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“EXCHANGE OF GOOD PRACTICES IN LAND ADMINISTRATION”

INTERNATIONAL SEMINAR

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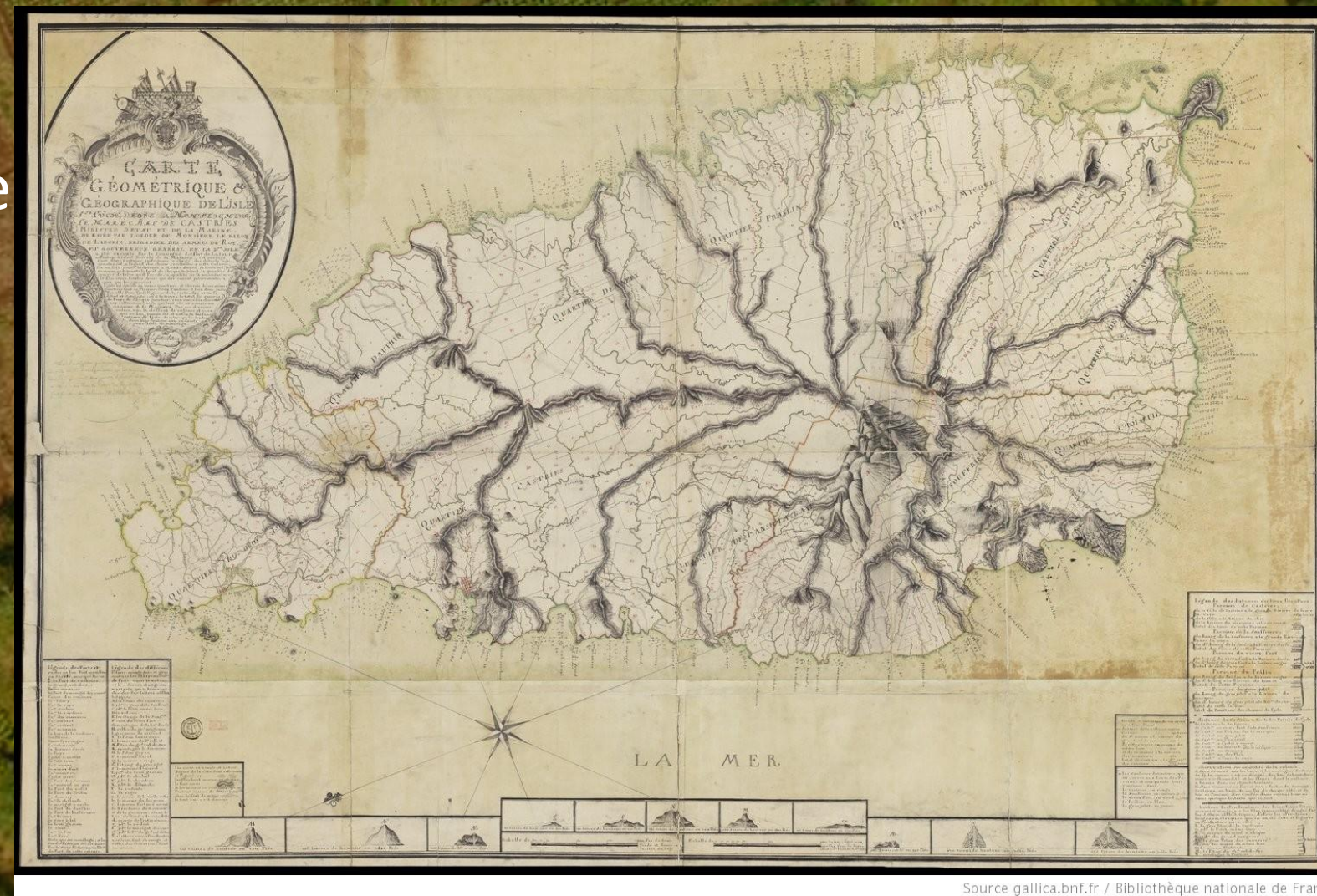
Land Administration in Saint Lucia



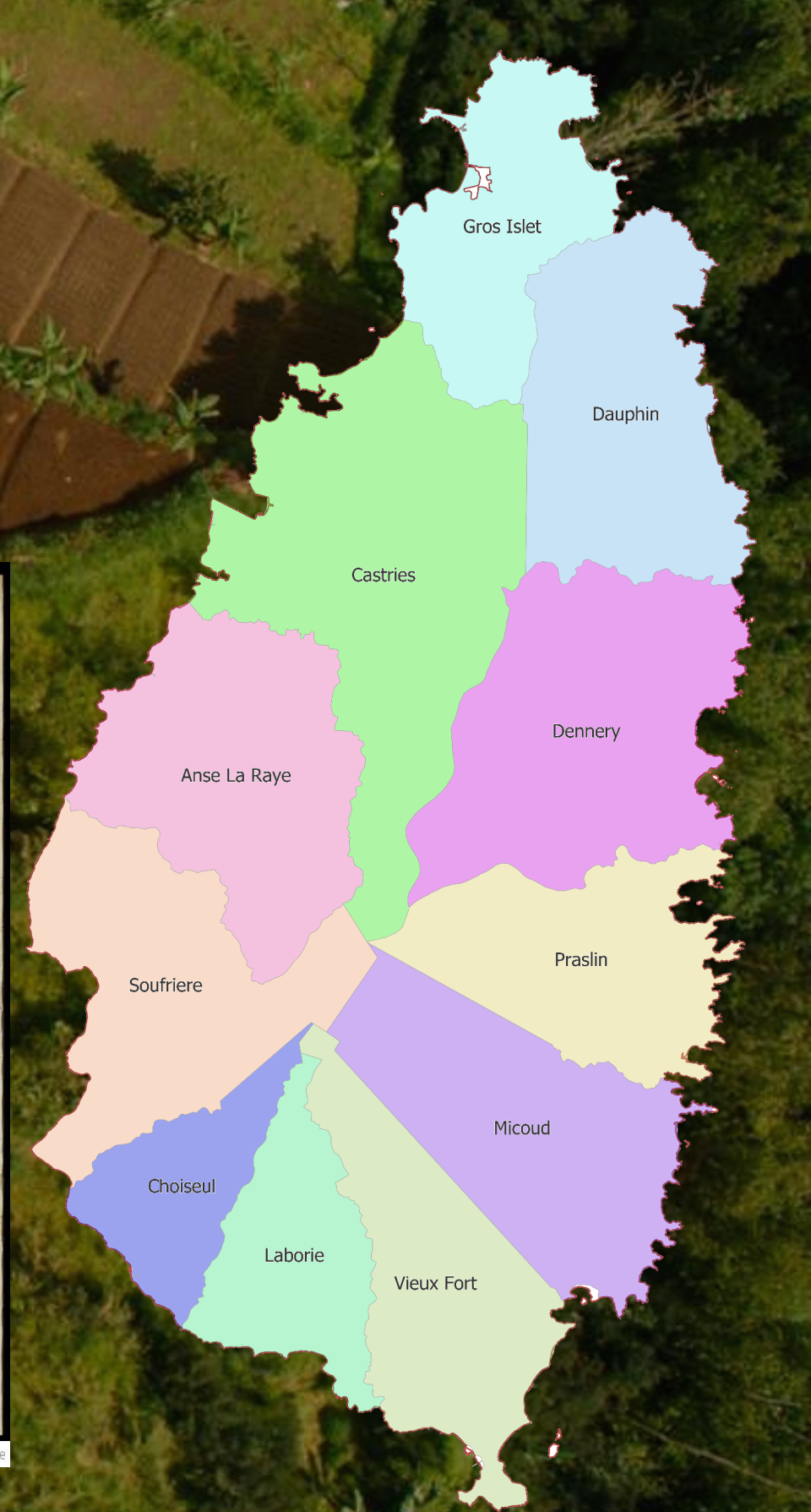
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CADASTRE

- Influenced by our French and British Colonial Heritage
- First Cadastral Map: 1787 Le Fort de La Tour (French Surveyor)
- Ownership was based on Land Grants from the crown

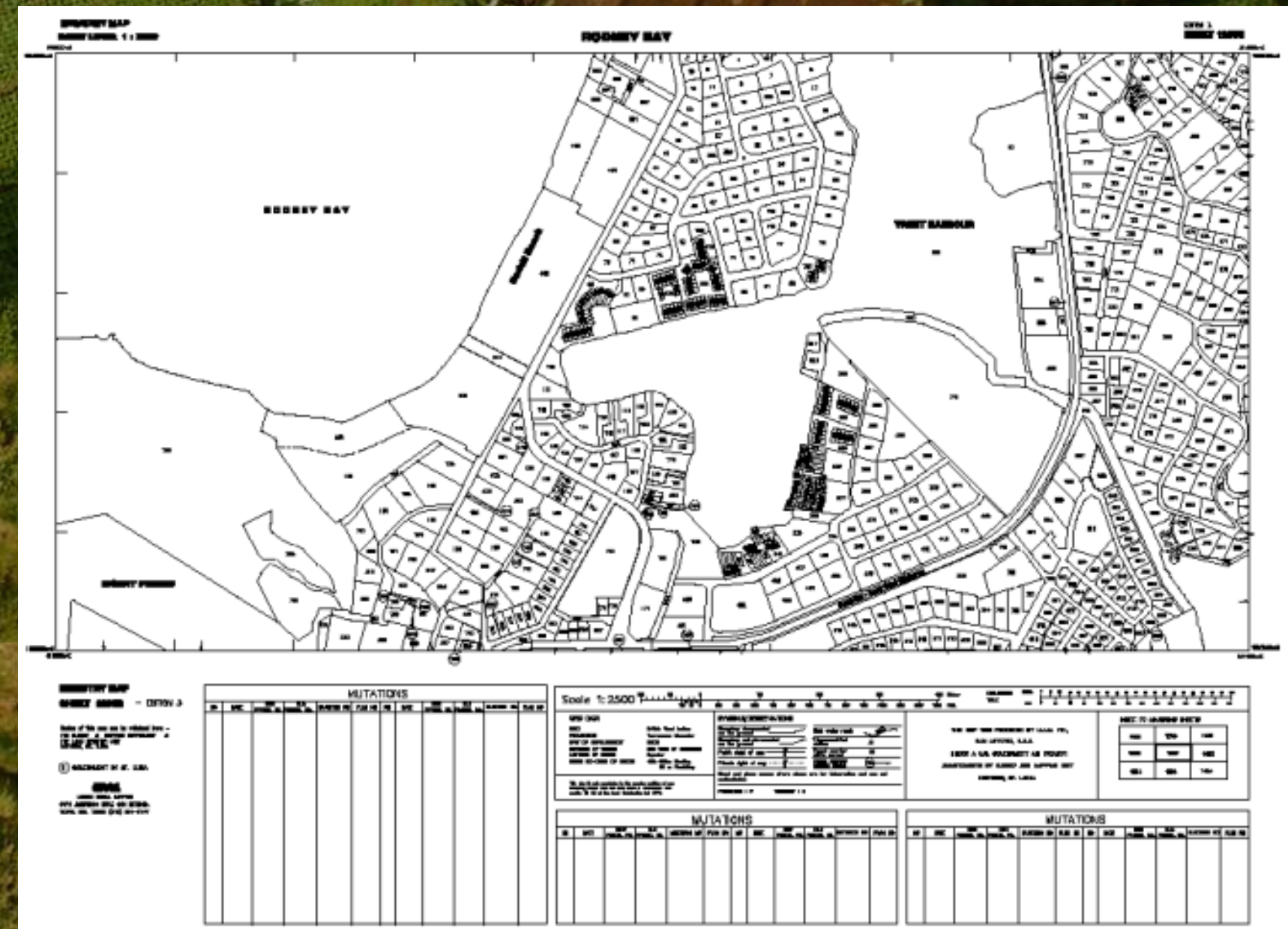


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LAND REGISTRATION

- Land Registration and Titling Project early 1980's
 - Security of Land tenure
- Land Registry opened in 1986
 - Land Registration Act (1984)
 - Index Map
- Challenges:
 - Family Land (communal) rights management still a challenge
 - Uniquely identifying proprietors



LAND VALUATIONS

- Guidelines of the International Valuations Standards Council (IVSC)
- Challenges:
 - Access to current sales data
 - Lack of proper registration of qualified professional valuation surveyors
 - Modern technologies are not leveraged



LAND USE

Physical Planning and Development Act, Cap 5.12 which includes:

Saint Lucia's Building Code,
Land Development Regulations and
Environmental Impact Assessment Regulations.
Inadequate Land Use Plans or Policy

Laws that Support Cadastre or Land Administration

- Land Registration Act (2015) and the Land Adjudication Act (2015) - Land Registration.
- Land Surveyors Act (2015) - Cadastral surveys.
- Land Acquisition Act (2015) – Land acquisition
- Crownland Act (2015) - management of state lands.
- Development and Control Act (1971) and the Physical Planning and Development Act (2015) – approval of all developments and assessment of environmental impacts of development.

Geodetic Networks for Cadastral Purposes

- Saint Lucia 1955 Datum (Clarke 1880 ellipsoid) British West Indies Grid 1955
 - Currently only Legally recognized system
- Saint Lucia 2014 Datum (GRS 1980 ellipsoid), ITRF2008 reference frame
- WGS 84/UTM 20 North
- Degraded GNSS Continuously Operating Reference Stations (CORS) network

Management of Georeferenced Information

- Surveys and Mapping Section
 - Authentication of Cadastral and topographic Maps,
 - Endorsement of Cadastral Surveys
 - Repository of All Geographic Information of the Country
 - Updating of Remote Sensed data (LiDAR and Orthophotography)
- Ongoing implantation of the IGF through the National Spatial Data Infrastructure (NSDI)
 - Staff for the NSDI Unit are currently being recruited.

Software for Information Management

Cadastral index map:

AutoCAD

QGIS, POSTGIS

Land Registry Information

Land Administration Information System (Developed in house)

The E-Land Registry System

- World Bank funded initiative
- “AS IS” assessment revealed:
 - outdated technologies,
 - fragmented workflows
 - limited integration between systems
 - duplication of work efforts
 - legal frameworks that are barriers to a modern e-land registry system.

The E-Land Registry System

Two Proposed SOPs

- Automated (Fully Digital)
- Hybrid (Manual Interventions)

The system will encompass:

- A modern Unique Parcel Identifier (UPI)
- An Electronic Document Management System (EDMS)
- An LADM Compliant Database for Centralised Data Management
- An Automated Workflow Management Engine
- A Citizen-Centric Online Service Portal

National Addressing System

- Lack of a formal addressing system fosters social exclusion, suppressed economic development and suppressed innovation;
- Majority of homes, businesses and infrastructure of national importance do not have formal addresses;
- A well-established addressing is vital for efficient business continuity
- Will help achieve SDG 3: “Good Health and well-being” and; SDG 9: “Industry, innovation and infrastructure”.
- System will be implemented through a Technical and Scientific Cooperation between the United States of Mexico and the Government of Saint Lucia and;
- Technical Assistance from the Universal Postal Union.

**THANK YOU
MESSI
GRACIAS**

