

**AN ANALYSIS OF LAND OWNERSHIP RIGHTS IN DOCUMENT
REGISTRATION:
A PRAGMATIC SRI LANKAN PERSPECTIVE
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Land is a valuable asset of people in Sri Lanka and if there is a clear tenancy with no title disputes, it would increase the commercial and financial marketability of land. The ownership of land identifies as the property right through land registration in this country over a long period.

Land registration system in Sri Lanka, can be recognized in two ways as Registration of Documents and Registration of Title. The Registration of Documents programme was implemented as a primary ownership registration procedure based on the Ordinance related to the Registration of Deeds and Documents No.23 in 1927.

After 1927 a law was imposed to register deeds, to protect land ownership rights of uninformed buyers and to regularize the documents related to land. In the event of this registration procedure, registering (writing) in volumes and folios in land registry is a problematic and challenging task to the general public.

The objectives of this study are, therefore, to critically evaluate and investigate the impact and practical difficulties of ensuring the rights of land ownership, originated by acquainting the law of registration of documents in the existing system and finally to provide recommendations.

Though registration of documents gives the impression that it is a fair and equitable method of acquisition of rights of ownership of the lands, it contains deep and primary principles. This research is basically a qualitative one but for the purpose of assessing the impacts to ensure the rights of ownership by implementing registration of documents, the mixed approach is using by analyzing case studies.

The study reveals that the reality of acquire the clear tenancy and rights of ownership by implementing the Registration of Documents. Therefore the study concludes that the land registration system should enforce pragmatic and perspective procedural strategies rather than repose confidence on too formal unnecessary and inexpedient rules and regulations

Key words: Registration of Documents, Ownership, land rights.