

Land Tenure and Cadastral Systems Group



Talking Titler Software

Talking Titler is a land tenure information software system development that allows a great deal of flexibility in the way data relating to people, land and evidentiary media (titles, deeds, survey plans, descriptive documents, audio records of oral testimonies, videos, photographs, etc) can be stored and related.

Talking Titler seeks to incorporate human and technical systems that will provide the right kind of evidence that particular situations demand. The flexibility in the database design allows for bottom up, top down and open-ended evolutionary system design. The latter is critical when developing systems for uncertain situations.

The software design can be used for any land registration or land surveying application. However, it has a great deal of flexibility, which means that it can be applied in situations where there is a large amount of uncertainty about which data should be collected, stored and related and at times the institutions which should be responsible for the system. Specific situations where the greater flexibility may be required include post-conflict situations, customary tenure systems and urban informal settlements.

There are special considerations when using multi-media as evidence. Aboriginal case law in Canada and internationally has indicated increased acceptability of oral histories as evidence (e.g. *Delgamuukw v. British Columbia* (1997)). Thus, a greater role for multi-media data can be contemplated in landed property law. Justice Cory in *R. v. Nikolovski* (1996) indicates the acceptability of presenting evidence in video format: "The powerful and probative record provided by the videotape should not be excluded when it can provide such valuable assistance in the search for truth."

The Talking Titler Software System has been licensed to the Surveyor General of Canada, The Directorate of Land Regularisation in Lagos, and UN-Habitat.

The Land tenure and Cadastral systems research group has been working on the Talking Titler system for a number of years.

The first user licence was issued in Lagos, Nigeria, in February 2008. This was followed by licences to the Surveyor General of Canada, UN-Habitat, and an academic institution in South Africa for testing in various situations. The system has also been used as a tool for training and design of land information systems in Enugu Nigeria.

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Land Regularisation - Lagos

Field trials using multi media land records and training sessions in Nigeria and South Africa



Video Evidence – Cape Town



Discussions prior to filming - Lagos



Land Records Training – Enugu, Nigeria

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