

Challenges to Effective Land Governance in Trinidad and Tobago

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FIG-World Bank Themes

- Land Governance – holistic view
- Building LAS
- Secure tenure
- Land markets
- Access to land
- Land for urbanisation/development

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Holistic Governance



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Land Policy

- No documented policy
- Approach: social to economic e.g. CoSL to EMBDC, NHA to HDC, also Udecott, Education Facilities Co. Ltd,

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Land Programmes

LAND	OTHER
Divestment of cane production lands to workers	Highway network, rapid rail network,
Housing	Aluminium smelter
Systematic titling	Land tax
	Community centres

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Building Land Administration Systems

Land Adjudication Programme

“(b) a person who without a documentary title is in open and peaceable possession of a parcel of land other than a parcel which is State land and has been in such possession whether by himself or through his duly authorized agent or his predecessors in title for a period of sixteen years or more, he shall declare the title of such a person to be absolute and record it as such;

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(c) a person who without a documentary title is in open and peaceable possession of a parcel of State land and has been in such possession whether by himself or through his duly authorized agent or his predecessors in title for a period thirty years or more, he shall declare the title of such a person to be absolute and record it as such;

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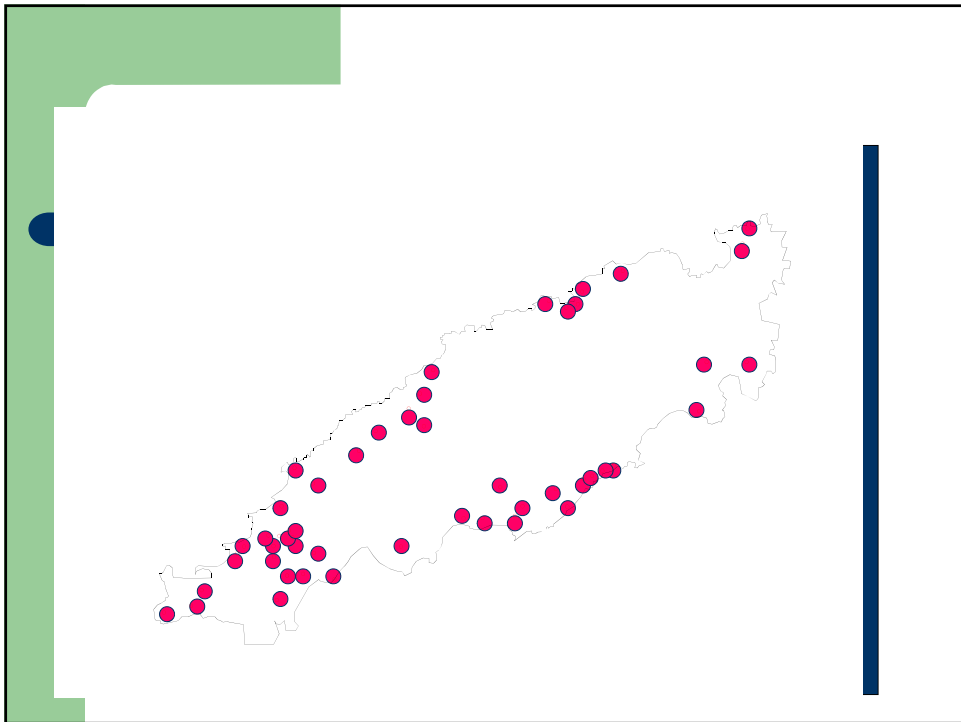
Land Administration Components

- Land tax – no graphic
- Cadastre – inaccurate, incomplete, lacks currency
- Land use – no graphic

Secure Tenure

Land Tenure T&T

		1991 survey		2005 survey	
	Type of document	No.	%	No.	%
1	No documents	287	27.6	62	15.6
2	Documents naming another person as holder of rights	184	17.7	55	13.9
3	Unrecorded or informal document				
	a) Tax receipt in name of user	46	4.4	52	13.1
	b) Private purchase or rent agreement in name of user	105	10.1	52	13.1
	c) CoC or Application for CoC (2005 only)			40	10.1
	Subtotal (some documentation)	151	14.56	104	36.3
4	Legally documented holding				
	a) Lease in name of user	171	16.4	22	5.5
	b) Deed or will in name of user (includes RPO for 2005)	247	23.8	115	28.9
	Subtotal (proper documents)	418	40.2	123	34.4
	Total	1040	100.0	398	100.2*

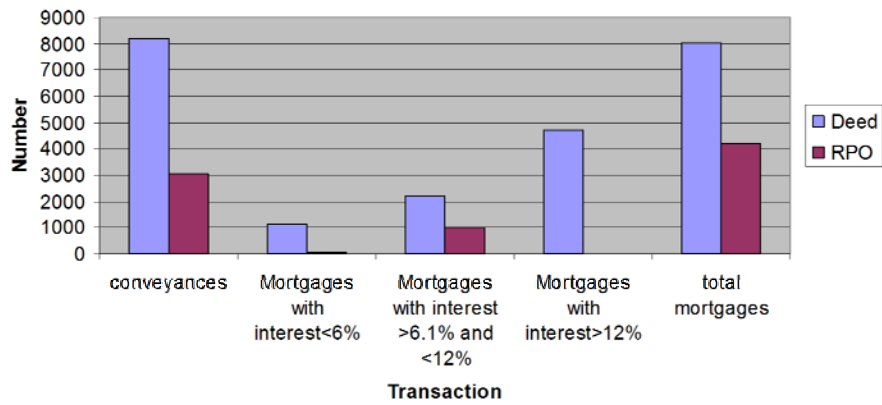


Findings

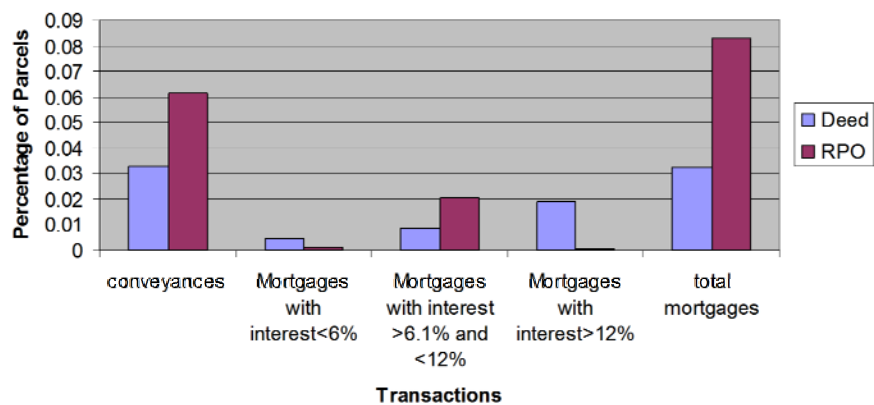
INDICATOR	RESULT
Traceability of ownership to	Yes – 17%, No – 83%
Person given authority	Female – 42%, Male – 58% Most educated – 39% Eldest – 44%
Average group size	12 members
Residence	Abroad – 19%, Trinidad – 31%
Membership	Adoption – yes 44% Marriage – yes 72% All children – yes 100%

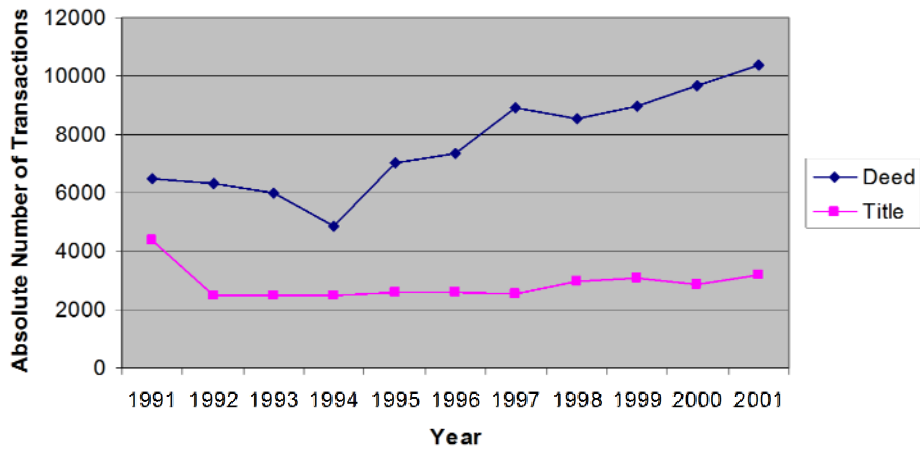
Land Markets

Land Transactions in Trinidad and Tobago



Land Transactions in Trinidad and Tobago

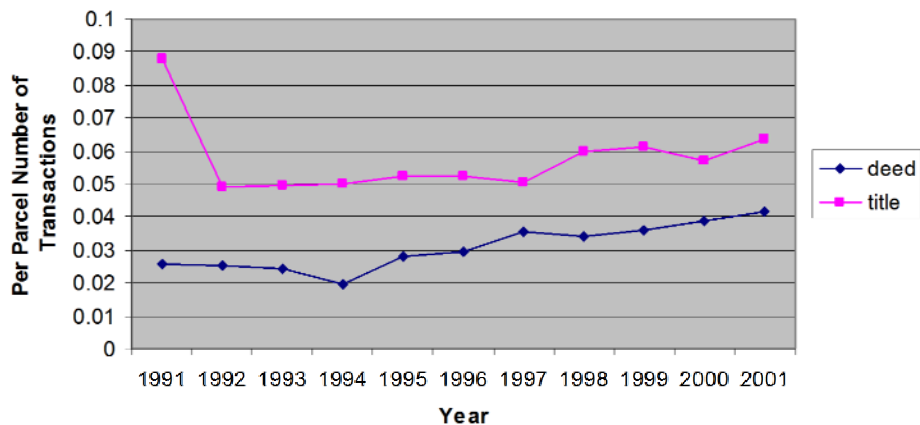




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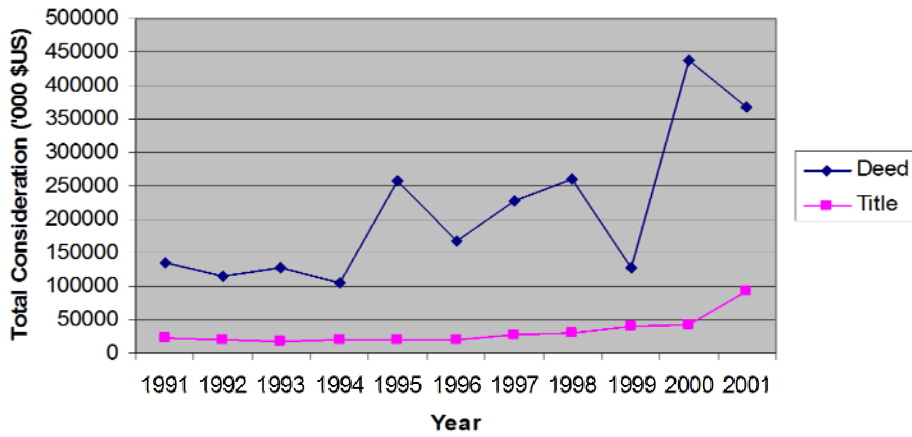
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Registration System on Land Market

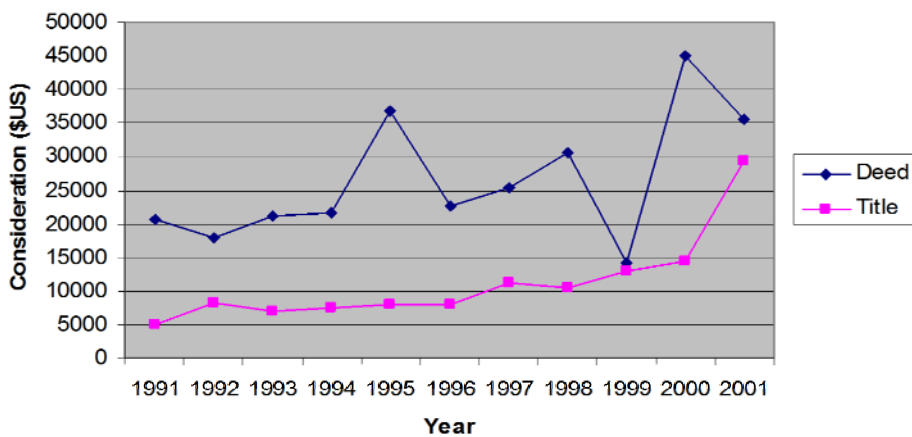


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Registration System on Land Market



Registration System on Land Market



Access to Land

- Access to land
 - Rural households
 - Gender
 - Income
 - Ethnicity



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Source – Griffith-Charles, 2005

Access to Land

• Gender

Whether Children	Whether Spouse	Gender	MALE	Count	Informal and Formal Tenure		Total
					Informal	Formal	
Children	No spouse				22	7	29
				% of gender type	75.9%	24.1%	100.0%
				% of tenure type	32.8%	30.4%	32.2%
				% of Total	24.4%	7.8%	32.2%
			FEMALE	Count	45	16	61
				% of gender type	73.8%	26.2%	100.0%
				% of tenure type	67.2%	69.6%	67.8%
				% of Total	50.0%	17.8%	67.8%
		Total		Count	67	23	90
				% of gender type	74.4%	25.6%	100.0%



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		ETHNICITY		
		East Indian	African	Mixed
Dibe	Count	8	26	6
	%	20.0%	65.0%	15.0%
Paramin	Count	2	6	32
	%	5.0%	15.0%	80.0%
Aranjuez	Count	40	0	0
	%	100.0%	.0%	.0%
Bois Bande	Count	24	11	9
	%	54.5%	25.0%	20.5%
Penal/Puzzle Island	Count	38	0	0
	%	100.0%	.0%	.0%
Chaguanas	Count	29	5	4
	%	76.3%	13.2%	10.5%
Pembroke,Tobago	Count	2	37	1
	%	5.0%	92.5%	2.5%

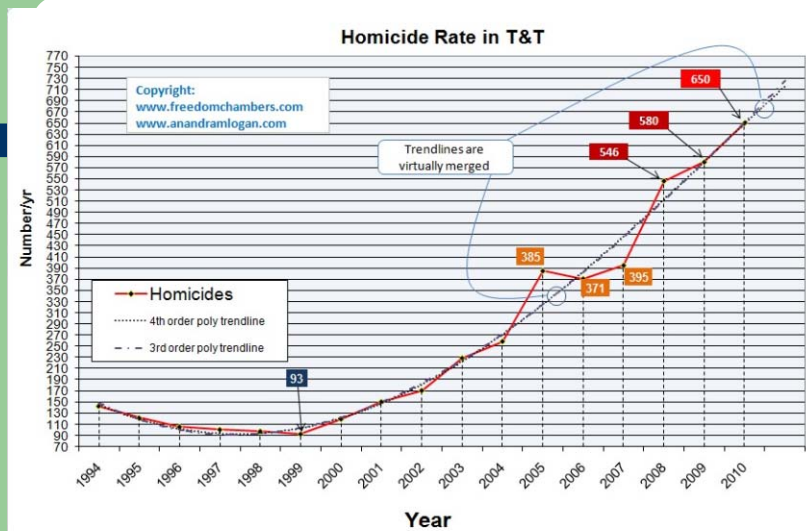
Land for Urbanisation/Development



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