

FIG

FIG WORKING WEEK 2017

Helsinki Finland

29 May - 2 June 2017

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May 29 - June 2, 2017 in Helsinki, Finland

Determining Cadastral System Conformity to the VGGTs

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Tobago

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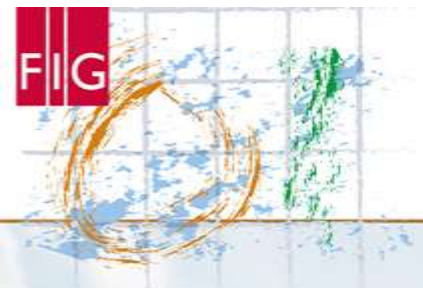
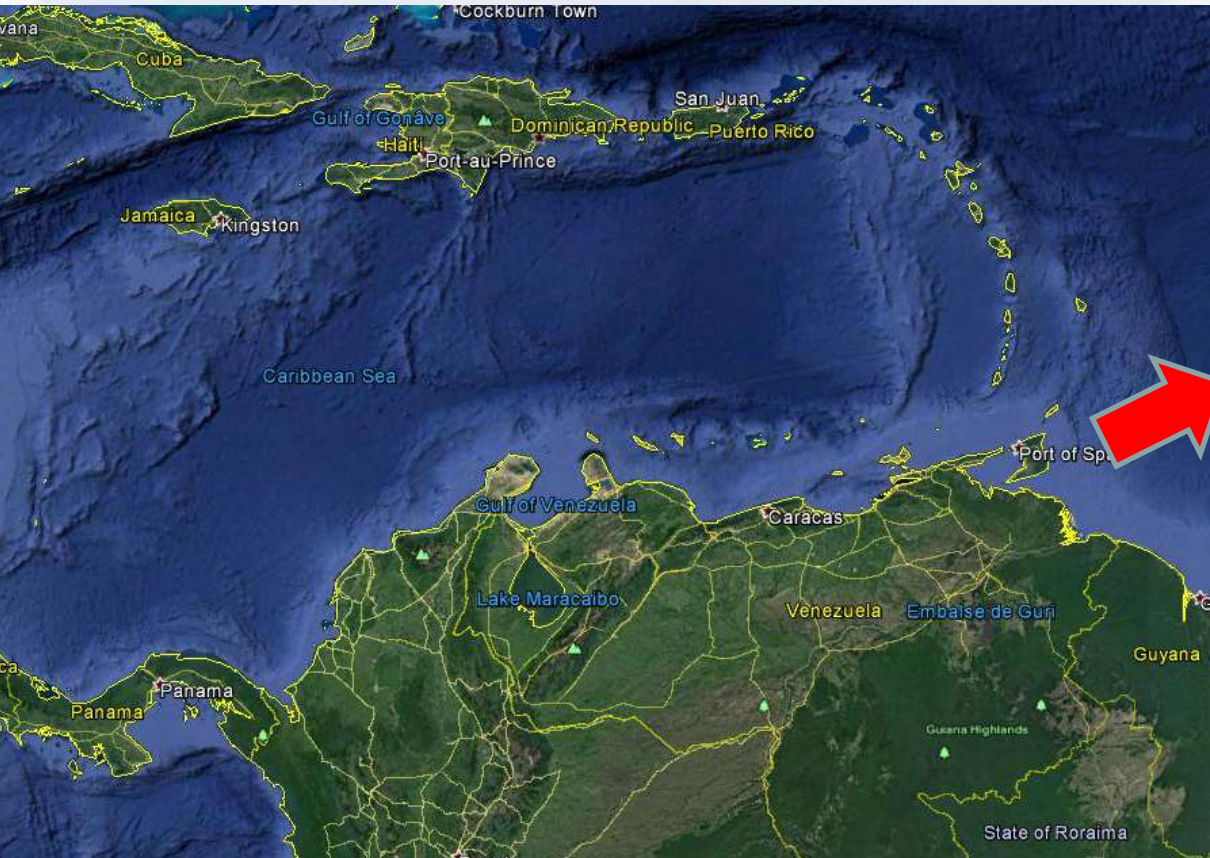


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Food and Agriculture Organisation's (FAO) Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGTs) of 2012 were prepared after a transparent, participatory process

States should assess their governance to determine conformity

2014 to 2016 Trinidad and Tobago underwent a revision to the cadastre under a Cadastral Management Information System project

July 2016 Trinidad and Tobago performed a Land Governance Assessment (funded by IDB) in a transparent, participatory process

Only the conformity to the guidelines involving the cadastral system is presented here



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Provision of System

VGGT	Trinidad and Tobago's Status	Comment
State should provide systems	Cadastral system and registration system exist.	Only partially conforms. Only 50 to 60% of parcels included in cadastre.
State should record individual and collective tenure	Individual tenure is registered. Collective tenure is not recorded	The country only partially conforms. State systems do not record communal tenure forms.
Systems should record, maintain and publicise tenure rights and duties	Formal tenure rights are recorded. Legitimate tenure rights are not recorded or are recorded separately. Access to only some formal tenure rights can be obtained with some difficulty	The country only partially conforms.



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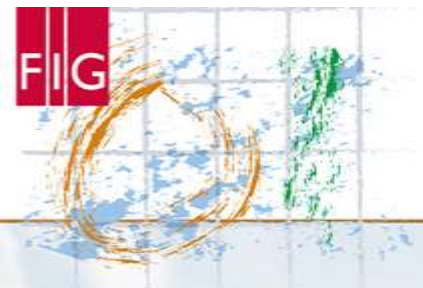


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Example of incomplete cadastre



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Appropriateness of System

VGGT	Trinidad and Tobago's Status	Comments
Systems should be appropriate	Family land and squatters on state land cannot legally be registered.	The system cannot be deemed to be appropriate
Socio-culturally appropriate ways of recording rights of indigenous peoples and other communities with customary tenure systems should be developed and used	Family land customary tenure is not recorded. There is no system for the recording of family land.	The country's system does not conform
Systems should be integrated.	cadastre not integrated with the title registration system.	The country's system does not conform.
Care should be taken to prevent registration of competing rights	Conflicts must be resolved at great cost and time in the legal system	The country's system does not conform



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Access to System

VGGT	Trinidad and Tobago's Status	Comment
System should be non-discriminatory	Discrimination is to the poor or the uninformed as to how to access the system.	The country only partially conforms.
There should be mobile access or other decentralised access	Access to the some of the cadastral information can be obtained online at http://www.surveys.gov.tt/publicmap/	The country only partially conforms.



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Simplicity of System

VGGT	Trinidad and Tobago's Status	Comment
There should be simplified procedures	Processed related to the cadastre are lengthy. Despite the new access to viewing the cadastre no services are provided online.	The country's system is not compliant.
Spatial accuracy should be sufficient for identification	The accuracy for cadastral plans is rigid and the checking process is lengthy and rigid.	The country's system is not compliant.
Records should be indexed by spatial units as well as holders	Records in the cadastre can now be accessed by spatial units but holders are not recorded and there is no link to title information	The country's system is not compliant.



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Transparency of System

VGGT	Trinidad and Tobago's Status	Comment
Tenure information should be available to all	Title information is restricted to rights holders. There are security concerns about providing information.	The country's system is not compliant.
All processes, fees, requirements should be publicised	Most requirements are available online through a state system.	The country's system is compliant.



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Recommendations:

- Make cadastre more comprehensive and complete
- Review legislation to allow registration or recording of all tenure
- Simplify systems to be understandable to all
- Make systems more accessible to all, free until the integrity of the database is guaranteed and then at low cost



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