

# Blockchain and Land Administration: Challenges and Opportunities

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**Key words:** Cadastre; Low cost technology; Security of tenure; blockchain; land administration; applications

## SUMMARY

Blockchain, the technology that powers Bitcoin, has several applications for land administration, including: title registration, virtual notarization, smart contracts, multi-party transactions, and restitution and compensation. Factom and Bitfury continue to build pilots in Honduras and Georgia respectively. Meanwhile, the Dutch Kadaster and Lantmateriet are studying the potential of the blockchain technology at a theoretical level and learning more in order to conduct appropriate pilots when the time is right. But which country is this technology right for? Is this technology best for countries that have developed their systems over decades and have the right governance structures and technology foundations to move to a blockchain-based system? Or is this technology geared more towards countries that do not have basic land administration functions established and often struggle with paper-based records, corruption, and fraud? The answer to this question is essential to help guide investments in the blockchain. It would also help understand what steps need to be taken to get a country “blockchain ready.” This paper hopes to contribute to the ongoing discussion on the blockchain technology and its applicability and adoptability in the field of land administration. The challenges and opportunities thus identified could help facilitate, perhaps even steer, a discussion on the technology’s potential in solving land administration challenges as well as the developments that must take place to answer some of the key questions surrounding its usability.