

LAND DEVELOPMENT AND OWNERSHIP IN THE CARIBBEAN

THE HUMAN SETTLEMENT PERSPECTIVE

*“I saw my land in the morning and oh but she was fair”
M.G. Smith - Jamaica*

Ivan Laughlin

April 2011

LAND AND PEOPLE

“how you shape the Land so will you shape the civilization”

- The voices of the Land – listen
- The Caribbean – the remarkable experiences of survival of we who inhabit this place
- The Human Settlement Perspective - combines our primary human and physical assets – PEOPLE and LAND
 - opens up horizons of hope –

How to harness and coordinate the physical development energies?

Still the unanswered question of Caribbean Independence

LAND - SETTLEMENT - ENVIRONMENT

- Land-related State Agencies not coordinated
- No current National Physical Development Plan
- Implementation State Agencies not integrated
- The Regional Corporations always on the fringes

The Human Settlement Perspective is an all-embracing approach to the sustainable development of the living environment and incorporates:

- Simultaneous planning and implementation
- The 3 I's - Involvement / Integration / Incrementation
- Community viability and civilized living environments being the prerequisites for sustainable development
- The National Cadastre - a record of each parcel of land – the owner, the area, the use, the value
- The embrace of urban and rural physical conditions
- Linkages with agriculture and tourism
- Town and village revitalization

Some Historical Underpinnings

THE CEDULA OF POPULATION - Enter the Africans and the French
(1783 – 1797)

- Governor Gordon (1866 – 1870) – Crown Lands and Squatting
- Sylvester Devenish - Land Surveyor and Poet – Rules for the survey of Crown Lands 1869

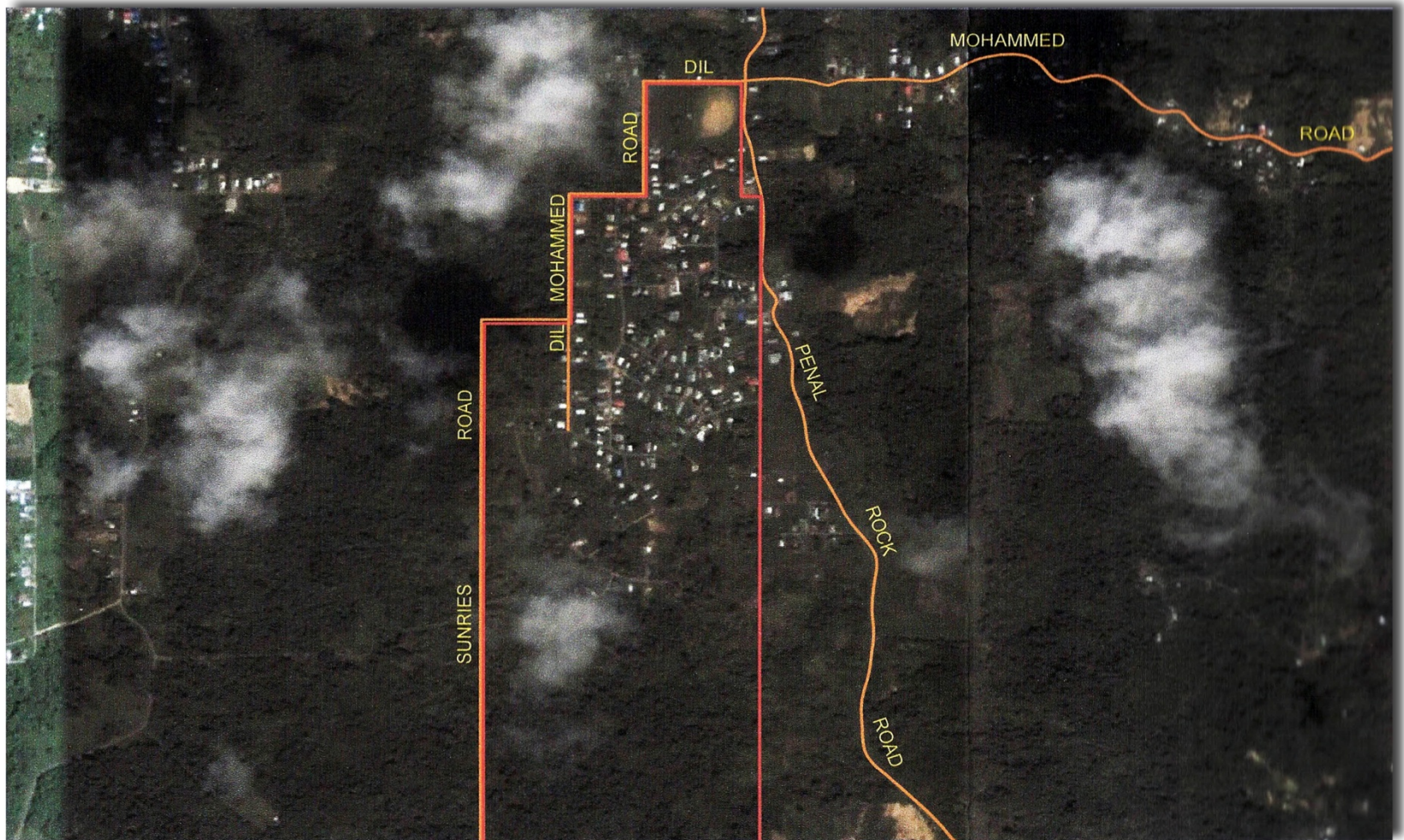
MY EXPERIENCES

I. SOU SOU LAND – “Land for the Landless”

1983.....

- in the Sou Sou Land initiative the “hand” is land ownership
- the blend – residential, agricultural, commercial, industrial, communal, recreational
- an environment uncluttered and uncongested

LA COSTENA



 SITE

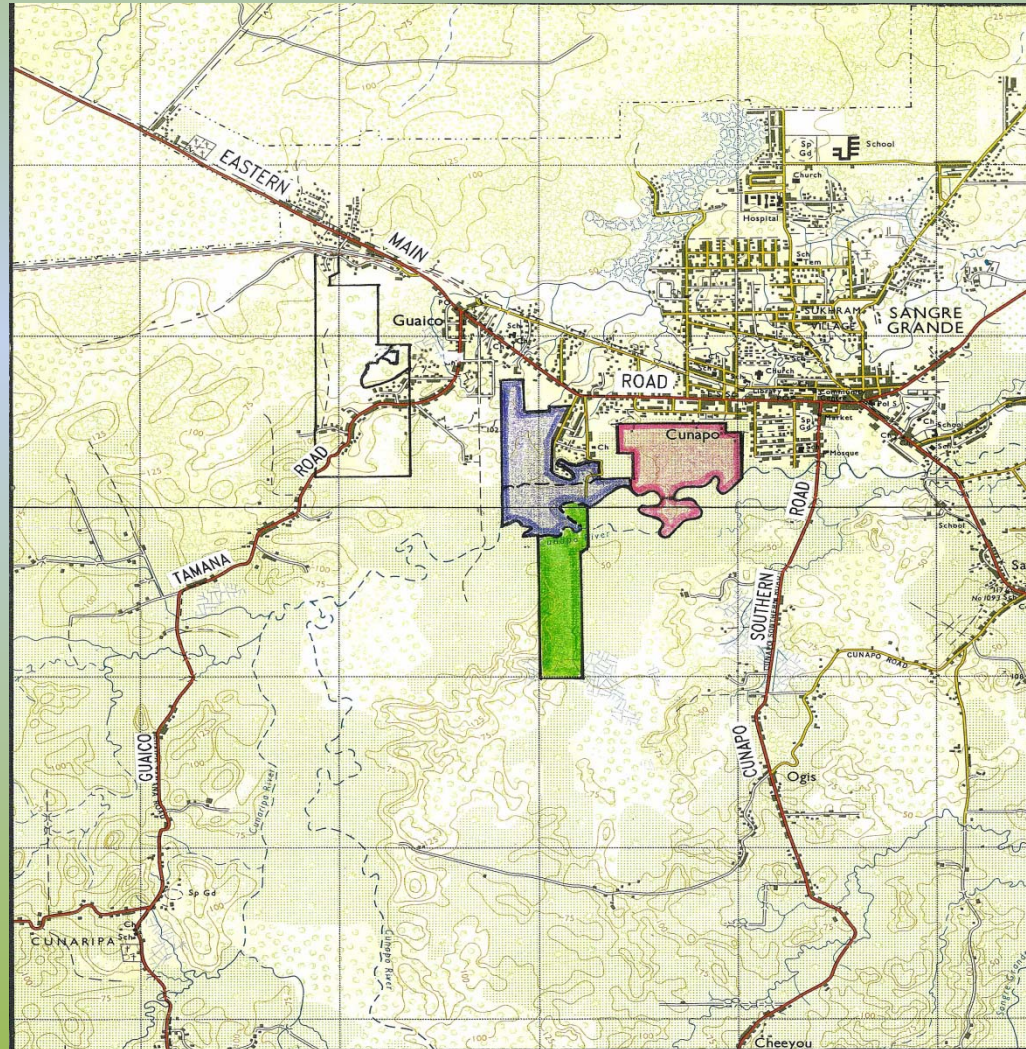
 INTEGRATED "LAND" "ENVIRONMENT" "SETTLEMENT" "INITIATIVES" P.O. Box 1112, 26 Alexandra St., St. Clair, Port of Spain, Trinidad & Tobago W.I. Tel: (868) 628-0032 Fax: (868) 628-4047 email: lesi@ilesi.com	PROJECT LA COSTENA DEVELOPMENT LOCATION DIL MOHAMMED ROAD, PENAL CLIENT SOU SOU LAND
	MAP -1A- LOCATION SITE
DATE	2011 / 03

II. WALLENVALE

Squatter Regularization

Sangre Grande

- Property of FCB
- 1989 and ongoing
- 500 families
- RPO and Registered Deed Land Titles
- 65% now own their land!

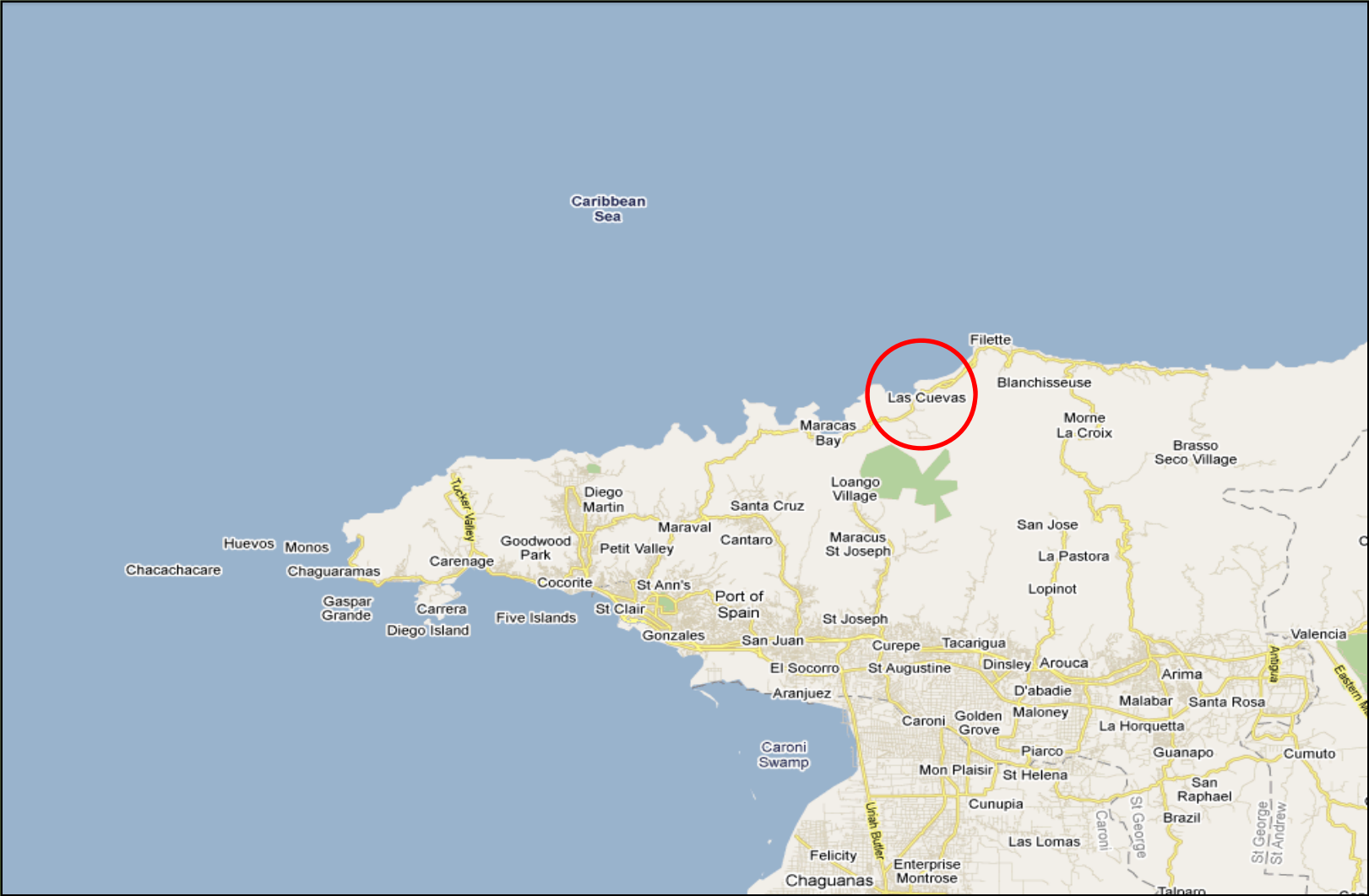


Land Purchase Stages:

- **Letter of Intent**
- **Sales Agreement – on reaching \$500.00**
- **Purchase Agreement – on reaching \$2 500.00**
- **Deed of Conveyance – final payment**

III. RINCON INTEGRATED DEVELOPMENT

Las Cuevas
UDeCOTT /RDL







- INDIVIDUAL OWNERS (ZORRO 38.5 HA, OTHERS 10.7 HA)
 49.2 HA / 121 ACS
- LAS CUEVAS RESORTS LTD. (THE NORTH)....175.0 HA/432 ACS
- MARITIME LIFE HOLDINGS - LCW. (RINCON W).
 72.0 HA/178 ACS
- RINCON DEVELOPMENT LIMITED (RDL)
 STATE CORPORATION....192.5 HA/476ACS

IV. GRENADA

answers to the devastation caused by Hurricane Ivan

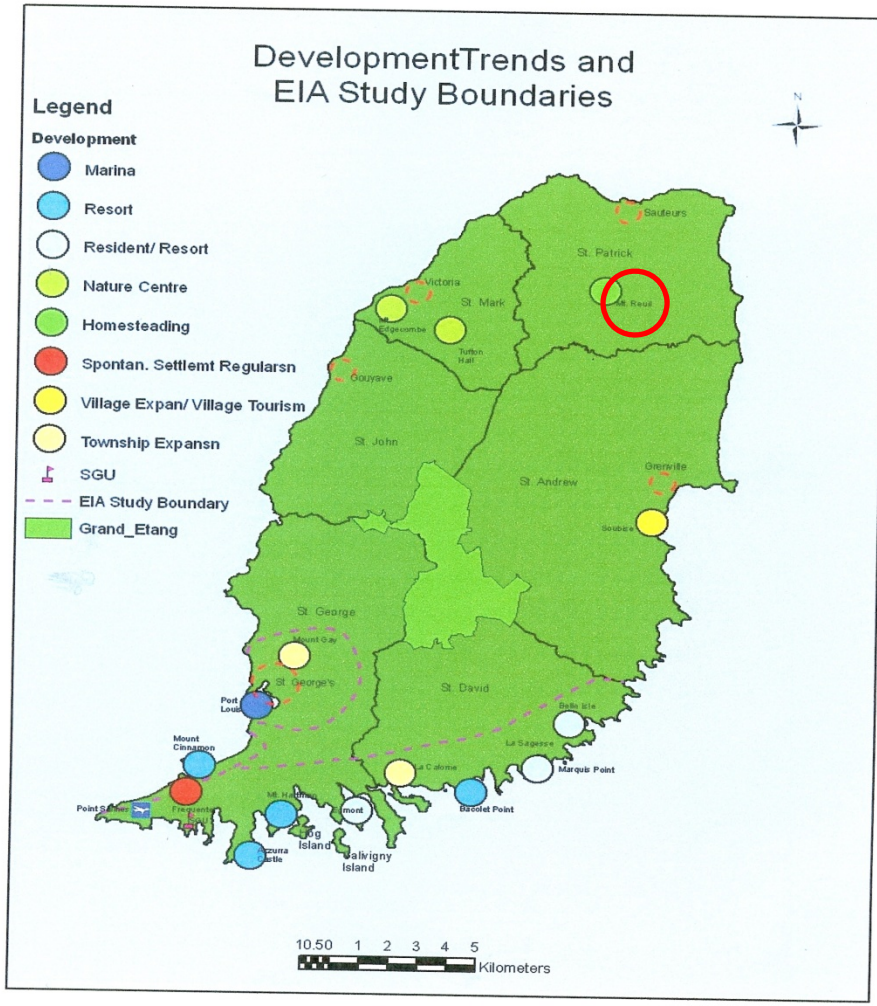
- **USAID PADCO New Houses Eligibility (2005)**

- coming to terms with Family Land -

- **ARD HUMAN SETTLEMENT POLICY (2007)**

- accepted as policy by the Government of Grenada -

MAP 15 - GRENADA DEVELOPMENT TRENDS AND EIA STUDY BOUNDARIES



✘ HOMESTEADING –
REDISCOVERY OF OUR PAST A NEW INITIATIVE FOR THE FUTURE

✘ ORGANIC FARMING – A
REDISCOVERY OF OUR PAST A NEW INITIATIVE FOR THE FUTURE

✘ NATURE RESERVE –
REDISCOVERY OF OUR PAST A NEW INITIATIVE FOR THE FUTURE

MOUNT REUIL - A PROPOSED PILOT SETTLEMENT SITE

THE WAY FORWARD

- Always remember there are historical economic and political forces that have shaped these colonies of exploitation and we ignore those forces at our peril.
- In my view we need an EXECUTIVE TASK FORCE to:
 - mobilize the land-related State Agencies.
 - plan and implement the National Physical Development Plan
 - generate horizons of hope