



GOOD GOVERNANCE IN LAND TENURE IN TRINIDAD AND TOBAGO: VOLUNTARY GUIDELINES

Dr. Charisse Griffith-Charles
The University of the West Indies, St.
Augustine

Land Issues in the Caribbean

- ▣ Insecure and informal tenure
- ▣ Illegal occupation
- ▣ Use and degradation of environmentally sensitive and other unsuitable land
- ▣ Bureaucratic and lengthy land administration procedures
- ▣ Inequity in access and distribution of land
- ▣ Land conflicts exacerbated by overburdened legal systems and inadequate land information systems.

Land Policies

- ▣ pro-poor programmes such as housing provision
- ▣ lax land tax and squatting enforcement
- ▣ economic directives from international banks to divest state held lands and to improve land tax recovery
- ▣ technical programmes in most of the countries
- ▣ increase public awareness of environmental issues



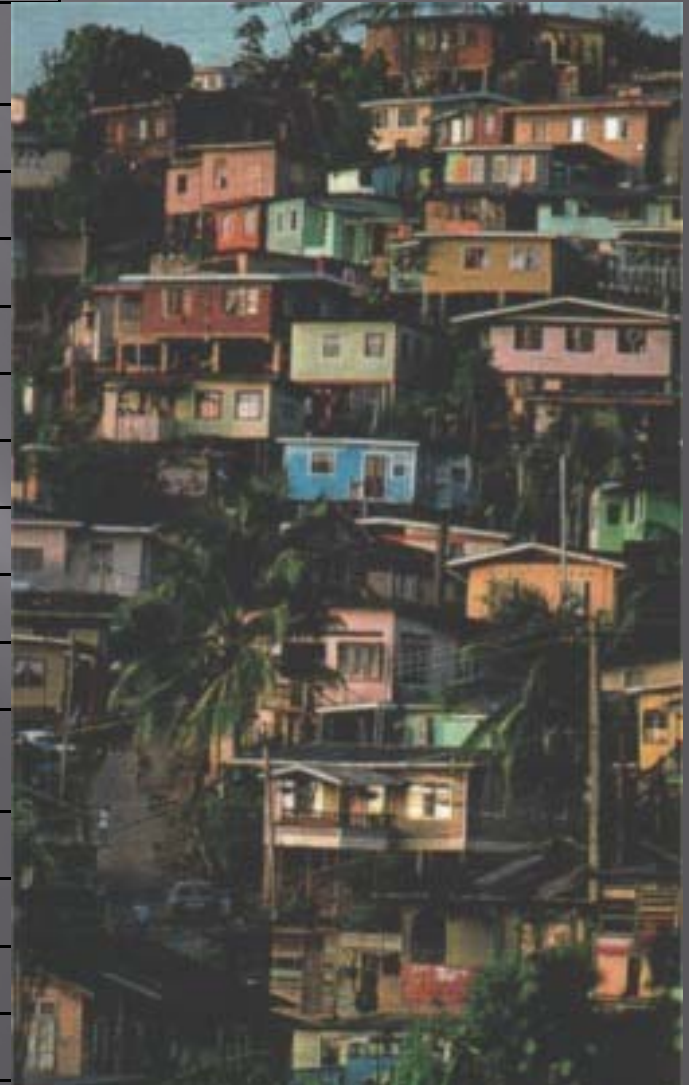
Background

- ▣ Large inter-country and intra-country disparities in:
 - levels of development
 - income levels
 - values and amount of land held
- ▣ land invasions on both state and private land by the landless



Population Densities

World Ranking	Country	Persons /km ²
8	Bermuda	1226
18	Barbados	595
19	Aruba	554
24	Puerto Rico	448
31	Haiti	361
32	India*	360
33	Martinique	356
39	St. Lucia	319
45	Grenada	302
48	St. Vincent and the Grenadines	280
49	Trinidad and Tobago	261
51	UK*	254
54	Jamaica	247
178	US*	32



GDP

World Ranking	Country	GDP per capita (\$US) (various years)
4	Bermuda	69,900
14	Cayman Islands	43,800
24	British Virgin Islands	38,500
46	The Bahamas	29,800
55	Trinidad and Tobago	23,100
64	Barbados	18,500
65	Antigua and Barbuda	18,100
66	St. Vincent and the Grenadines	18,100
70	Puerto Rico	17,200
71	Netherlands Antilles	16,000
74	St. Kitts and Nevis	15,200
80	Virgin Islands	14,500
97	Turks and Caicos Islands	11,500
100	St. Lucia	10,900
106	Dominica	10,200
113	Suriname	9,000
116	Dominican Republic	8,300
117	Jamaica	8,200
118	Belize	8,100
157	Guyana	3,800
161	Montserrat	3,400
203	Haiti	1,300

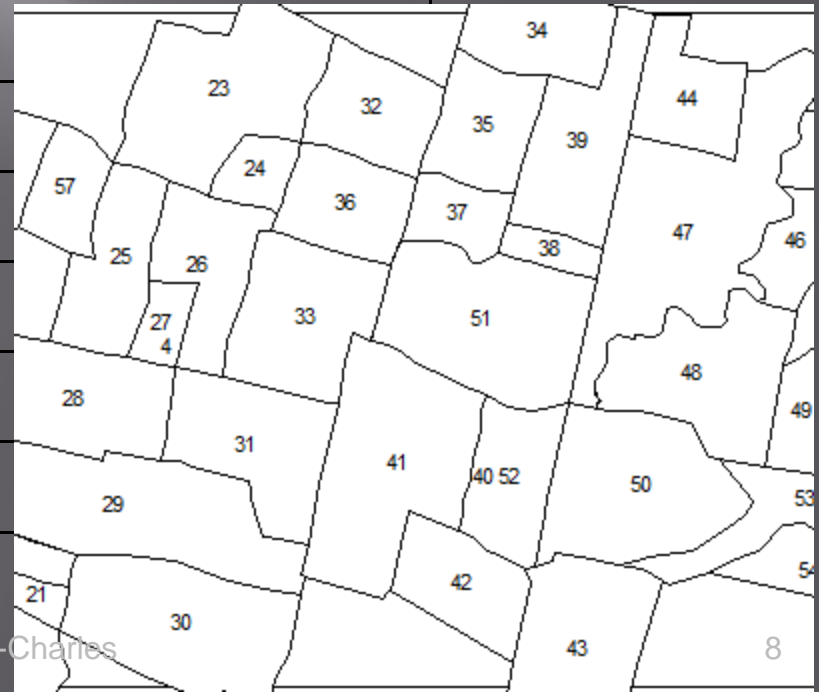


Corruption Perception Index

Country	Corruption Index Score	World Ranking
Barbados	7.4	20
St. Lucia	7	22
St. Vincent and the Grenadines	6.4	31
Dominica	5.9	34
Trinidad and Tobago	3.6	79
Jamaica	3	99

Registration of Property

Country	Ranking
Antigua and Barbuda	103
Dominica	113
Jamaica	122
Belize	128
St. Vincent and the Grenadines	137
Bahamas	149
St. Kitts /Nevis	153
Grenada	162
Suriname	168
Trinidad and Tobago	170



Major Issues

- ▣ Crime and Violence
- ▣ Insecure Tenure
- ▣ Family Land
- ▣ Illegal Occupation (Squatting)
- ▣ Bureaucratic Land Registration Procedures
- ▣ Land Conflict and Equity
- ▣ Land Taxation
- ▣ State Land Management and Institutions
- ▣ Natural Resources Tenure

- ▣ **Land Conflict and Equity**
 - **Ethnicity and Equity**
 - **Gender and Equity**
 - **Local Communities and Equity**
 - **Post Disaster Equity**
 - **Indigenous Populations and Equity**

- ▣ **Natural Resources Tenure**
 - **Quarrying**
 - **Coastal Zone**
 - **Marine Environment**
 - **National Land Information Systems**
 - **Environment**

Examples of Good Governance in Land Tenure in the Caribbean

- ▣ **Good Governance in Land Administration**
 - Jamaica's Good Governance in Land Administration
 - St. Lucia's Good Governance in Family Land Tenure
- ▣ **Good Governance in Civil Society**
 - Asa Wright Nature Centre Good Governance in Natural Resources Tenure
- ▣ **Good Governance in Informal Tenure**
- ▣ **Good Governance in Natural Resources Tenure**

Major Issues for Voluntary Guidelines for Good Governance in Land Tenure in the Caribbean

- ▣ Documentation and Articulation of Governance Objectives
- ▣ Good Governance of Technology Use
- ▣ Support for Good Governance in Informal Tenure
- ▣ Good Governance in Data Dissemination
- ▣ Well-resourced Good Governance
- ▣ Civil Society Acceptance of Responsibility

Governance

- ▣ *Governance was defined as the system of values, policies and*
- ▣ *institutions used by a society to manage its financial, political and social affairs, through interactions*
- ▣ *within the state and between it and civil society and the private sector. Governance concerns the rules,*
- ▣ *processes and organizations through which decisions are made about access and use of land, water,*
- ▣ *marine and forest resources, and the way those decisions are implemented and how interests on these*
- ▣ *competing resources are handled.*

- Acknowledgement of the different roles that land and other natural resources have in the
- preservation of the cultural, economic, environmental and social balance, so as to ensure the right
- to food and life.
- • Acknowledgement of the need of a well defined and clear state participation in the administration
- and regulation of access to land and other natural resources.
- • Recognition of the Indigenous Peoples rights, which implies that FAO Guidelines must be
- consistent with the international standards on the rights of Indigenous Peoples, including those
- established in the United Nations Declaration on the Rights of Indigenous Peoples and ILO
- Convention 169, among others.
- • Recognition of the necessity of administration systems to ensure transparency in the management
- of land and natural resources, access to information and citizen participation, giving greater

- ▣ legitimacy to decisions taken by public authorities.
- ▣ • Recognition of the need of public programs that promote education and development of a culture on land tenure.
- ▣ • Recognition of the necessity of systematic and territorial approaches to ensure complementarity and coherence of policies aimed at managing land and natural resources.
- ▣ • Recognition of the necessity to develop social auditing mechanisms increase levels of public

- ▣ confidence on land and natural resources authorities.
- ▣ • Recognition of the necessity to develop sanctions systems that respond to the level of
- ▣ shortcomings, offenses and damages, along with incentives for law implementation that promote
- ▣ trust between parties.
- ▣ • Recognition of necessity to develop laws, regulations and national institutions that comply with
- ▣ the international laws on human rights and natural resources conservation