Department of Deeds, Companies and Intellectual Property.

Zimbabwe's New Securitised Title Deed



Every title deed now incorporates multiple layers of security designed to protect property owners against fraud, counterfeiting and unauthorised alteration.

DLAP
Digital Land Administration Platform™

Built for Security, Designed for the Future.

1

Why A New Securitised Title Deed?

Land is one of Zimbabwe's greatest assets. Protecting it is our greatest responsibility.

The new Securitised Title Deed has been developed to strengthen the integrity of land ownership records and improve protection against document fraud.

The new deed incorporates modern security technologies similar to those used on banknotes, passports and other high-security government documents.



Benefits Include:

- Better protection against forgery
- Easier authentication
- Improved traceability
- Enhanced confidence for banks & investors
- Stronger protection of property owners

Understanding Your New Securitised Title Deed.

Inner Contents:

Left Page:

Right Page:

Coat of Arms

Coat of Arms

Official Signatures (Chief Registrar)



ZIMBABWE

By the Minister of Local Government and Public Works on behalf of the President, in terms of Cabinet Minute No. 316 of 1985.

I do hereby grant unto:

JOHN DOE (Born on 01 January 1990, I.D number: 63136859G72)

Hereinafter referred to as the owner, a piece of land measuring **Two Hundred Seventy-seven (277) square meters**

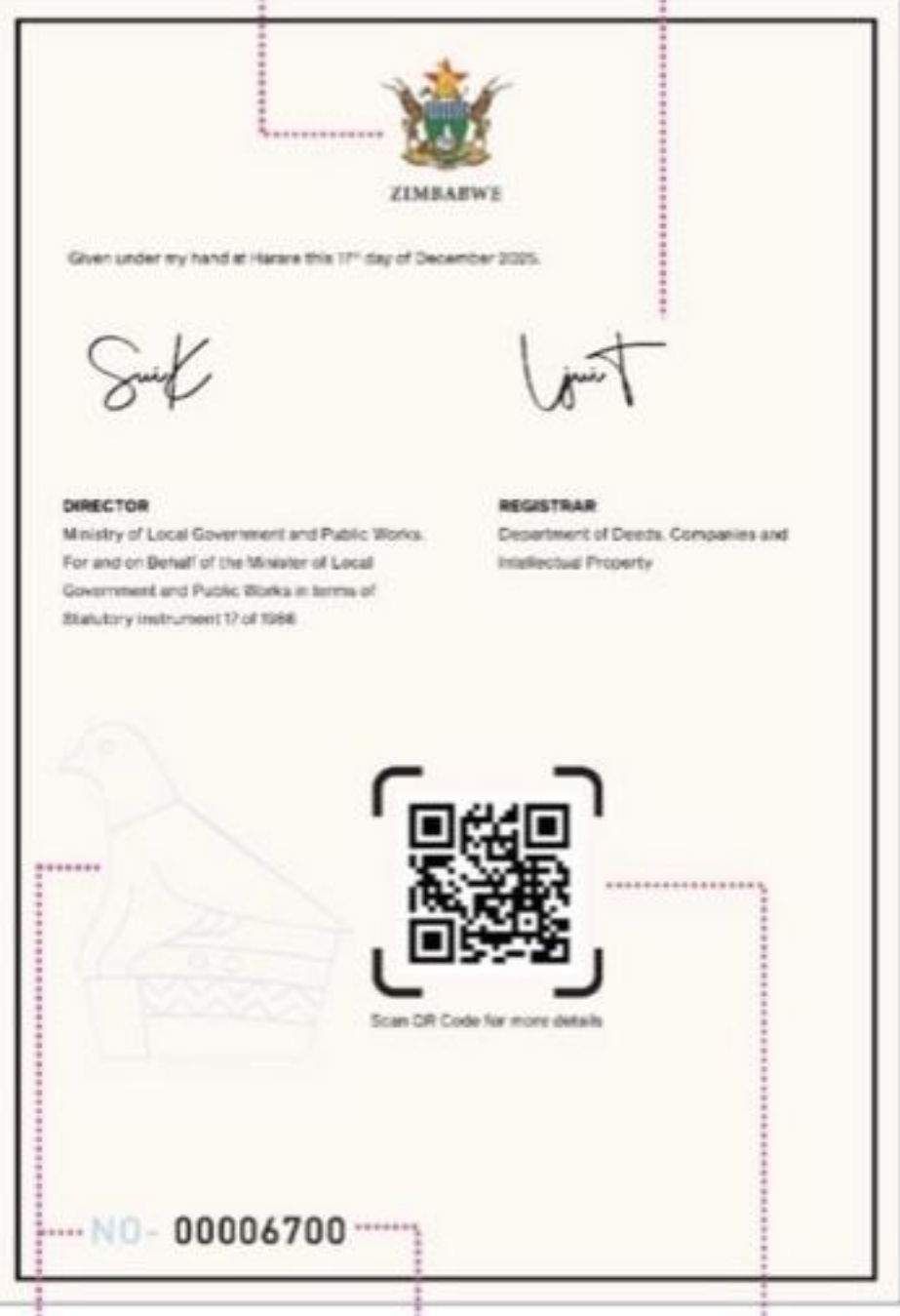
Called **Stand 8406 GREENDALE, Situate in The District Of Salisbury**

Hereinafter referred to as the said land

In the district of **Salisbury**

As represented and described on General Plan number: **DG 3438** dated **2011-12-06**
Held under the dispensation certification number: **64/2011** filed in the office of the Surveyor General, upon the following conditions, viz.

1. The local authority in those area the said land is situated shall at all times have the right and power, free of charge, to erect or lay and work pipelines, electric lines, sewers, drains, poles and standard upon, over or under the said land with the further right and power to enter upon the said land at all reasonable times free of charge for the purpose of inspecting, repairing, maintaining replacing or altering such works in connection therewith.



ZIMBABWE

Given under my hand at Harare this 17th day of December 2005.

DIRECTOR
Ministry of Local Government and Public Works
For and on Behalf of the Minister of Local Government and Public Works in terms of Statutory Instrument 17 of 1998

REGISTRAR
Department of Deeds, Companies and Intellectual Property

Scan QR Code for more details

NO- 00006700

Owner Details & property information

Waterproof, Tear-Proof Paper

UV Features- Six Zimbabwe birds and abreviation letters NO (for number) appear under UV light.

Unique serial number at the bottom

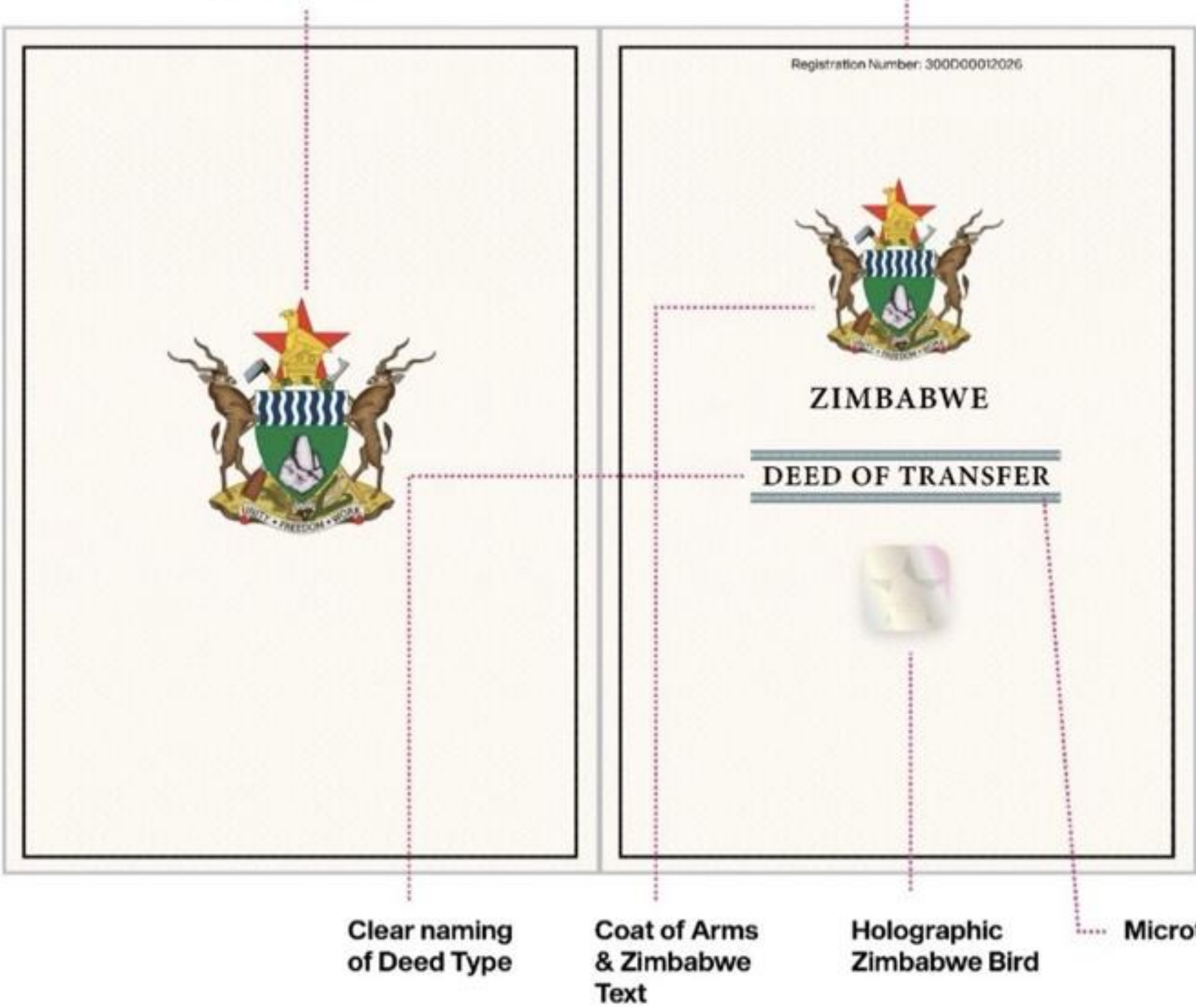
QR Code

The new securitised Title Deed is printed on a A3 paper, foldable into a A4 Booklet.
Both pages work together to provide legal information and multiple layers of protection.

The Outside Covers of the New Securitised Deed.

Back Cover:

Front Cover:



The Front & Back of the new securitised deed also contains several security features that assist in visual authentication before the document is opened

Frequently Asked Questions

01 Q: Does the new Title Deed replace my ownership?

The New Securitised Title Deed will replace your current non-securitized deed after completion of the validation process and not your ownership of the property.

02 Q: Why does it have a QR Code?

The QR code provides an additional layer of document authentication through DLAP. This will confirm whether the information on the physical securitised title deed matches the records contained the digital title deeds registry.

03 Q: Can someone copy it?

The multiple security layers make unauthorised reproduction significantly more difficult.

04 Q: Does every deed have a unique number?

Yes. Every Securitised Title Deed has its own serial number for identification and traceability.

05 Q: How do I get a new Securitised Title Deed?

Title Deed Validation & Securitisation: Prepare your original Title Deed and valid ID/Passport, engage a conveyancer of your choice, and pay US$200 excl. VAT.

Land Tenure Programme: Visit the One Stop Centre at Makombe Complex, Harare, complete a data collection form, submit certified ID/Passport copies, your relevant tenure document (e.g. 99-year lease, Offer letter, A2 Permit etc.), and the processing fee.

Kwangu/Ngakwami Presidential Title Deeds Programme: Visit your local field office or Council offices with your personal details, stand location, and proof of occupation/residence to begin the process.

Statutory Instrument 76 of 2025

Key Steps towards Title Deed Validation and Securitision.

EPARE YOUR OCUMENTS

l title deed + Valid / Passport + y supporting ents as shown in table below.

ENGAGE A CONVEYANCER OF YOUR CHOICE.

Engage a conveyancer of your choice.

DOCUMENT SUBMISSION

Your conveyancer submits documents to deeds office on your behalf for verification

ONCE VERIFIE THE DEEDS REGI WILL ISSUE THE SECURITISED D

Once validated, a securitised deed advanced secu features will be iss digitally stored i National Deeds Re

FOR INDIVIDUALS

- al Title Deed
- us Deed of transfer (if available)
- al ID
- ort Size Photo
- ant's Phone Number
- address (Optional)
- al address
- h an Affidavit before a Notary Public
- ert right thumb fingerprint on the Affidavit
- trics (individual's photo using the POS he)
- otal cost US$200 incl conveyancer and fee, excluding VAT).

FOR A TRUST

- Deed of Trust
- Board of trustees resolution authorizing representative
- Registration Number
- Original Title Deed
- Passport-size photo of representative
- Applicant's Phone Number
- Email address (Optional)
- Physical address
- To sign an Affidavit before a Notary Public
- To insert the right thumb fingerprint on the Affidavit
- Biometrics (National ID and Passport Size Photo) If more than one individual, all owners to come for biometrics
- Fees (total cost US$200 incl conveyancer and deeds fee, excluding VAT).

FOR A COMPANY

- Certificate of Incorporation
- CR5-for registered address
- CR6 for the list of Directors
- Company resolution authorizing repre
- Original Title Deed
- Previous Deed of transfer (if available
- Passport Size Photo of representative
- Applicant's Phone Number
- Email address
- Physical address
- To sign an Affidavit before a Notary P
- To insert right thumb fingerprint on th
- Biometrics (individual representative's using the POS Machine)
- Fees (total cost US$200 incl conveyan deeds fee, excluding VAT).

enter 08677212440

IMPORTANT NOTE
All documents must be current, valid and certified where applicable.

TOTAL COST
(INCL CONVEYANCER AND DEEDS FEE, EXCLUDING VAT)
US$200

PLEASE ENSURE
Your deed is free from encu caveats and any other restr

Department of
Deeds, Companies and Intellectual Property.

DLAP
Digital Land Administration Platform®

Need Assistance?
National Deeds Call Centre
0867721244O

Digital Land Administration Platform-DLAP

KWANGU NGAKWAMI
Presidential Title Deed Program

LAND TENURE
IMPLEMENTATION COMMITTEE

Dokuma
Digital Consultancy