

**Provisional Notes for
CADASTRAL SURVEYS
To be used as guidelines for
Attachees fulfilling requirements
For the Commission as a Surveyor**

A. Importance

1. Legal interests subsist in land
2. Cadastral surveys establish the legal boundaries of land parcels
3. Cadastral surveys provide an accurate and unique description of the boundaries of land parcels
4. Cadastral surveys are the foundation of the Torrens system of registration of Title to land
5. In Jamaica registration of Title to land by this system gives the land owner or the interested party the greatest security of tenure
6. The student surveyor should be able to apply all the provisions of the laws and regulations as dictated by field situations

B. Divisions for Practice

For giving practical experience in cadastral surveying to the students qualifying for the status of C.L.S. this area of operation is divided into

- (a) Boundary Surveys (large parcels)
- (b) Sub-division surveys
- (c) Boundary surveys (small parcels)

Rationale for each:

Large Boundary Surveys

1. This requires the student to research plans affecting the assigned survey at the Office of Titles. The Island Records Office and the Survey Department.
2. Old plans where the accuracy is of a lower order than present requirements under the L.S. Act and Regulations need to be interpreted for field data rather than followed literally as to the field notes or from scaling
3. The finding of old boundary marks on ground entail identification of Trees, Old Stumps, Cairns of Stones and Old Hardwood Posts
4. The surveyor must guide the student how he is to be satisfied that the boundary as originally surveyed is found
5. The student is required to re-open surveyed boundary lines from recent surveys and re-place boundary marks if missing.

6. The student is required to immediately report to the surveyor any discrepancy between information on plan and information or marks on earth. This would be investigated and the matter resolved by the surveyor.
7. This exercise should give the students as good overall experience of the legal requirements in a survey
8. Because of the size of the survey the student has time to settle down on the job. He is expected to make errors, correct them, and still produce an acceptable survey and plan.

Sub-division surveys

1. This is one of the areas of land development requiring legal surveys (i.e. surveys are to be done according to law to establish legal boundaries.)
2. The student is made aware of and brought into contact (professional) with all government agencies dealing with land development both for design and approval
3. The student is made aware of changes which he is expected to recommend when setting out the sub-division on ground i.e. changes to roads and boundaries of lots
4. The student is expected to set out on ground the sub-division as drawn on plan, and survey same in accordance with the L.S. Act and Regulations and prepare plan.
5. Because of the newness and size of the survey the student has time to settle down on the job. He is expected to make mistakes, correct same and still produce an acceptable survey and plan.
6. The student is expected to carry out a 20-30 lot survey (av. $\frac{1}{2}$ Ac. ó 1 Ac. Per lot) by Theodolite and
7. Where no preliminary sub-division plan or design is in place and tenants are in occupation on ground the student is required to carry out a survey to indicate occupancy and existing roads etc. Under the guidance of the surveyor he designs a sub-division of the land taking into consideration the interests of the tenants and the interest of the local authority which is to give approval of the sub-division.

Small surveys

1. Small surveys are usually considered for size to be of the order of 1-5 Acs. And may take anywhere from $\frac{1}{2}$ day to 2 days for fieldwork with a similar time for office preparation of plan.
2. work involved may include
 - (a) Re-opening of old survey lines
 - (b) Carrying out an original survey ó adjudicating and establishing boundaries
 - (c) Sub-dividing the parcel into 2 or 3 lots
 - (d) Cutting off an area of land to a specific size
 - (e) Cutting off an area of land to an approximate size with ground features use to assist in establishing the exact boundaries
 - (f) Straightening of boundaries (i.e. exchange of equal areas).

3. The student must be able to apply his knowledge quickly for the requirements of each job and complete the survey first time.

N.B. Proper use of time is essential on these jobs. The economy of the operation will not allow delays or re-visits.

4. Knowledge and expertise gained on boundary and sub-division surveys should assist greatly in the preparation for the execution of these surveys.

C. Work Loads Re Cadastral Surveying

For Survey Department 60-75% of our work is Cadastral Surveying, processing of Cadastral Plans and administrative work re Cadastral Surveying (including Arbitration Hearings).

For the Surveyors in private practice Cadastral Surveying is 75-85% of the work-load on average. It is the only area in surveying where the law stipulates the personnel to carry out the surveys, the processes and procedures and accuracies to be followed for the survey, and the preparation of the end product ó the plan ó as to content and presentation.

D. General

Jamaica's greatest need for proper land management, development and planning is that a comprehensive cadastral map covering the whole country be prepared. All surveyors should be trained to develop a deep understanding of our present cadastral laws and practices so that they may contribute meaningfully in the cadastral mapping project which must come on stream.

This exercise must be the fore-runner of our effort to introduce a Land Information System on parcel-based considerations