

# LAMP II

Land Registration Project in Jamaica  
(XXV FIG KUALA LUMPUR 2014)  
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## Rationale for Topic

- To share LX's *experiences* from LAMP\* project
- To emphasize the *considerations* for improvement of Jamaican land registration issue

\* **LAMP : Land Administration and Management Programme**



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# TABLE OF CONTENTS

## 1. INTRODUCTION

- Jamaica
- LAMP II
- Land Registration Issue

## 2. LX ACTIVITIES

- Cadastral Computerization
- Systematic Survey
- Others

## 3. ISSUES DRIVEN

- Systematic Survey
- Others

## 4. CLOSING

- Additional Thought
- Reference



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3 | 23

## PART I.

# INTRODUCTION



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4 | 23

# 1. INTRODUCTION

# JAMAICA



## ❖ OVERVIEW

- Located in Caribbean sea
- 2.7 Million population
- 11,264 km<sup>2</sup>

## ❖ ECONOMY

- US 5,000 \$ GDP per capita (2012)
- Unemployment 12.6%
- Below poverty line 17.5%
- Debt burden (of GDP) 140%

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5 | 23

# 1. INTRODUCTION

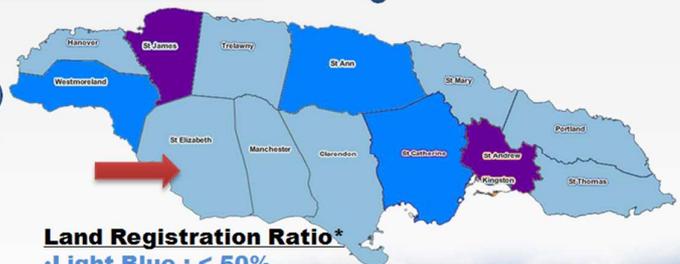
# LAMP

## ❖ LAMP I

- Pilot project started in 2000 by **GOJ\*** & **IDB\***
- Assist issuing property titles at reduced time and costs

## ❖ LAMP II

- The second phase started in 2010 by **GOJ, Geoland & LX (KCSC)\***
- Pursuit of more improvement on Jamaican land registration
- Target Area (**St. Elizabeth**)
  - St. Elizabeth parish (suburban)
  - Lowest land registration (33%)



\* **GOJ: Government of Jamaica**  
\* **IDB: Inter-American Development Bank**  
\* **KCSC: Korea Cadastral Survey Corporation**  
\* **Source: National Land Agency, Jamaica**



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6 | 23

# 1. INTRODUCTION

## LAND REGISTRATION ISSUE

### ❖ The System

- **Title registration** (1889) prevails due to infeasibility & land commoditization
- Sporadic registration upon individual application
- **Low land registration** (30%) in suburban area

### ❖ The Problem

- Titling takes **24 months or more** which deters volunteer registration

### ❖ The Difficulties 1

- **Land owners (unable/difficult to)**
- Prove 30 year root of Title
- Show proper land contracts
- Provide Property Tax Certificate
- Comply with requirements of subdivision

### ❖ The Difficulties 2

- **Referees**
- Rigid Law Conductors
- Limited numbers in practice
- Extreme care



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\* Source: National Land Agency, Jamaica

7 | 23

## PART II.

## LX ACTIVITIES

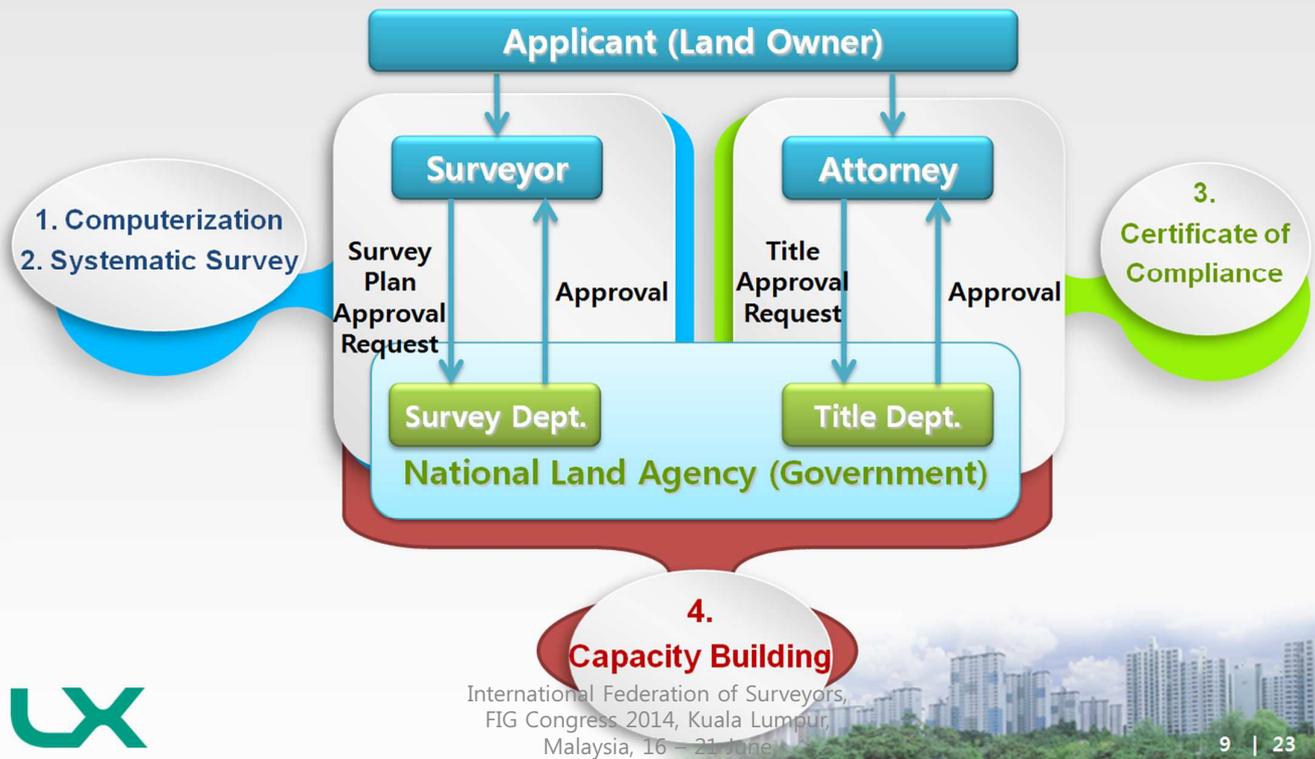


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8 | 23

## 2. LX ACTIVITIES

# OVERVIEW



## 2. LX ACTIVITIES - 1

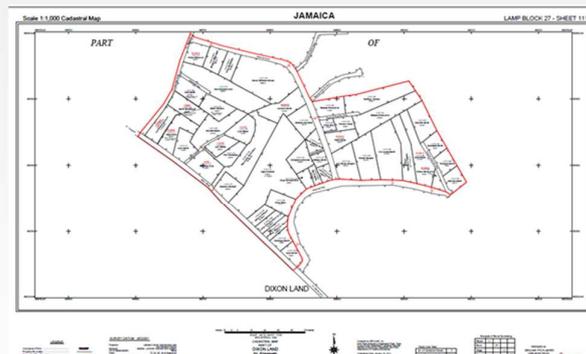
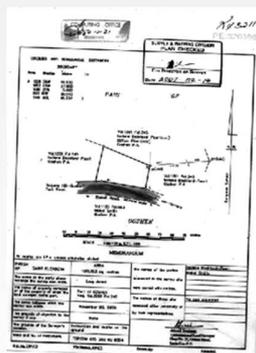
# CADASTRAL COMPUTERIZATION

### ❖ Our Activities

- Digitization of index cards (25,856 parcel information)
- Vectorization of survey plans (21,280 floating diagrams)

### ❖ Benefits

- Basic system development for cadastral mapping
- Convenient survey plan management

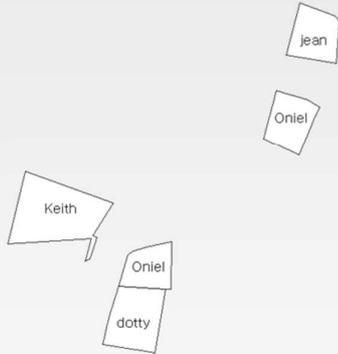


## 2. LX ACTIVITIES - 2

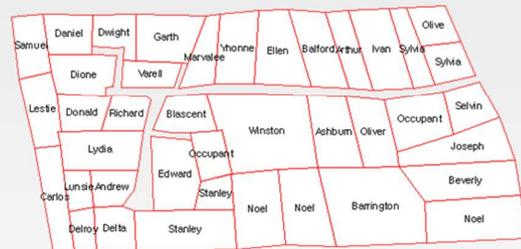
# SYSTEMATIC SURVEY

### ❖ Our Activities

- Community-based survey by **Network-RTK** (4,000 parcels)



Sporadic survey



Systematic survey

### ❖ Benefits

- Productivity increase • **Property Tax Roll** update • Accurate land management



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## ❖ BENEFITS : SYSTEMATIC SURVEY

# PRODUCTIVITY INCREASE

### ❖ Land survey productivity increased

- Previous Total station survey: 3 surveys/day
- **Network-RTK** survey: 4 surveys/day in reduced time (30% increase)

### ❖ Land registration fee reduction

- Systematic survey updates parcel size
- Smaller parcel size charges less registration fee



“(in most cases) Parcel size becomes smaller after Systematic survey”

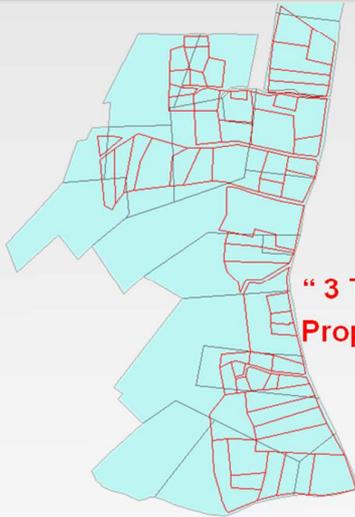


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12 | 23

## ❖ BENEFITS : SYSTEMATIC SURVEY

# PROPERTY TAX ROLL UPDATE



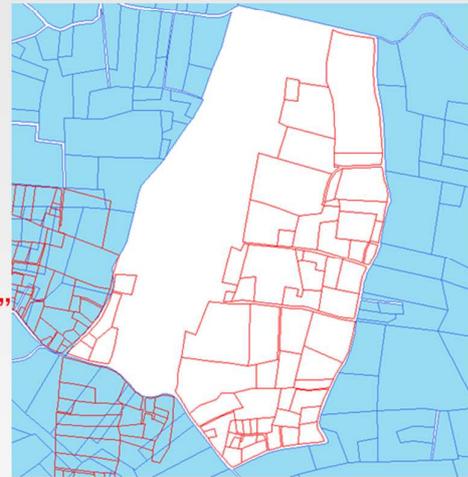
“ 3 Times increase in  
Property tax payers ! ”

Subdivision Update

Part of *Exton*

Previous: 21

Current: 62



Newly Added Parcels

Part of *Potsdam*

Previous: 0

Current: 60



Blue : existing property tax roll

Red : systematic survey

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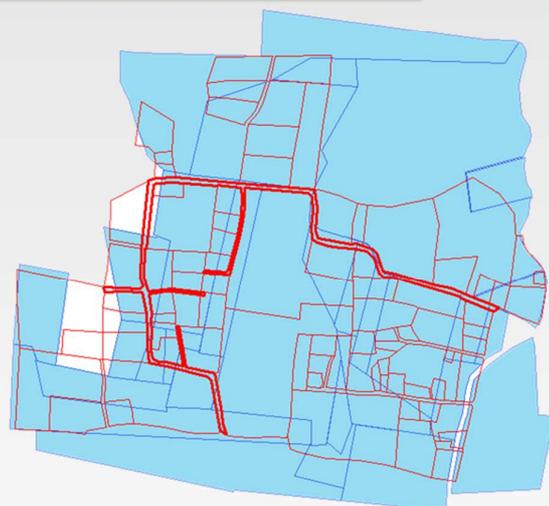
## ❖ BENEFITS : SYSTEMATIC SURVEY

# ACCURATE LAND MANAGEMENT



Parcel Shape Rectification

Part of *Burnt Ground*



Road Update

Part of *Queensbury*



Blue : existing property tax roll

Red : systematic survey

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14 | 23

## 2. LX ACTIVITIES - 3

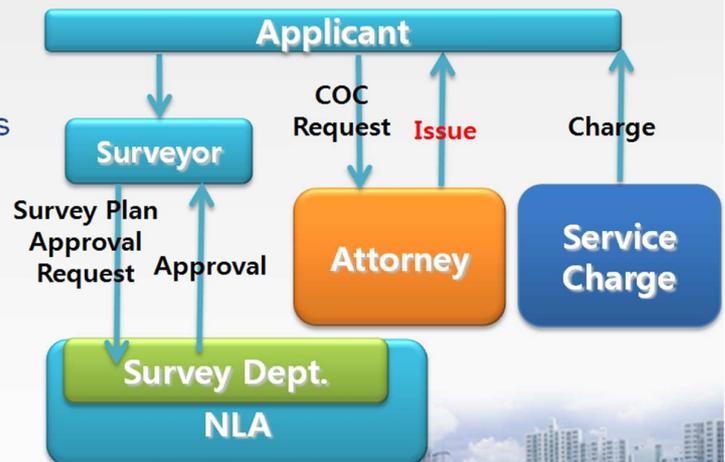
# CERTIFICATE OF COMPLIANCE

### ❖ Our Activities

- Issue *Certificate of Compliance* to detour long titling process
- Assist Title-less to obtain loans for agriculture purposes

### ❖ Benefits

- Assist those who have difficulties following official titling process
- Processing time decreased (from 24 months to 6 months)



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## 2. LX ACTIVITIES - 4

# CAPACITY BUILDING

### ❖ Our Activities

- Seminar on Korean cadastral development, *University of Technology*, 2010
- Surveying Equipment donation to *GOJ* & university, 2011
- High level invitation to Korea: *Smart Geospatial Expo*, 2010, 2012
- Decision making level & Working level invitation to Korea, 2013, 2014

### ❖ Benefits

- Understanding of importance of cadastre & improved relationship with Korea
- Enhancement of surveying condition



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16 | 23

## PART III.

# ISSUES DRIVEN



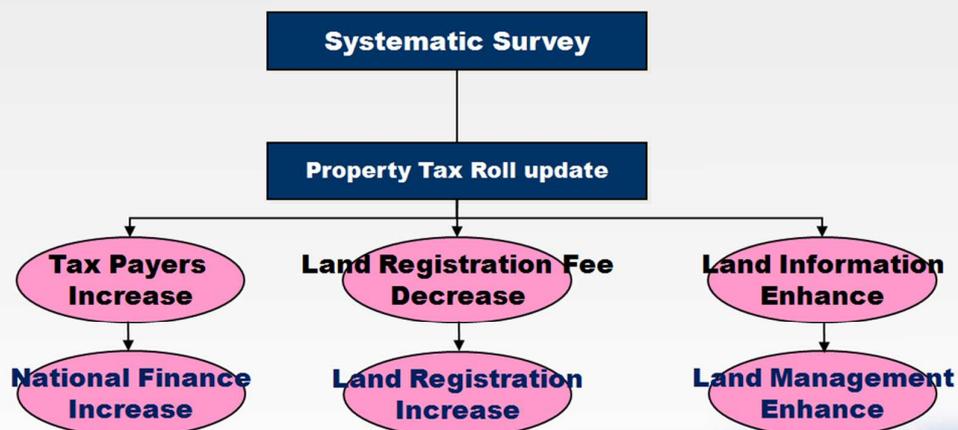
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### 3. ISSUES DRIVEN

#### ❖ **Systematic survey, Beneficial & Necessary Process**

- **Government** benefits by expanding tax payers
- **Title-less** benefits by reduction of registration fee
- **Nation** benefits by accurate land management



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18 | 23

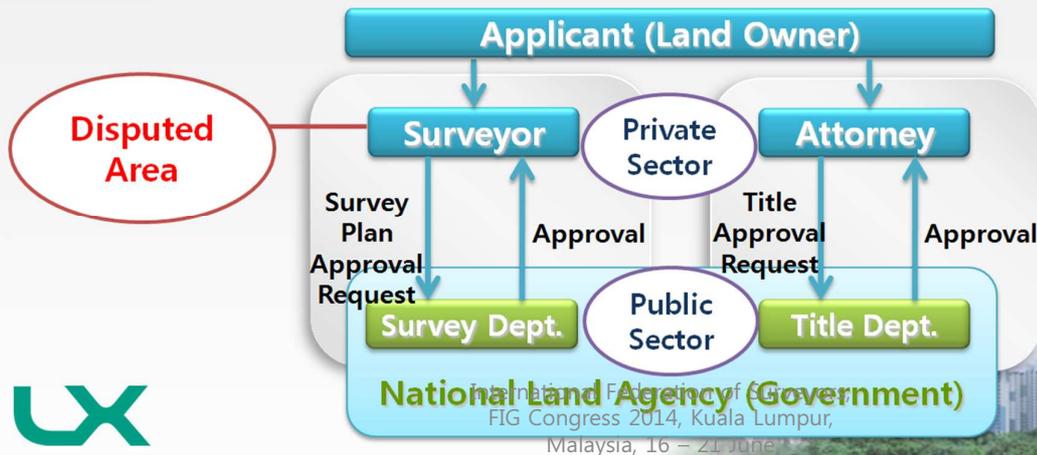
### 3. ISSUES DRIVEN

#### ❖ Adjudication Committee, *Mediator*

- Disputed Areas considered as major hindrance for land registration
- Authorities required to solve land ownership dispute

#### ❖ Public & Private sector cooperation, *Facilitator*

- Better solution driven from *Public* with authority, and *Private* with flexibility
- Legal service quality enhanced by influx of private attorneys



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## PART IV.

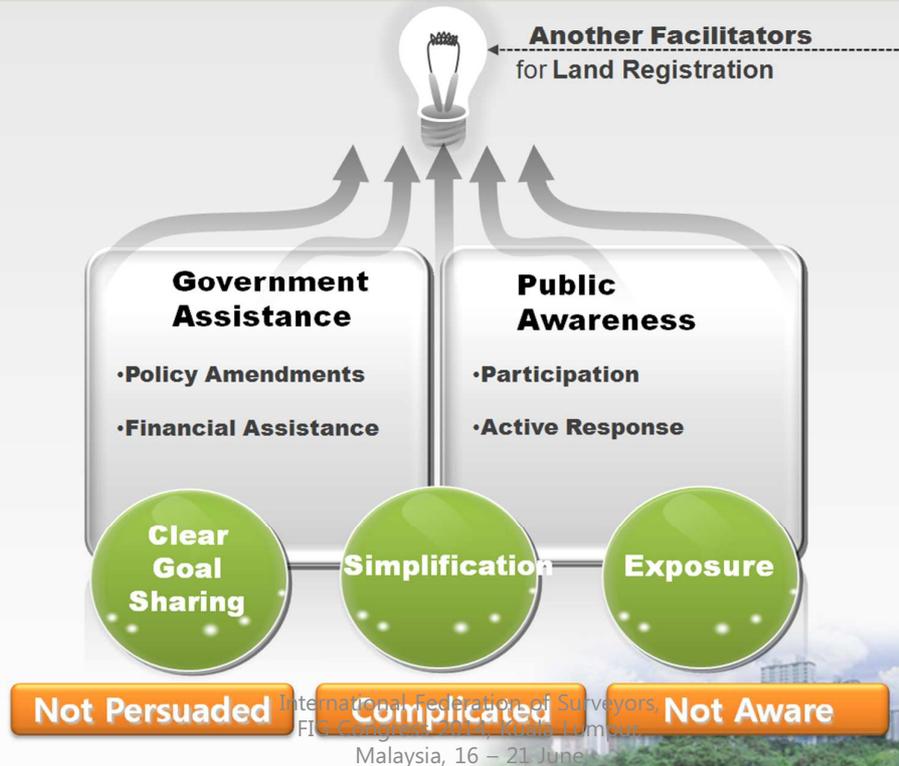
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20 | 23

# ADDITIONAL THOUGHT



# Thank You

I deeply appreciate your attention and patience.

