

Abstract

Registration of documents was replaced with registration of title by *Registration of Title Act 21 of 1998*. Under this system it is expected to have certificate of ownership of a land which is guaranteed by the government, ensuring the legal title for all private lands free from doubt and uncertainty.

But today 18 years after implementing the land registration system in Sri Lanka, can we satisfy with the progress of implement of Title Registration Act? Well, the answer is “no”. Why? Because of the inherited weakness in the legality of the title registration in Sri Lanka.

There is no debate that the most refined system of land registration all over the world and it is accepted the only way to an end in solving the issues related to land tenure is title registration. In most of the countries which had deed registration systems have been replaced by Title Registration systems. Most of the developed countries succeeded while it was a great challenge for the developing countries. The basic reason for this is in most of the developing countries these systems are imported directly from other countries and try to implement within the existing legal frame work.

This study, Investigates and evaluates the systems of title registration in Sri Lanka as well as other countries and this is an attempt to propose new strategies in order to improve the effectiveness of implementing Registration of Title Act.