interpretation, gaps in the legislation and proclamation itself and implementing the legislation. Of course, mutual responsibility of the land administration and *Wereda* administration plays a great role in minimizing and resolving the disputes.

In Tigray, land titling has developed confidence and security of ownership as compared with the previous land tenure system; however, due to negligence and fraudulent records during adjudication processes, the quality of the data has caused challenges in areas such as:

- Social justice and equity
- Security of tenure and protection of land rights
- Reduction of land disputes
- Reduction of litigation and boundary disputes.

In the region, land occupied by forest reserves, government allocations (for example land under government building), churches, sanctuary, etc., is not in general registered. Therefore, encroachment on this land is very common.

Case study

Priest Hagos Kahsay is a farmer living in Enderta Wereda, Tabia Maitsebo. He obtained his agricultural parcels during redistribution by TPLF in 1984. One of his parcels was very poor in fertility but relatively large in size to compensate the level of productivity of the land. Hagos, a hard working farmer, has labored a lot to improve and maintain the fertility of the soil. However, he was sued by the present Baito (Tabia council/administration) at the Wereda court for alleged title fraud and encroachment. The main point of dispute by the Baito was the size of the parcel and its fertility level, which according to the Baito do not match with the then criterion of units used during redistribution, since fertile parcels were relatively smaller than the poor and medium fertile lands. During redistribution Hagos' parcel was large and considered infertile but now found to be fertile, albeit the same size. The priest has never committed any crime; rather he developed and improved the land through his effort (using conservation, manure, etc.). However, although this was the truth, the certificate did not help him as evidence before the court, instead the then land redistribution committees were called as a witness and eventually the farmer was found not guilty.

On the other hand, there are farmers who won disputes with the title deed, including the data contained in it, before the court and administration bodies. Therefore, at present the critical issues are not only the type of data and forms but the system of registration, quality and updating of data. And the quality of data depends not only on personal negligence but also on topography, instrument, etc. Absence of a responsible and authorized body for updating the land record data has exacerbated the problem.

The Form 1 and 2 have similar data types. However, they have different purposes; Form 1 is to collect parcel data at field level and the responsible and accountable person is different, too. The field recorder is responsible for data input in Form 1 at field level. Form 2 needs to be neat, legible and clear from any ambiguity. Though the information is almost similar, an additional responsible person is used ensure reliability of the data and it has also entries for recording land transaction. But the entries in the existing land Registry Books have one column for recording future transactions. Thus, it cannot accommodate transaction or succession that may take place more than once. Moreover, the registration system practiced in the region did not assign a unique identifier for each parcel. Parcels are numbered sequentially for each household and are identified mainly through household names. As a result, there is a serious problem to register changes in user rights arising from inheritance, divorce or renting and possible future conversion to a more efficiently administered parcel-based land registration system.

Form 3 and Form 4 are important to the landholder who gets land through distribution and succession or transaction. The problem with these forms is that they use the registry book number as forward and backward references to the original documents. This Registry Book number is the same for all parcels of land held by one individual farmer. This causes confusion, as the new record cannot be easily traced to the old record especially when there is partial transfer of property right.

The advantage of these simple forms is that they have low cost and could be completed by semi-skilled personnel, need no complex logistics, could be done at any time and stored in a local cabin. This is especially appropriate at the Tabia level where there are no suitable storage and skilled personnel.

In the new formats, which are prepared for the USAID project areas, three types of certificate are being prepared, namely, for private landholders, for common pool resources and investment land. In these certificates, more but simple data are recorded in addition to the high tech data measurements. They serve to minimize and prevent future dispute both among government bodies and even within the families by specifying the rights and obligations of the landholder on the certificate. The names of all family members, their age and relations to the landholder are also recorded. This could definitely be important to increase confidence among family members.

Both the above formats do not serve for land under different lease conditions. Moreover, updates for land change in development/ improvement are not included although this could affect compensation, which depends on the value of the land.

4. Conclusion and Recommendations

4.1 Conclusion

The regional government has been trying to solve the problem of land tenure security through different land policies. For land administration purposes, the policies have been supported with registration and titling of land. However, the registration focuses only on two-dimensional measurements, ignoring the prohibitions of activities pertaining to the parcel. Now the improvements of the forms and parcel data are for the third time. Even though the degree of the problem has decreased considerably due to titling and registration, the problem still continues to exist all over the region and causes problems of jurisdiction. The very common ones are the border dispute and conflict attributed to the accuracy of the data collected from the field as well as measurements used (for example, location of the parcel not geo-referenced). The bordering parcel owner or any natural feature used to identify a particular parcel has its own drawback, i.e., it could disappear or the owner of the bordering parcel could pass away and the location could no more be an important identifier.

Form 1 is indispensable as it is the source of basic data from the field during redistribution (settlements and new land distribution) and entails the responsibility and accountability of committees for the reliability of the data. It can be kept as reference for any future data. Form 2 is also very important because the approving personnel is different from that of measuring and recording committee. This is also helpful in crosschecking data brought from the field. However, it seems to contain bulky and redundant parcel data, which was intended for land transfer. Form 3, which is given to the holder, is important, as it assures the holder tenure security and as a legal evidence.

Form 4 is used during transaction of land rights, but by recording some of the important information in this form in Form 2 and 3, the form can be removed out of the system

4.2 Recommendations

- Generally, the forms should accommodate parcel data that could support both the landowner and government bodies and increase the tenure security. One of the three recommended forms should be redesigned to include land lease/rent even for annual sharecropping and other land transactions.
- As the use right on different property varies, separate forms should be designed for common pool areas and agricultural investment lands, in line with the land policy so that up-to-date information could be easily accessed by concerned planners and any government bodies.
- Since the reliability and accuracy of the data could help to resolve disputes, the parcel data that we collect should be supported with a relatively more reliable tool such as a measuring tape instead of the very general unit used (e.g., *tsimad*). Forms 1, 2 and 3 should also continue to be used side by side with the high tech measurements, even though the progress of high tech measurement is very slow and costly.
- The forms should be nationally standardized and made easily transferable to a computer.

References

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Annex 1

**Tigray National Regional State
Rural Landholding Record**
(Translated from Tigrigna)

Form 1

Full name of landholder -----

Zone ----- Wereda ----- Tabia ----- Kushet -----

Family size during redistribution -----

Last land redistribution year (E.C) ----- Number of parcel holdings in this year -----

S. No.	Specific site name of each parcel	Fertility status of each parcel	Size of each parcel (ha)	Parcel boundaries				Remarks
				North	South	East	West	
1								
2								
3								
4								
5								

Recorder:

Name -----
Signature -----
Date -----

Members of the last land redistribution committee:

1. ----- 1. ----- 1. -----
2. ----- 2. ----- 2. -----
3. ----- 3. ----- 3. -----

Approving committee of the holding:

1. ----- 1. ----- 1. -----
2. ----- 2. ----- 2. -----
3. ----- 3. ----- 3. -----

Annex 2

Tigray National Regional State Rural Landholding Registry Book

Form 2
Bk. No. -----

Full name of landholder -----

Zone ----- Wereda ----- Tabia ----- Kushet -----

Family size -----

Last land redistribution year ----- Number of parcels held during that year -----

S. No.	Specific name of each parcel	Fertility status of parcel	Parcel size		Boundaries of the parcel				Remark	Transferred to	Only to be filled when land is transferred by bequeathal, divorce, reallocation, etc.					
			Tsimad	Ha	N	S	E	W			Reasons for transfer	Boundaries for partial transfer				Remark
												N	S	E	W	
1																
2																
3																
Name of recorder -----			Name of Tabia chairperson -----						Name of recorder for this transfer -----							
Signature -----			Signature -----						Responsibility -----							
Date -----			Date -----						Signature ----- Date -----							

Annex 3

Tigray National Regional State Rural Landholding Certificate

Form 3

Registry number-----

Full name of landholder -----

Family size -----

Zone ----- Wereda ----- Tabia ----- Kushet -----

S. No.	Specific site name of each parcel	Fertility status of each parcel	Size of each parcel in hectare	Parcel boundaries				Remark
				North	South	East	West	
1								
2								
3								
4								
5								

We here confirm you that the above land holding is yours

Name of Tabia Chairman _____

Signature _____ Date _____

Annex 4**Tigray National Regional State
Rural Landholding Transfer****Form 4**

Date -----

Registry number-----

Transferred to -----

Zone ----- Wereda ----- Tabia -----

Name of the first holder ----- Reasons for current transfer-----

S. No.	Specific site name of each parcel	Fertility status of each parcel	Size of each parcel in hectare	Parcel boundaries				Remark
				North	South	East	West	
1								
2								
3								
4								
5								

This is to certify that the above described parcels transferred through ----- (bequeathal, divorce, reallocation, etc.) are registered under your name and that this certificate has been issued as evidence.

Regards.

Tabia -----

Chairperson's name ----- Signature -----

Annex 5

New Certificate for Private Land (Translated from Tigrigna)

**National Regional State of Tigray
Environmental Protection, Land Administration and Use Authority**

Private Rural Land Certificate

TREPLAUA

ID. No. _____

1. Rights of the Landholder

According to the Proclamation no. -----, Article -----, the landholder has the right and is entitled to use the land as long as s/he complies with the land Proclamation and is not subject to any restriction.

- The landholder has a right to develop the property, except for construction of a house. There fore, s/he cannot be evicted from the land without her/his consent unless compensated or given another holding in exchange; nor can her/his property be damaged.
- In accordance with the Proclamations and other directives, any landholder has the right to transfer and rent her/his holding.
- Any landholder has the right to mortgage her/his the property developed on the land
- The landholder has the right to consult the relevant professionals on the us of the property and application of his legal obligations for the holding.
- If the landholder forfeits his use right because of mismanagement of the land, s/he has the right to get compensation for the property s/he has developed.
- When a land is partially or wholly inundated because of dam construction, s/he has the right to benefit from the dam and s/he also has the right to get a comparable piece of land downstream.
- The landholder has the right to use and develop common pool resources with the *Tabia* community.
- The landholder has a right to be elected and/or elect for the *Tabia /Kushet* land administration committee.
- The landholder has a right to use his/her neighboring land in transfer.

2. Obligations of Landholder

- The landholder is obliged to use proper land management.
- The landholder is obliged to participate in the *Tabia* land use plan and prevent any natural resource degradation.
- The landholder's produce shall not by any means be harmful to the neighboring parcels' produce.
- The landholder is obliged to allow spill-out drainage from and through her/his parcel during rainy season.
- A private land could be reallocated, if the government believes it can be developed for better productivity or purpose but the landholder will be fairly compensated.
- If the land is irrigable land, the holder is obliged to cultivate high value and high yield crops.
- The landholder is obliged to let irrigation canals and other infrastructures pass through his/her parcel.
- Where new irrigation is being developed, the landholder should comply with directives for reallocation and redistribution of his/her parcels found in this site.
- The landholder is obliged to cultivate his/her parcels farther away from a nearby river and gully banks according to the directives set by the responsible body and has to develop and protect the banks properly.
- If the parcels border roads, the holder should plant within the borders and protect the road sides from any damage.
- The landholder is obliged to participate in the developmental activities of the common pool areas.
- The landholder is obliged to protect wild animals sheltering around and inside his holdings according to the directives and rules of the region.
- The landholder is obliged to provide any required information to the land administration and concerned bodies.
- The landowner is obliged to present his/her certificate when required.

3. Remarks/warning

- This certificate is prepared according to Proclamation no. --- by the Environmental Protection, Land Administration and Use Authority, established and empowered by Proclamation no. ---, Article no. --- .
- Any rural landholder is subject to penalty, including eviction, if s/he does not comply with the obligations specified in Proclamation no. ---.
- S/he who ceases to enjoy his/her use-right shall return this certificate within one month to the responsible *Wereda* authority.
- A new certificate is given free for land exchange aimed at consolidating parcels.
- Any statement in this certificate referring to one of the sexes applies equally to both.
- If a couple is identified in this certificate, the photos of both people should be affixed on the certificate.
- If parcel maps have not been prepared, the land certificate shall indicate both local units and modern measurements.
- Any landholder who ceases to exercise his/her use-right due to mismanagement of the land, shall be accountable for any damage of the land as per the penal and civil code of Ethiopia.
- If more than two individuals hold the land, the photos of the guardian and the agent shall be attached.

4. Full name and address of landholder

4.1 Name Sex Age Photo Photo

a. _____ _____ _____ _____ _____

b. _____ _____ _____ _____ _____

4.2 Guardian

Full _____ Sex _____ Age _____

4.3. Name of family members

Full name	Sex	Age	Relation
a. _____	_____	_____	_____
b. _____	_____	_____	_____
c. _____	_____	_____	_____
d. _____	_____	_____	_____
e. _____	_____	_____	_____

4.4 Permanent address of landholder

Region _____ Zoba _____ Wereda _____

Tabia _____ Kushet _____ Specific name of site _____

4.5 Landholder's ID. No _____

4.6 Registry book no. _____

Page 6

6. Private land titling

6.1 Description of landholding

No.	Landholding	Size of holding		Means of land acquisition	Present land use	Boundaries				Coordinate		Specific	Remark
		S. No.	Tsimad			Ha	East	West	North	South	Northing		

6.2 This title is hereby given to the person mentioned in no. 4.2 to use properly the landholding specified under no. 6.1.

6.3 Titled /renewed

Date _____ Month _____ Year _____

6.4 Landholder

Name _____ Signature _____ Date _____

Name _____ Signature _____ Date _____

6.5 Name and signature of approving body

A. *Tabia* land administration committee chairperson

Name _____ Signature _____ Date _____

B. TREPLAUA desk chief

Name _____ Signature _____ Date _____

Form 1

**National Regional State of Tigray
Private Rural Landholding Record**

S. No	Landholder's ID. no.	Size		Means of acquisition	Present land use	Boundaries				Fertility Level			Coordinates		Specific site name
		Tsimad	ha			East	West	North	South	Fertile	Medium	Poor	Northing	Easting	

Landholder's/s' Name/s _____

Address: _____ Zoba: _____ Wereda: _____ Tabia: _____ Kushet: _____

Recorder's

Name _____

Responsibility _____

Signature _____

Date _____

Checked by

Name _____

Responsibility _____

Signature _____

Date _____

Approved by

Name _____

Responsibility _____

Signature _____

Date _____

Form 2

National Regional State of Tigray
Private Rural Landholding Registry Book

Register No -----

S. No	Landholder's ID. no.	Size		Means of acquisition	Present land use	Boundaries				Fertility Level			Coordinates		Specific site name
		Tsimad	ha			East	West	North	South	Fertile	Medium	Poor	Northing	Easting	

Landholder's Name _____

Address: _____

Zoba: _____

Wereda: _____

Tabia: _____

Kushet: _____

Recorder's

Name _____

Responsibility _____

Signature _____

Date _____

Checked by

Name _____

Responsibility _____

Signature _____

Date _____

Approved by

Name _____

Responsibility _____

Signature _____

Date _____