

Presented By:  
Kali Ramiah – Business Analyst  
Julius Chisi – Surveyor General, Malawi

# Project Update: Malawi Land Information Management System (LIMS)

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Landfolio User Conference - 10 February 2023

## **Table of Contents**

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**01**

**Importance of LIMS?**

**02**

**Project Overview**

**03**

**System Design & Workflows**

**04**

**Data Capture and Conversion**

**05**

**Prototype System**

**06**

**Looking Ahead**



**01**

# **Importance of LIMS?**

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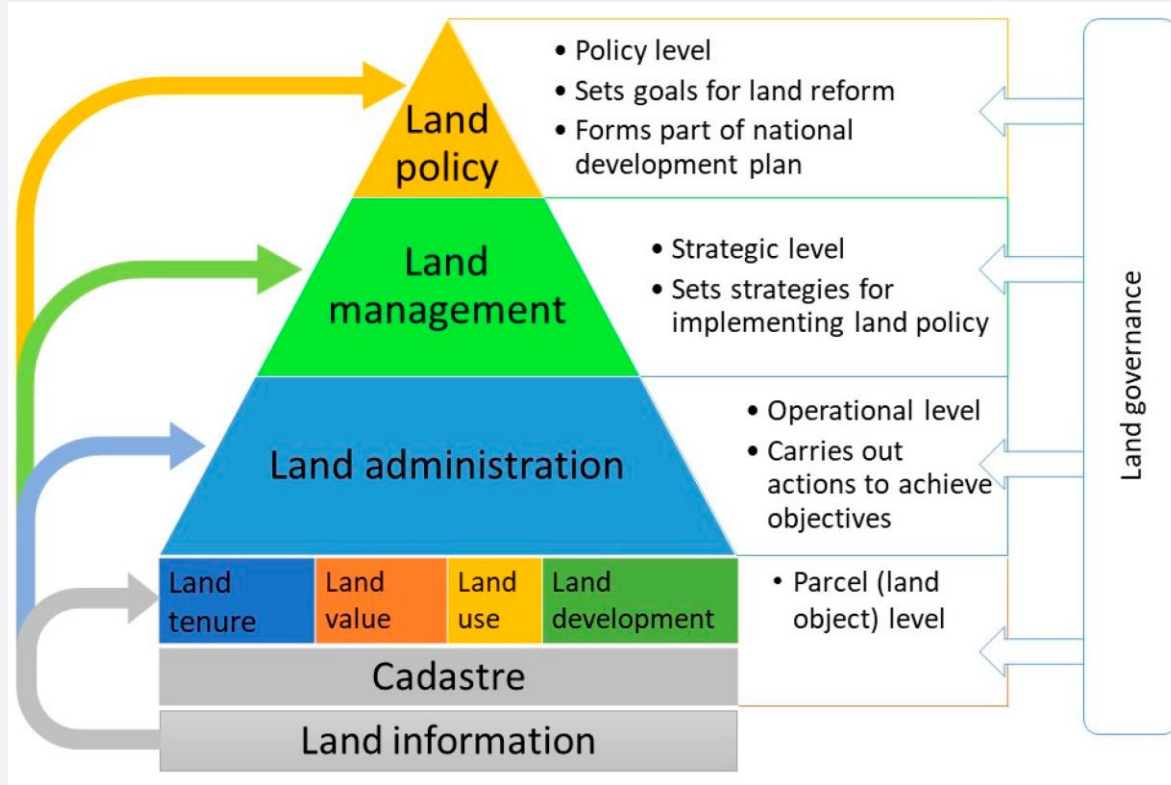
# Importance of LIMS

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- Land is the most important resource for many developing countries in Africa to achieve the sustainable development goals
- Land access and secure land rights are linked to reduce conflict, economic growth and poverty reduction
- Land issues are complex – requires a multi-faceted, flexible approach
- Implementation of Land Information systems brings together institutional arrangements, legal frameworks, standards, and the management and dissemination of systems and technologies



# Importance of LIMS



# 02

## Project Overview

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# Project Overview






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- System implementation for the Malawi Ministry Of Lands:
  - Department of Lands
  - Department of Survey
  - Department of Physical Planning
- Transition from a manual paper-based system, to a fully integrated, automated Land Information Management System (LIMS)
- Use of key local experts and consultants as part of the project team
- Full back-office system and e-Gov Portal + leveraging open source software and services
- Hosting of LIMS at the central office (Lilongwe) - roll-out and capacity building at regional offices



# Project Timeline (20 Months)

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- Phase 1 - Inception Phase: 1 Month 
- Phase 2 - Discovery Phase: 2 Months 
- Phase 3 - Design Phase: 3 Months 
- Phase 4 - Development Phase: 9 Months 
- Phase 5 - Data Capture Phase: 12 Months 
- Phase 6 - Train & Test Phase: 3 Months
- Phase 7 - Go-Live Phase: 1 Month





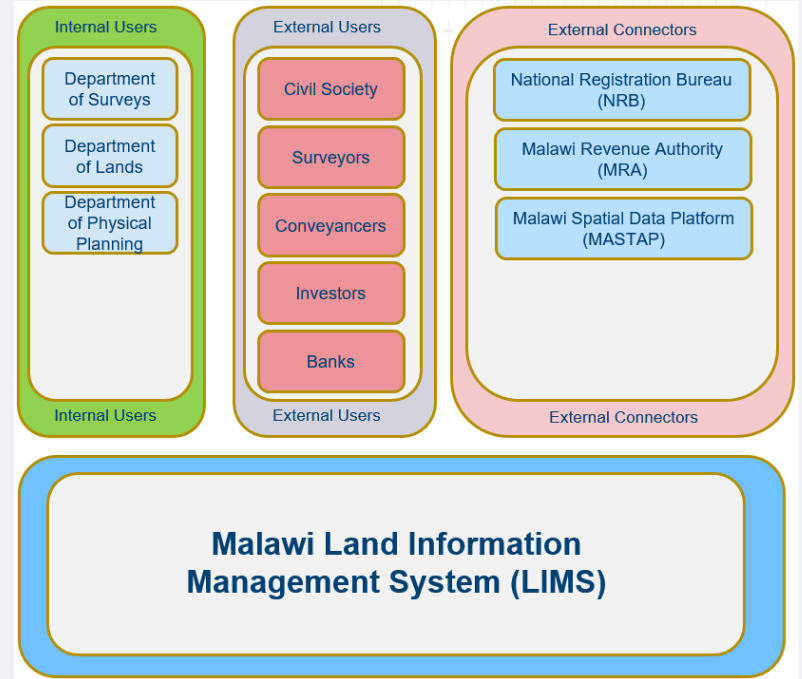
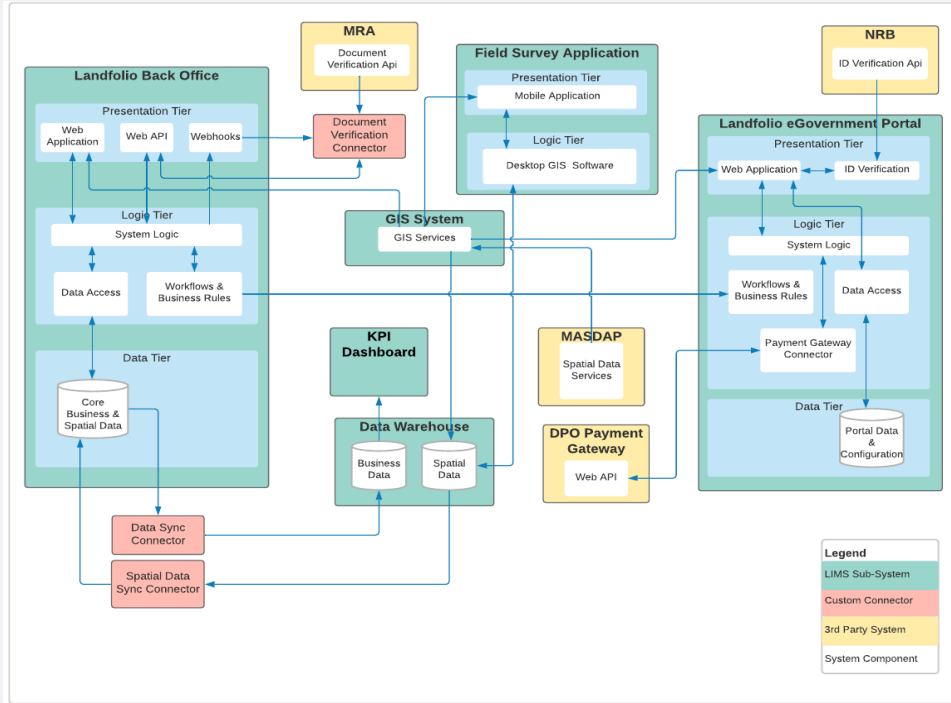
# 03

## System Design & Workflows

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# LIMS Architecture



# Business Process Methodology

## High-level Business processes with legal provision

Ministry Department	Business Process	Category	Legal Provision
Department of Survey	Cadastral Survey on Public and Customary Land	Primary	section 4 (a) Land Survey Act 2016
	Cadastral Survey on Private Land	Primary	section 4 (a) Land Survey Act 2016
	Production of Maps	Secondary	section 4 (f) Land Survey Act 2016
Department of Lands Regional Office	Plot Application	Primary	section 12 and 21 of the Land Act
	Lease Application on Public Land Lease Application on Customary Land	Primary Primary	Same Sections 12 and 21 section 21 of the Land Act
Department of Lands Land Registry	Land lease	Primary	section 21 of the Land Act 2016 and 38 of the Registered Land Act 1967; Land Act, Section 4
	Land Sublease	Primary	section 24 of the Registered Land Act 1967
	Consent for Sublease	Primary	section 55 Registered Land Act 1967
	Transfer of lease	Secondary	section 36 of the Land Act 2016
	Transfer of land	Secondary	section 84 of the Registered Land Act 1967
	Transfer by Transmission	Secondary	section 79 of the Registered Land Act 1967
	Transfer by power of sale	Secondary	section 114 - 118 of the Registered Land Act 1967
	Transfer by court order	Primary	section 71 of the Registered Land Act 2016
	Surrender of Lease	Secondary	section 11 of the Courts Act 1958
	Rectification of Register	Secondary	Land Act, section 30
	Re-entry	To be assessed	Land Act, section 25
	lis pendens	secondary	section 11 of the Courts Act 1958; section 27 of the Prevention of Domestic Violence Act 2006
	Charge	Secondary	section 60 of the Registered land Act 1967
Further Charge	To be assessed		
Transfer of Charge	Secondary	section 64 of the Registered Land Act 1967	
Discharge of Charge	To be assessed		
Caution	Secondary	section 126 of the Registered land Act 1967	

## Detailed business process mapping

	A	B	C	D	E	F
1						
2						
3						
4						
5						
6						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						

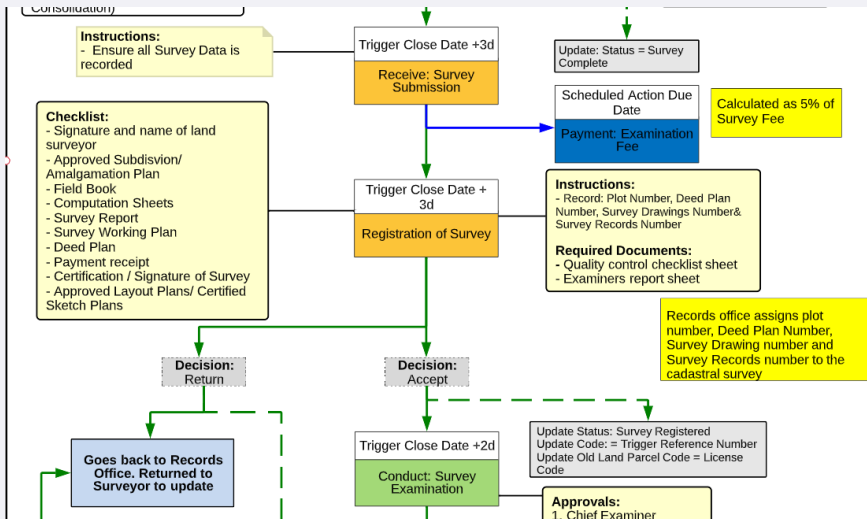
Key Step	No.	Landfolio Actions	Actions	Description	Responsible Office
1	2	Application Received	Application Registration	Compile a list of all applications	Lands Assistant
			Perimeter Survey	Detailed mapping and boundary survey of land Production of a detailed topographic map	Surveyor General/Regional Surveyor General
2	3	Acquisition of Land	Assessment for compensation purposes	assessing loss of any interest in land by current users of land	Valuation Section (Regional Commissioner for Lands)
			Compensation	compensation for loss of any interest in land by current users of land	District Commissioner
			Resettlement	resettlement is conducted if it is required	Regional Commissioner for Lands
3	4	Prepare: Layout Plan	Regional Commissioner for Lands requests Regional Commissioner for Physical Planning to	Regional Commissioner for Physical Planning prepares a layout plan based on the perimeter survey.	Regional Commissioner for Lands



# Workflows and Configuration

## Business process methodology

### Workflow diagram drafted with the Ministry



### Workflows configured in Landfolio

Action	Workflow	Abbreviation	Jurisdiction	Workflow Type
<input type="checkbox"/>	Deed Registration: Lease Application & Registration	DR: LAR	Department of Lands	Agreement
<input type="checkbox"/>	Deeds: Assignment	D: A	Department of Lands	Agreement
<input type="checkbox"/>	Deeds: Caveat	D: CA	Department of Lands	Agreement
<input type="checkbox"/>	Deeds: Conveyance	D: C	Department of Lands	Agreement
<input type="checkbox"/>	Deeds: Mortgage	D: M	Department of Lands	Agreement
<input type="checkbox"/>	Deeds: Official Search	D: OS	Department of Lands	Agreement
<input type="checkbox"/>	Deeds: Re Assignment	D: RA	Department of Lands	Agreement
<input type="checkbox"/>	Deeds: Re Conveyance	D: RC	Department of Lands	Agreement
<input type="checkbox"/>	Land Registry: Caution	LR: C	Department of Lands	Agreement
<input type="checkbox"/>	Land Registry: Certificate of Official Search	LR: COS	Department of Lands	Agreement
<input type="checkbox"/>	Land Registry: Consent to Change	LR: CTC	Department of Lands	Agreement
<input type="checkbox"/>	Land Registry: Consent to Further Charge	LR: CTCF	Department of Lands	Agreement
<input type="checkbox"/>	Land Registry: Consent to Sublease	LR: COS	Department of Lands	Agreement
<input type="checkbox"/>	Land Registry: Consent to Transfer	LR: CTT	Department of Lands	Agreement
<input type="checkbox"/>	Land Registry: Consent to Transfer Charge	LR: CTCF	Department of Lands	Agreement
<input type="checkbox"/>	Land Registry: Restriction	LR: R	Department of Lands	Agreement
<input type="checkbox"/>	Land Registry: Title Registration	LR: TR	Department of Lands	Agreement
<input type="checkbox"/>	Lease Application and Registration: Agricultural	LR: LAR: Agr	Department of Lands	Agreement
<input type="checkbox"/>	Lease Application and Registration: Commercial	LR: LAR: Comm	Department of Lands	Agreement



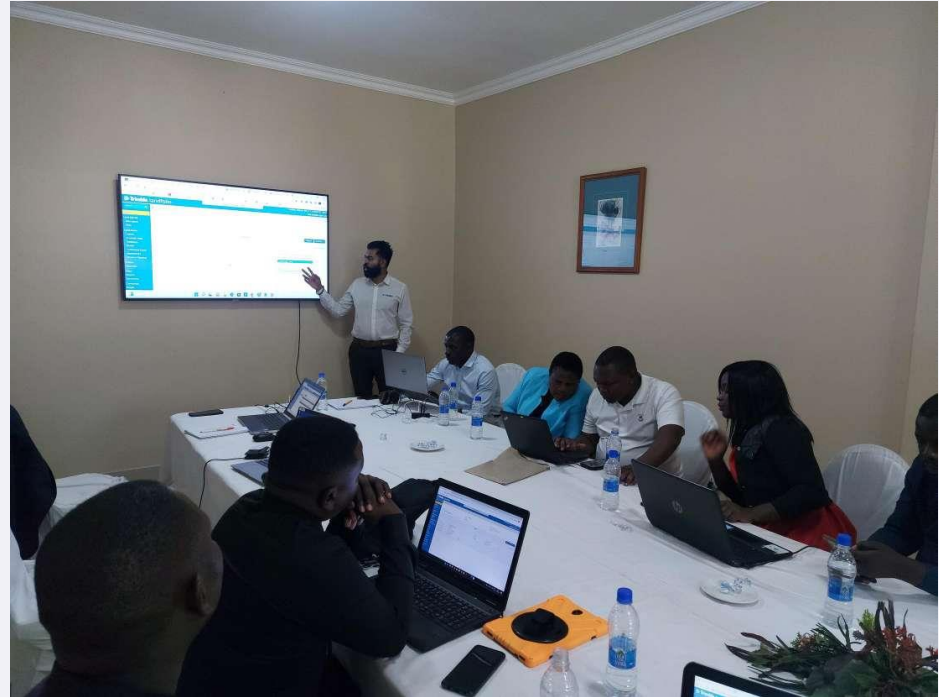
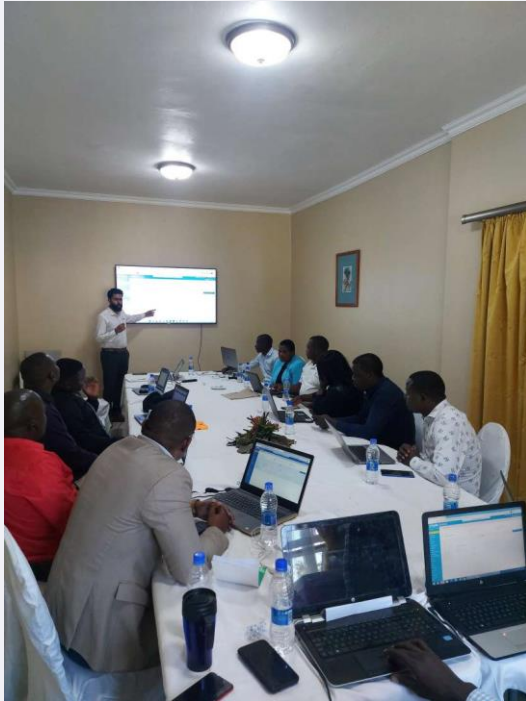
# Workflows and Workshops

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# Workflows and Workshops

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# 04

## Data Capture & Conversion

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# Data Capture and Conversion

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- Emphasis on hardcopy records – scanning and indexing of paper-based Land records
- Done in collaboration with the Ministry – data teams comprised of Ministry staff and consultants
- Guided by the agreed upon data capture and conversion methodology
- Emphasis on data checks and quality control
- Tracking and monitoring of weekly data capture progress
- Data is then scripted and imported, forming a key component of the LIMS database






# Survey Records

Survey Map drawings done by Cartographers



Deed Plan done by Survey Department



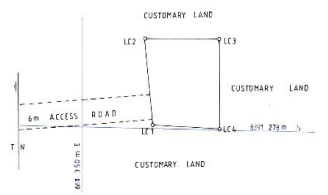
Department of Surveys  
Archive Reference

CENTRAL Region  
 NYCHIG District  
 CHILIMBE Locality  
 Piece No. 501  
 Registry Map: 1:50,000

**MALAWI DEED PLAN**  
 Original Plan No. SD/1722  
 of 562  
 Surveyed in JUNE 2014  
 by P. MTEGWA

**No. 8277/2015**  
**SCALE: 1:500**

SIDES AND BEARINGS			COORDINATES (U.T.M.)		
Beacon	Distance	Bearing	Beacon Description		
LC1	18.76	359° 28' 30"	12mm I.R.C.	661 338 056	8391 276.87
LC2	18.75	90° 11' 50"			
LC3	24.44	179° 20' 20"			
LC4	17.37	275° 48' 00"			
LT					



The above figure marked LC1 LC2 LC3 LC4 LC1  
 and signed for respondents: 00363 Hectares of land  
 Drawn by: P.M. CHITWA. I certify that this deed plan conforms with the Original Plan  
 No. SD/1722.

Checked by: S. M. KANJIKWA I.E.G. Approved by the Survey General and the Registrar  
 Survey General Registrar  
 Lilongwe, 15th June 2015



# Land Registry

## Land records and filing system



## Application book details

No.	Date presented	Nature of Document	Person(s) from whom right is transferred or transmitted	Person(s) to whom right is transferred or transmitted	Amount paid (KSh.)/%	Description of Property	Preparation fee	Registration fee	Stamp Duty	Signature of Registrar
3097	15/11/2011	LEASE	L O C	REV. SEBASTIA MWARANE AND PROEA WAKELIET		KIKOMACHI - 09/1581		K5,000	K120,000	
3098	15/11/2011	CHARGE	SO. AMANTOMANI CHIEF	AMANTOMANI BANK LTD		CHITPI - 15/11/1977		K5,000	K16,000.00	
3099	16/11/2011	FORFEITURE OF LEASE	CONSECRATION SOCIETY LTD	NATIONAL BANK OF KENYA		CHITPI - 15/11/1		K5,000.00	K10,000.00	
3100	16/11/2011	LEASE	M/G	CARSTEN AND ASSOCIATES		ALIMAUDE 12/1604		K5,000.00	K18,000.00	
3096	16/11/2011	CAUTION BY NEM		BANK LIMITED		ALIMAUDE - 11/178		K5,000.00	K10,000.00	
3097	16/11/2011	CAUTION BY NEM DEVELOPMENT		BANK LIMITED		CHILEKA - 10/1177		K5,000.00	K10,000.00	
3098	16/11/2011	TRANSFER OF LEASE	JOHN PEER & MRS CAROLINE MUMBAI	DEEN NINHA NARA		CHITPI - 11/1197		K5,000.00	K131,000.00	
3099	16/11/2011	CAUTION BY INCORPORATED CO. (A)		ASHA PLANT FERT		ALIMAUDE - 10/1009		K5,000.00	K10,000.00	
3100	16/11/2011	NOTICE OF CHARGE	FMH ISAMU LIMITED	THEBEKA MURUGUWA		CHIKSIME - 12/1516		K5,000.00	K90,000.00	
3101	16/11/2011	TRANSFER OF LEASE	ALHABIB FAYAT	J. CHAIJI SHERIFF PHILIP TRUST		ALIMAUDE - 24/111516		K5,000	K10,000	
3102	16/11/2011	RECALLIFICATION OF A REGISTER		CATHARINE MATHARI		MURUMBI - 14/1518		K5,000	K10,000	
3103	16/11/2011	TRANSFER OF LEASE	FRANK CHUMBA	CATHARINE MATHARI		ALIMAUDE - 14/12/16/11		K5,000	K1,125,000	
3104	16/11/2011	CHARGE	CATHERINE MATHARI	WES BANK PLC		ALIMAUDE - 14/12/16/11		K5,000	K1,125,000	
3105	17/11/2011	FORFEITURE OF LEASE	MURUGUWA MURUGUWA	ALIMAUDE TRUST		CHITPI - 11/11/1		K5,000.00	K123,000.00	
3106	17/11/2011	TRANSFER OF LEASE	ALHABIB FAYAT	MURUGUWA MURUGUWA TRUST		CHITPI - 7/11/156A		K5,000	K51,000	
3107	17/11/2011	CHARGE	DEEN NINHA NARA	EGEICO		CHITPI - 7/11/162		K5,000	K59,432.00	
3108	17/11/2011	CHARGE	DEEN NINHA NARA	WES BANK PLC		ALIMAUDE 25/1623		K5,000	K100,000	
3109	17/11/2011	CHARGE	DEEN NINHA NARA	WES BANK PLC		ALIMAUDE 21/1623		K5,000	K100,000	
3110	17/11/2011	FORFEITURE OF LEASE	BERNARD BENSON MATHARI	M/G		ALIMAUDE - 12/1625		K5,000	K50,000.00	
3111	17/11/2011	LEASE	M/G	BERNARD BENSON MATHARI		ALIMAUDE - 12/1625		K5,000	K50,000.00	
3112	17/11/2011	LEASE	M/G	BERNARD BENSON MATHARI		ALIMAUDE - 12/1604		K5,000	K250,232.00	



# Data Capture

## Merged data from indexing

	A	D	E	F	G	H	I	J	K	L
1	Scan Code	Code	Date Opened	Registration Section	Piece Number	Area	Area Unit	Registry Map Sheet Number	SD Number	Lessor
2	Almaunde 18_41 The Minister of	Almaunde-18/41	29/01/2004	Almaunde	18/41	0.07500	Hectares	VV 8458R		The Minister of Malawi Government Responsible for Land Matters
3	Almaunde 18_6 The Minister of	Almaunde-18/6	16/02/1976	Almaunde	18/6	0.42000	Hectares	VV 8459	5984	The Minister of Malawi Government Responsible for Land Matters
4	Almaunde 18_7 The Minister of	Almaunde-18/7	12/10/1979	Almaunde	18/7	0.08100	Hectares	VV 8458	6132	The Minister of Malawi Government Responsible for Land Matters
5	Almaunde 18_8 The Minister of	Almaunde-18/8	11/07/1983	Almaunde	18/8	2.45000	Hectares	VV 8459	6826	The Minister of Malawi Government Responsible for Land Matters
6	Almaunde 18_11 The Minister of	Almaunde-18/11	31/08/1989	Almaunde	18/11	0.33530	Hectares	VV 8458	6931	The Minister of Malawi Government Responsible for Land Matters
7	Almaunde D_18.1 Malawi Housing	Almaunde-D-18/1	05/09/1975	Almaunde	D-18/1	134.49400	Acres	VV S825, 8259, 8458, 8459	5164	Malawi Housing Corporation
8	Almaunde 18_13 The Minister of	Almaunde-18/13	22/11/1982	Almaunde	18/13	1.02100	Hectares	VV 8458	6931	The Minister of Malawi Government Responsible for Land Matters
9	Almaunde 18_35 The Minister of	Almaunde-18/35	09/07/2004	Almaunde	18/35	0.07500	Hectares	VV 8458R	10863	The Minister of Malawi Government Responsible for Land Matters
10	Almaunde 18_36 Malawi Governm	Almaunde-18/36	12/07/2013	Almaunde	18/36	0.07500	Hectares	VV 8458R	10863	Malawi Government
11	Almaunde 18_A_37 Malawi Housin	Almaunde-18/A/37	05/11/2001	Almaunde	18/A/37	0.01720	Hectares	HC 3093		Malawi Housing Corporation
12	Almaunde 18_38 Malawi Governm	Almaunde-18/38	25/04/2019	Almaunde	18/38	0.07500	Hectares	VV 8458R		Malawi Government
13	Almaunde 18_39 Malawi Governm	Almaunde-18/39	11/10/2018	Almaunde	18/39	0.07500	Hectares	VV 8458R	10863	Malawi Government
14	Almaunde 18_40 Malawi Governm	Almaunde-18/40	16/10/2012	Almaunde	18/40	0.75000	Hectares	VV 8458R	10863	Malawi Government
15	Almaunde 18_43 The Minister of	Almaunde-18/43	05/10/2007	Almaunde	18/43	0.19500	Hectares	VV 8458R		The Minister of Malawi Government Responsible for Land Matters
16	Almaunde 18_45 The Minister of	Almaunde-18/45	05/01/2005	Almaunde	18/45	2.99500	Hectares	VV 8257 and 8258		The Minister of Malawi Government Responsible for Land Matters
17	Almaunde 18_48 Malawi Governm	Almaunde-18/48	04/08/2009	Almaunde	18/48	0.01040	Hectares	VV 8458	12732	Malawi Government
18	Almaunde 18_49 Malawi Governm	Almaunde-18/49	08/06/2018	Almaunde	18/49	0.01040	Hectares	VV 8458		Malawi Government
19	Almaunde 18_55 Malawi Governm	Almaunde-18/55	16/11/2008	Almaunde	18/55	0.00960	Hectares	VV 8458R		Malawi Government
20	Almaunde 18_56 Malawi Governm	Almaunde-18/56	26/09/2019	Almaunde	18/56	0.01000	Hectares	VV 8258	12732	Malawi Government
21	Almaunde 18_52 Malawi Governm	Almaunde-18/52	11/09/2013	Almaunde	18/52	0.01010	Hectares	VV 8458R	12732	Malawi Government
22	Almaunde 18_A_62 Malawi Govern	Almaunde-18/A/62	17/11/1996	Almaunde	18/A/62	0.02990	Hectares	HC 2713		Malawi Government
23	Almaunde 18_A_63 Malawi Govern	Almaunde-18/A/63	19/05/1999	Almaunde	18/A/63	0.02960	Hectares	HC 2406		Malawi Government
24	Almaunde 18_A_64 Malawi Housin	Almaunde-18/A/64	07/05/1996	Almaunde	18/A/64	0.01960	Hectares	HC 2406		Malawi Housing Corporation
25	Almaunde 18_A_73 Malawi Housin	Almaunde-18/A/73	29/05/1998	Almaunde	18/A/73	0.02040	Hectares	HC 2846		Malawi Housing Corporation
26	Almaunde 18_A_83 Malawi Housin	Almaunde-18/A/83	03/05/1990	Almaunde	18/A/83	0.03090	Hectares	HC 2257		Malawi Housing Corporation
27	Almaunde 18_A_89 Malawi Housin	Almaunde-18/A/89	06/10/1993	Almaunde	18/A/89	0.01480	Hectares	HC 2406		Malawi Housing Corporation
28	Almaunde 18_A_118 Malawi Housin	Almaunde-18/A/118	19/01/1996	Almaunde	18/A/118	0.01420	Hectares	HC 2406		Malawi Housing Corporation
29	Almaunde 18_A_130 Malawi Housin	Almaunde-18/A/130	21/09/2009	Almaunde	18/A/130	0.02520	Hectares	HC 3282		Malawi Housing Corporation
30	Almaunde 18_A_133 Malawi Housin	Almaunde-18/A/133	12/02/2008	Almaunde	18/A/133	0.06420	Hectares	HC 2406		Malawi Housing Corporation

## Scanned Lease Document

K500-072

**REGISTERED LAND ACT**

**CAUTION**

**TITLE NUMBER:** \_\_\_\_\_

**REGISTRATION DISTRICT:** \_\_\_\_\_

We, \_\_\_\_\_ of Post Office Box 945, Blantyre claim an interest in the land comprised in the above-mentioned title and in respect of the sum of **MK33,000,000 (THREE MILLION KWACHA)** granted by us to \_\_\_\_\_ of Private Bag 133, Blantyre 3 subject to interest and other charges thereon, at his request and forbid the registration of any dealings and making of entries in the register relating to the title altogether without our consent until this Caution has been withdrawn by us or removed by order of the Court or the Registrar.

This Caution should not restrict the Cautioner from further registration.

Dated this 1st day of August, 2019

The **COMMON SEAL** of  
**NATIONAL BANK OF MALAWI plc**  
 was herewith affixed in the presence of  
 \_\_\_\_\_  
**DIRECTOR**  
 \_\_\_\_\_  
**COMPANY SECRETARY**

**CERTIFICATE OF EXECUTION**

I, certify that National Bank of Malawi plc executed the above written Caution in accordance with its Rules and Articles of Association.

Date: \_\_\_\_\_



# Data Imported

< Land Asset > Details < Previous Next > Edit

**3/587** <

3/587  
Parties: Lilongwe City Council (100%); Dean van den Heever  
Status: Registered

Type: Leases  
Sub Type: Residential  
Signed Date: 30/08/2022

Start Date: 30/08/2022  
End Date: 29/08/2037

General	Code: 3/587	Region: Central Region
Parties (2)	Type: Leases	Summary:
Shape (1)	Sub Type: Residential	Archive: <input type="checkbox"/>
Map References (3)	Status: Registered	
Documents	Start Date: 30/08/2022	
Other Details (2)	End Date: 29/08/2037	
Land Parcels (1)	Land Asset Term: 15 Years	
Related Land Assets (3)		
Lease Information		
Actions Open (1)		
Actions Closed (94)		
User Roles (3)		
Discussions		
Audit		



# Data Imported

< Land Asset > Details Save Cancel

**3/587**

3/587  
Parties: Lilongwe City Council (100%); Dean van den Heever  
Status: Registered

Type: Leases  
Sub Type: Residential  
Signed Date: 30/08/2022

Start Date: 30/08/2022  
End Date: 29/08/2037

General

Parties (2)

Shape (1)

Map References (3)

Documents

Other Details (2)

Land Parcels (1)

Related Land Assets (3)

**Lease Information**

Actions Open (1)

Actions Closed (94)

User Roles (3)

Discussions

Audit

**Land Record Details**

There are 1 items in the list.

Registration Section	Plot Number	Map Sheet Number	Site Diagram Number	Deed Plan Number
Area 14	14/472	12543-959	SD-321	20097



# 05

## Prototype System

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# Landfolio Back-Office

**Trimble landfolio** Landfolio Malawi LIMS Landfolio Malawi LIMS (7.1.2.21) Kali Ramiah (sign out)

Search Home Settings

**Warning:** See errors in Landfolio Diagnostic Report  
**Warning:** See scheduled Jobs that are experiencing errors  
**Warning:** See list of failed back end process requests

**Recently Accessed**

There are **20** Results in the list.

Type	Name	Description
Land Asset	3/587	Leases (Residential), Registered
Land Asset	LP/1145	Physical Planning (Physical Development Plans), Application Rejected
Land Asset	DP/1116	Physical Planning (Physical Development Plans), Application Received
Land Asset	DP/1126	Physical Planning (Physical Development Plans), Application Received
Land Asset	DP/1161	Physical Planning (Physical Development Plans), Application Rejected

**I want to...**

- Add a Land Parcel
- New Survey Request
- Add an Land Asset
- Deeds: Assignment
- Deeds: Caveat
- Deeds: Conveyance
- Deeds: Mortgage
- Development Permit
- Leases - Agricultural
- Leases - Commercial
- Leases - Institutional
- Leases - Recreational
- Leases - Residential

Schedule New Action

**Action Summary**

Actions	All Actions	My Actions
Overdue:	409	2
Due today:	0	0
Due this week:	0	0

**Action Summary**

Actions	All Actions	My Actions
Overdue:	409	2
Due today:	0	0
Due this week:	0	0



# Landfolio Back-Office

Trimble landfolio Landfolio Malawi LIMS Landfolio Malawi LIMS (7.1.2.21) Kali Ramiah (sign out)

Search < Land Parcel > Details Edit

Home  
Land Parcels  
**Plots**  
Land Assets  
Leases  
Allocations  
Freehold Titles  
Subleases  
Deeds  
Customary Estate  
Physical Planning  
Actions  
Approvals  
Maps  
Reports  
Documents  
Companies  
People  
My Settings  
Admin Tools  
LIMS Portal  
Help

## 43/211

43/211 Type: Plots Submission Date: 21/09/2022  
SD Number: 22789 Parties: Kali Ramiah (100%); C.W. PHIRI Examination Approval Date: 30/10/2022  
Status: Survey Request Received Official Area: 76 139.5095 Ha

General	Code: 43/211	SD Number: 22789
Parties (2)	Jurisdiction: Department of Survey	Old Code:
Shape (1)	Type: Plots	Deed Plan Number: DP-894
Map References (3)	Status: Survey Request Received	Comment: Plot within Area 43
Documents	Interest: Customary Land	Archive: <input type="checkbox"/>
Land Assets (1)	Submission Date: 21/09/2022	
Related Land Parcels	QA Approval Date: 30/09/2022	
Actions Open (1)	Survey Approval Date: 10/10/2022	
Actions Closed	Survey Completion Date: 22/10/2022	
User Roles (6)	Examination Submission Date: 23/10/2022	
Discussions	Examination Approval Date: 30/10/2022	
Audit		
Survey Details (1)		





# e-Gov Transactional Portal

Ministry of Lands (MoL)  
Land Information Management System

Malawi LIMS

Welcome

Account Login

Account Register

Map

Map

Help & FAQ

General

Documents for Download

Secondary Transactions

Payments

Legal

Contacts

Terms of Use

Privacy Policy

External Links

Welcome to Malawi's Online Land Information Management System

The Ministry of Lands was established to administer and manage land housing issues by ensuring equitable access and secure tenure to land and housing for everyone. Thus, the Ministry is the custodian of the Malawi National Land Policy and Land Laws in the country.

**Mandate**

The mandate of the Ministry is to provide land and housing management services to the general public, stakeholders, and parties seeking the services in a manner that ensures that physical development takes place in an orderly and sustainable manner

**Vision**

Equitable access and secure tenure to land and housing for all

**Mission statement**

To create an enabling environment for efficient, effective, and sustainable provision of land, housing, and urban development services to the general public in order to promote and encourage sustainable development

Start the process by providing registration and personal contact information for access to personal and business accounts under [Account Register](#).

[Account Login](#) provides registered users direct access to personal and business accounts. This interactive customer account tool provides the ability to view current Land Parcels and Land Assets; update personal information; submit requested documents or reports; receive notifications; fulfill secondary transactions; make payments on accounts due such as Lease Payments, Ground rent, Application fees, etc.

**External Links** A number of links directing the user or prospective user, to external websites and resources.

Ministry of Lands (MoL)  
Land Information Management System

Malawi LIMS

Welcome

Account Register

Help & FAQ

General

Documents for Download

Secondary Transactions

Payments

Legal

Contacts

Terms of Use

Privacy Policy

External Links

Malawi Gov Website

MoL Facebook

Login

Email:

Password:

[LOGIN](#) [Use forgotten my password](#)

**Terms of Use Summary**

The Land Information Management System is provided as a public service by The Ministry of Lands.

By accessing this system you hereby agree to the Terms and Conditions.

Access to this Land Information Management System by any person other than an authorized individual or an authorized agent for a company is strictly prohibited and may result in legal action against such person.

The Land Information Management System and all of the information it contains are provided "as is" without warranty of any kind, whether express or implied. All implied warranties, including, without limitation, implied warranties of merchantability, fitness for a particular purpose, and non-infringement, are hereby expressly disclaimed.

Under no circumstances will the Ministry of Lands and any of its Suppliers be liable to any person or business entity for any direct, indirect, special, incidental, consequential, or other damages based on any use of the System or any other website to which this site is linked, including, without limitation, any lost profits, business interruption, or loss of programs or information.



# e-Gov Transactional Portal

Ministry of Lands (MoL)  
Land Information Management System

Kali Ramiah

Lease Management ^  
My Portfolio  
**Apply for New Lease**  
Sublease Management ^  
My Portfolio  
Apply for New Sublease  
Physical Planning Management ^  
My Portfolio  
Apply for a New Physical Planning Asset  
Plot Applications ^  
My Portfolio  
Plot Applications  
Deed Management v  
Payments ^  
Payments Due  
Payment History  
Legal v  
External Links v

**Application Instructions**

To successfully submit your application, you will follow these steps:

**Prepare your application**

1. Select the Lessor land use type
2. Upload the required documents

**Submit your application**

1. Click the Submit button to validate that all required documents have been attached
2. A confirmation screen will be displayed before the application is created.

**Application Details**

Applicant: Kali Ramiah [SUBMIT] [CANCEL]

Land Use Type: Leases - Agricultural (selected)  
Leases - Agricultural  
Leases - Commercial  
Leases - Customary  
Leases - Industrial  
Leases - Institutional  
Leases - Recreational  
Leases - Residential

Supporting Documents:

[Save and Exit](#) [Discard](#)  
Saved today at 11:56:39 AM

Ministry of Lands (MoL)  
Land Information Management System

Portal Users

Lease Management ^  
**My Portfolio**  
Apply for New Lease  
Sublease Management ^  
My Portfolio  
Apply for New Sublease  
Physical Planning Management ^  
My Portfolio  
Apply for a New Physical Planning Asset  
Deed Management v  
Payments ^  
Payments Due  
Payment History  
Legal v  
External Links ^  
Malawi Gov Website  
MoL Facebook

**My Leases**

Code: [input] Land Use Type: [dropdown: Agricultural, Industrial, Residential]

Status: [dropdown] Start Date: [input]

[SEARCH] [Clear Search](#)

Code	Land Use Type	Status	Start Date	End Date
<a href="#">A0055</a>	Agricultural	Offer Accepted	11/01/2023	
<a href="#">I0071</a>	Industrial	Application Submitted - Pending Review	12/01/2023	10/01/2122
<a href="#">R0008</a>	Residential	Consent Approved	25/10/2022	
<a href="#">R0046</a>	Residential	Application Submitted - Pending Review	18/11/2022	
<a href="#">R0053</a>	Residential	Application Submitted - Pending Review	27/12/2022	
<a href="#">R0054</a>	Residential	Application Submitted - Pending Review	27/12/2022	
<a href="#">R1396</a>	Residential	Application Submitted - Pending Review	30/09/2022	
<a href="#">R1397</a>	Residential	Application Submitted - Pending Review	04/10/2022	



# e-Gov Transactional Portal

Ministry of Lands (MoL)  
Land Information Management System

Lease Management ^  
My Portfolio  
**Apply for New Lease**  
Sublease Management ^  
My Portfolio  
Apply for New Sublease  
Physical Planning Management ^  
My Portfolio  
Apply for a New Physical Planning Asset  
Plot Applications ^  
My Portfolio  
Deed Management v  
Payments ^  
Payments Due  
Payment History  
Legal v  
External Links v

**Application Instructions** Kali Ramiah v

To successfully submit your application, you will follow these steps:

**Prepare your application**

1. Select the Lease Land use type
2. Upload the required documents

**Submit your application**

1. Click the Submit button to validate that all required documents have been attached
2. A confirmation screen will be displayed before the application is created.

**Application Details**

Applicant: Kali Ramiah SUBMIT CANCEL

Land Use Type: Leases - Agricultural [See and Edit Record](#)  
Saved today at 11:56:39 AM

Supporting Documents:

Ministry of Lands (MoL)  
Land Information Management System

Lease Management ^  
My Portfolio  
**My Leases** Portal Users v

Apply for New Lease  
Sublease Management ^  
My Portfolio  
Apply for New Sublease  
Physical Planning Management ^  
My Portfolio  
Apply for a New Physical Planning Asset  
Deed Management v  
Payments ^  
Payments Due  
Payment History  
Legal v  
External Links ^  
Malawi Gov Website  
MoL Facebook

My Leases

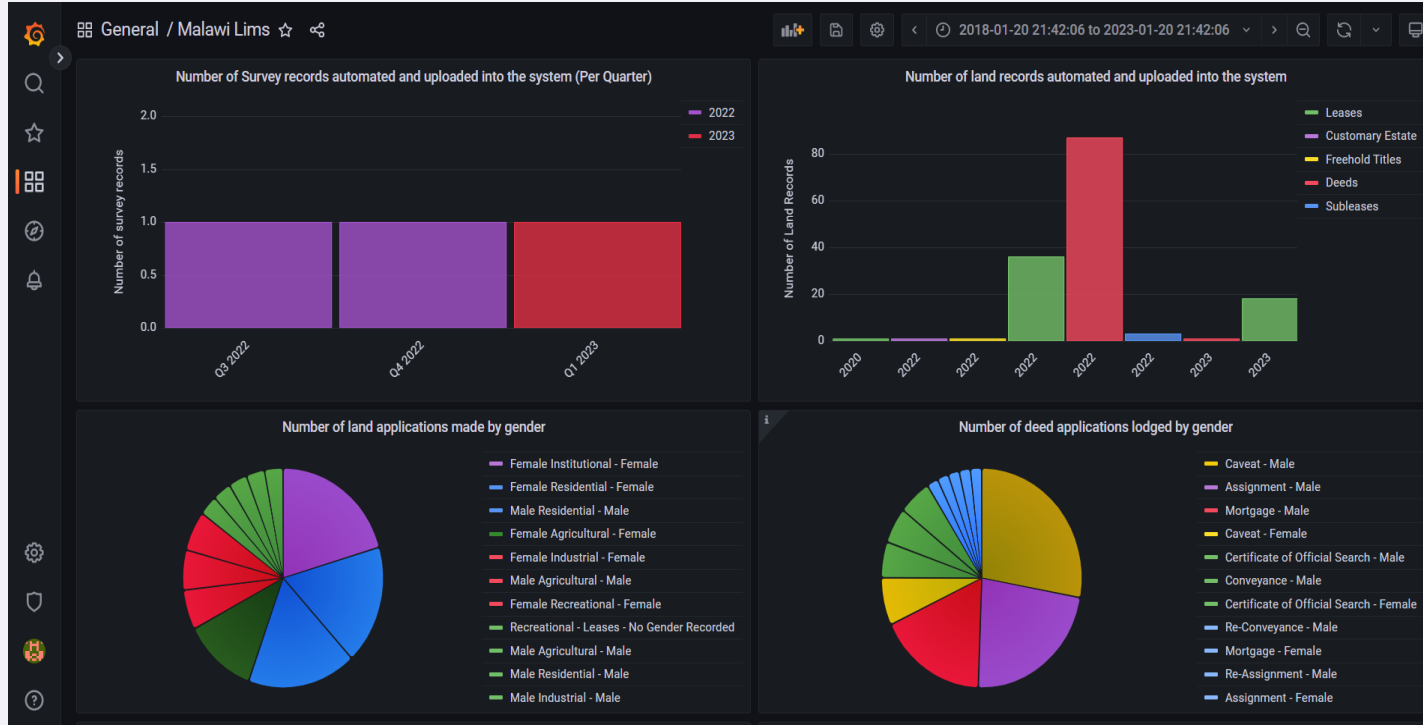
Code:  Land Use Type: Leases - Agricultural  
Status:  Start Date:

SEARCH [Clear Search](#)

Code	Land Use Type	Status	Start Date	End Date
A0055	Agricultural	Offer Accepted	11/01/2023	10/01/2122
B0071	Industrial	Application Submitted - Pending Review	12/01/2023	
B0009	Residential	Consent Approved	25/10/2022	
B0046	Residential	Application Submitted - Pending Review	18/11/2022	
B0053	Residential	Application Submitted - Pending Review	27/12/2022	
B0054	Residential	Application Submitted - Pending Review	27/12/2022	
B1396	Residential	Application Submitted - Pending Review	30/09/2022	
B1397	Residential	Application Submitted - Pending Review	04/10/2022	



# KPI Dashboard



# 06

## Looking Ahead

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# Challenges and Opportunities

- Delay in procurement of hardware – Ministry pulled together existing resources for a majority of the project
- Challenges with internet connectivity and Government Wide Area Network (GWAN)
- Rate of data capture and conversion has been slower than anticipated
- Standardisation to ensure that all Ministry of Land offices follow the same processes and procedures
- LIMS guiding existing regulations and amendments
- The Deed Registry is running in parallel with the Land Registry – Ministry looking at decentralization



# Current Tasks

- Ministry to continue with roll out of hardware within departments and regional offices
- Review and approval of Final Development phase report
- System deployment onto newly procured Ministry servers
- Training of Ministry ICT to maintain and monitor applications on server
- Review and distribution of user training manuals, ICT and system documentation
- System review and User Acceptance Testing (UAT)
- Plan for system Go-live and launch



# Looking Ahead

- Successfully implement LIMS and ensure Ministry wide uptake
- Increase and track revenue recognition for the Ministry of Lands
- Existing LIMS users to train future users – building capacity and responsibility
- Decentralization – the creation of district Land Registries
- Increase data capture to have a solid LIMS database
- Integrate with other systems and Malawi institutions







# Thank You

For Questions  
or Feedback  
please contact:  
[Kali\\_ramiah@trimble.com](mailto:Kali_ramiah@trimble.com)



תודה  
KIITOS

BEDANKT

Teşekkürler GRAZIE

DANKIE TERIMA

Ευχαριστώ

Спасибо  
GRACIAS

SALAMAT

VIELEN DANK

KÖSZÖNJÜK NGĀ MIHI

उगाडा यनदाद

GRAZIE

TACK

VINAKA

THANK

YOU

merci

HVALA VAM

DIOLCH

MULTUMIM

Xin Cảm Ơn

Дзякуем

شكراً

Obrigado

शुक्रिया AČIŮ

БЛАГОДАРИМ ВИ

HVALA VAM

TAKK Ďakujem vám

நன்றி

ありがとうございます

谢谢

감사합니다

ASANT