



Land Title and Registration: Options and Impacts

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

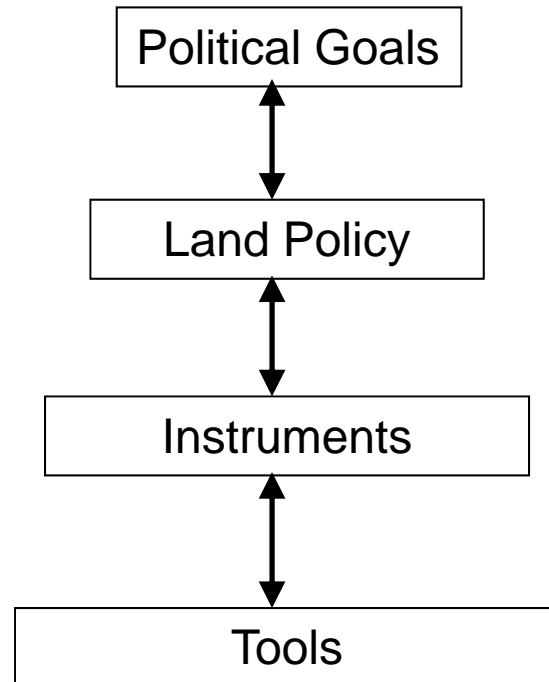
Land Conference 2011
Land Ownership in Trinidad and Tobago: Issues and Challenges
Dates: April 28-29, 2011

Reasons for State Titling and Registration

- ▶ Social – Publicity to support tenure
- ▶ Economic – Information to support land market/taxation
- ▶ Sustainability – Comprehensiveness for State land management

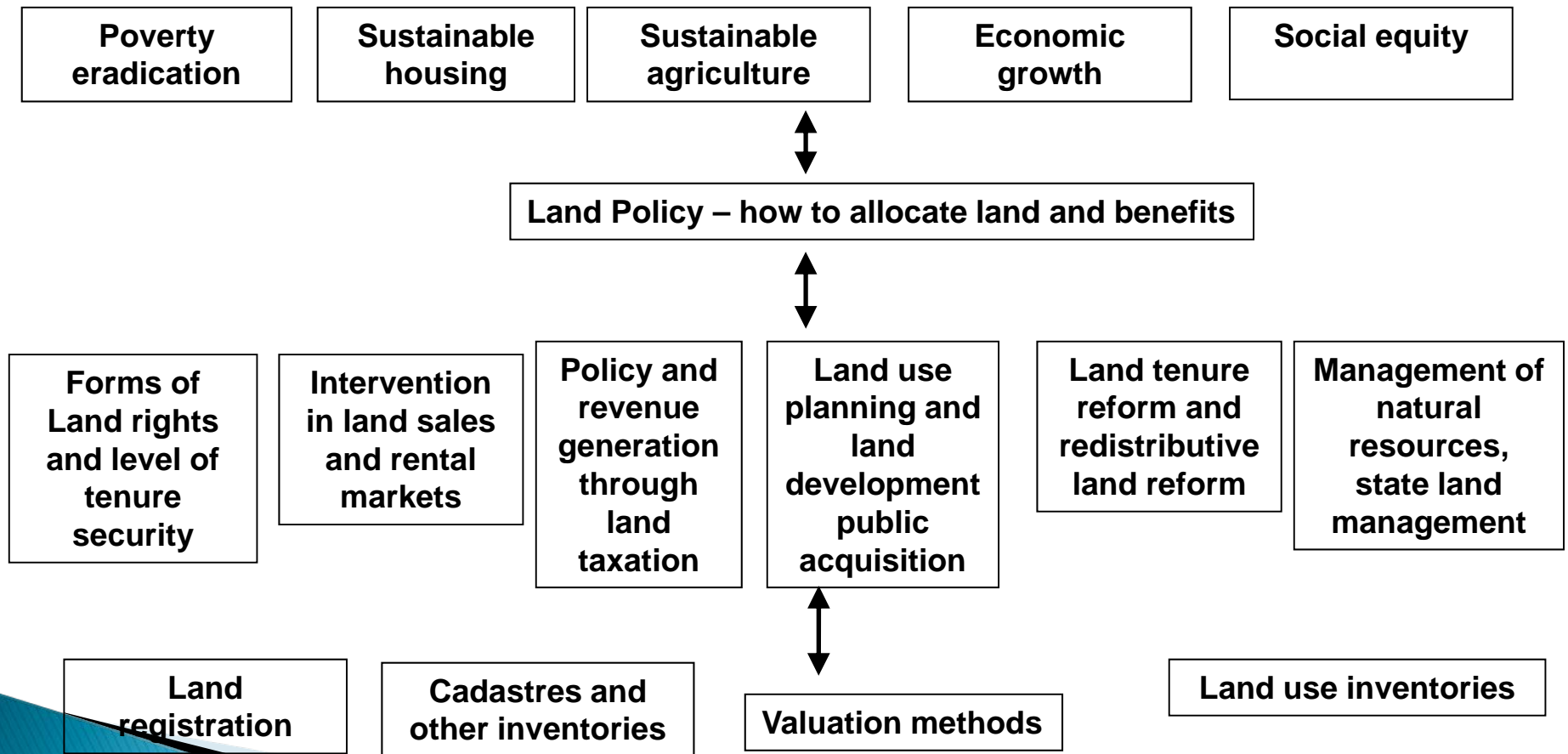
- ▶ Completeness, currency and comprehensiveness of information in each case

Concepts



Van der Molen 2009

Concepts



Need for Land Policy

- ▶ Land is primary asset of the poor
- ▶ Land → economic activity → empowerment
- ▶ Land and resource allocation influences economic growth
- ▶ Control of land leads to economic and political power
- ▶ Unequal distribution of land leads to conflict
- ▶ Existence of market distortions require intervention

Land Policy Goals

- ▶ Economic growth
- ▶ Poverty eradication
- ▶ Good governance
- ▶ Environmental sustainability

Trinidad and Tobago Land Policy

- ▶ Modernisation –
- ▶ Dependency –
- ▶ Globalisation –
- ▶ Sustainability –

Characteristics of Land Policy

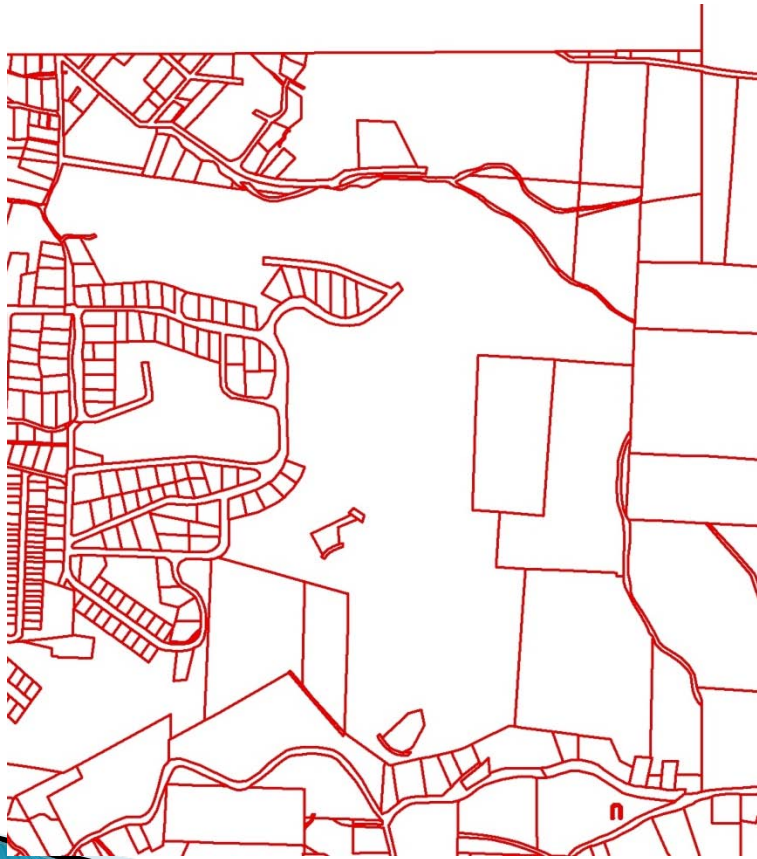
- ▶ Integrated with development policy
- ▶ Both short term and long term impacts
- ▶ Political issue, contentious
- ▶ Needs capacity for implementation
- ▶ Not clear cut

Options for T&T

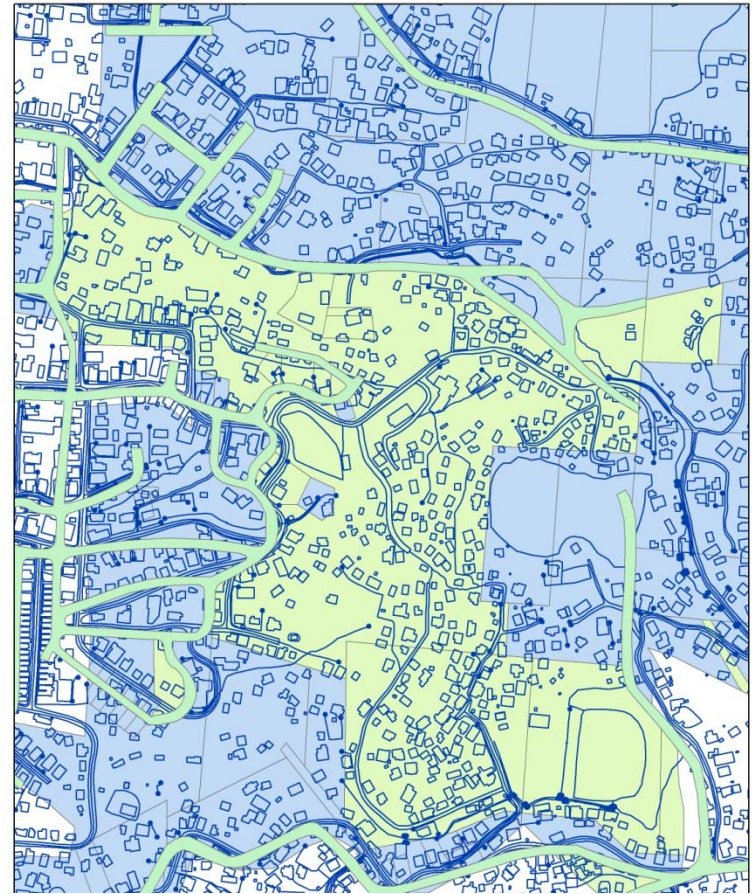
- ▶ Improve deed system
- ▶ Continue with voluntary titling
- ▶ Perform comprehensive systematic titling

Towards Comprehensiveness

- ▶ Make Certificate of Comfort registrable



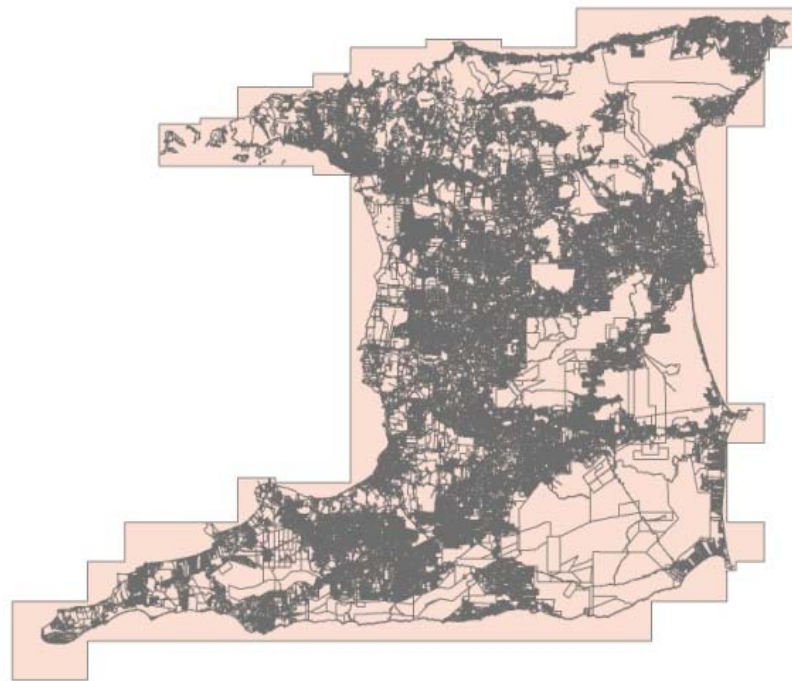
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Toward a Social Goal



- Areas of clear title
- Informal areas
- Informal family land
- Densely populated areas
- Sparsely populated areas



Conclusion

- ▶ Determine and document philosophy
- ▶ Set land policy in keeping with this
- ▶ Focus



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