LAMP II
Land Registration Project in Jamaica
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Rationale for Topic

• To share LX’s experiences from LAMP* project
• To emphasize the considerations for improvement of Jamaican land registration issue

* LAMP : Land Administration and Management Programme
# TABLE OF CONTENTS

1. INTRODUCTION
   - Jamaica
   - LAMP II
   - Land Registration Issue

2. LX ACTIVITIES
   - Cadastral Computerization
   - Systematic Survey
   - Others

3. ISSUES DRIVEN
   - Systematic Survey
   - Others

4. CLOSING
   - Additional Thought
   - Reference

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## PART I.

# INTRODUCTION
1. INTRODUCTION

JAMAICA

❖ OVERVIEW
• Located in Caribbean sea
• 2.7 Million population
• 11,264 km²

❖ ECONOMY
• US 5,000 $ GDP per capita (2012)
• Unemployment 12.6%
• Below poverty line 17.5%
• Debt burden (of GDP) 140%

1. INTRODUCTION

LAMP

❖ LAMP I
• Pilot project started in 2000 by GOJ* & IDB*
• Assist issuing property titles at reduced time and costs

❖ LAMP II
• The second phase started in 2010 by GOJ, Geoland & LX (KCSC)*
• Pursuit of more improvement on Jamaican land registration
• Target Area (St. Elizabeth)
  - St. Elizabeth parish (suburban)
  - Lowest land registration (33%)

* GOJ: Government of Jamaica
* IDB: Inter-American Development Bank
* KCSC: Korea Cadastral Survey Corporation

Land Registration Ratio
• Light Blue: < 50%
• Dark Blue: 50% ~ 70%
• Purple: > 70%
* Source: National Land Agency, Jamaica
1. INTRODUCTION

LAND REGISTRATION ISSUE

- **The System**
  - *Title registration* (1889) prevails due to indefeasibility & land commoditization
  - Sporadic registration upon individual application
  - *Low land registration* (30%) in suburban area

- **The Problem**
  - Titling takes **24 months or more** which deters volunteer registration

- **The Difficulties 1**
  - Land owners (unable/difficult to)
  - Prove 30 year root of Title
  - Show proper land contracts
  - Provide Property Tax Certificate
  - Comply with requirements of subdivision

- **The Difficulties 2**
  - Referees
  - Rigid Law Conductors
  - Limited numbers in practice
  - Extreme care

PART II.

LX ACTIVITIES
2. LX ACTIVITIES

OVERVIEW

1. Computerization
2. Systematic Survey
3. Certificate of Compliance
4. Capacity Building

Applicant (Land Owner)

Surveyor

Survey Plan Approval Request

Approval

Survey Dept.

Title Dept.

National Land Agency (Government)

Attorney

Title Approval Request

Approval

Our Activities

- Digitization of index cards (25,856 parcel information)
- Vectorization of survey plans (21,280 floating diagrams)

Benefits

- Basic system development for cadastral mapping
- Convenient survey plan management
2. LX ACTIVITIES - 2

SYSTEMATIC SURVEY

- Our Activities
  - Community-based survey by *Network-RTK* (4,000 parcels)

- Benefits
  - Productivity increase
  - *Property Tax Roll* update
  - Accurate land management

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**BENEFITS : SYSTEMATIC SURVEY**

**PRODUCTIVITY INCREASE**

- Land survey productivity increased
  - Previous Total station survey: 3 surveys/day
  - *Network-RTK* survey: 4 surveys/day in reduced time (30% increase)

- Land registration fee reduction
  - Systematic survey updates parcel size
  - Smaller parcel size charges less registration fee

“(in most cases) Parcel size becomes smaller after Systematic survey”
**BENEFITS: SYSTEMATIC SURVEY**

**PROPERTY TAX ROLL UPDATE**

- **Subdivision Update**
  - Part of *Exton*
    - Previous: 21
    - Current: 62

- **Newly Added Parcels**
  - Part of *Potsdam*
    - Previous: 0
    - Current: 60

- "3 Times increase in Property tax payers!"

**BENEFITS: SYSTEMATIC SURVEY**

**ACCURATE LAND MANAGEMENT**

- **Parcel Shape Rectification**
  - Part of *Burnt Ground*

- **Road Update**
  - Part of *Queensbury*
2. LX ACTIVITIES - 3
CERTIFICATE OF COMPLIANCE

❖ Our Activities
• Issue Certificate of Compliance to detour long titling process
• Assist Title-less to obtain loans for agriculture purposes

❖ Benefits
• Assist those who have difficulties following official titling process
• Processing time decreased (from 24 months to 6 months)

2. LX ACTIVITIES - 4
CAPACITY BUILDING

❖ Our Activities
• Seminar on Korean cadastral development, University of Technology, 2010
• Surveying Equipment donation to GOJ & university, 2011
• High level invitation to Korea: Smart Geospatial Expo, 2010, 2012
• Decision making level & Working level invitation to Korea, 2013, 2014

❖ Benefits
• Understanding of importance of cadastre & improved relationship with Korea
• Enhancement of surveying condition
PART III.

ISSUES DRIVEN

3. ISSUES DRIVEN

❖ Systematic survey, Beneficial & Necessary Process
- Government benefits by expanding tax payers
- Title-less benefits by reduction of registration fee
- Nation benefits by accurate land management

- Systematic Survey
  - Property Tax Roll update
    - Tax Payers Increase
    - Land Registration Fee Decrease
    - Land Information Enhance
    - National Finance Increase
    - Land Registration Increase
    - Land Management Enhance
3. ISSUES DRIVEN

- **Adjudication Committee, Mediator**
  - Disputed Areas considered as major hindrance for land registration
  - Authorities required to solve land ownership dispute

- **Public & Private sector cooperation, Facilitator**
  - Better solution driven from Public with authority, and Private with flexibility
  - Legal service quality enhanced by influx of private attorneys

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PART IV.

CLOSING
Thank You

I deeply appreciate your attention and patience.