



# NLA + YOU = TITLE FI YOU! SYSTEMATIC LAND REGISTRATION

## FREQUENTLY ASKED QUESTIONS

### 1. How will I know if my community has been declared as a Systematic Adjudication Area?

Once an area has been declared a Systematic Adjudication Area, it will be published in the Gleaner and Observer newspapers, in newspapers circulating across the diaspora, in the Gazette and posted on the National Land Agency's (NLA) website: [www.nla.gov.jm](http://www.nla.gov.jm).

Persons can also email their queries to [asknla@nla.gov.jm](mailto:asknla@nla.gov.jm), speak to a Customer Service Officer via Web Chat on the aforementioned website or call 876-750-LAND (5263), 876-946-LAND (5263) or 876- 922-8535-7.

### 2. How much will it cost to obtain a Certificate of Title via the Systematic Land Registration process?

The cost is dependent on the unimproved value of the land on the Property Tax Roll (See '*The Registration of Titles Cadastral Mapping and Tenure Clarification (Special Provisions) (Fees) (Amendment) Order, 2019*'.) Applicants in the Systematic Adjudication Areas will be issued an invoice with a breakdown of the fees payable.

### 3. Will I have to pay all of the money at once?

No, the Government will advance the entire cost for the legal and survey fees. Persons will however, be required to repay the costs after the Certificate of Title is issued. A Registrar's Caveat will be lodged against the Certificate of Title to protect the Government's interest in the aforementioned fees.

### 4. Can my child be included in the Systematic Adjudication Application?

Yes, a child can be included in the Application; however, the date of birth of the child will be required. This will facilitate the Registrar lodging a Caveat to protect the child's interest in the land.

### 5. How long will it take to get a Certificate of Title via the Systematic Land Registration process?

The process may take up to six (6) months from the time the area is declared.

### 6. Can a Certificate of Title be issued for a small piece of land?

Yes, there is no limit to the size of the parcel.

### 7. Is there a limit to the number of persons who can be registered on the Certificate of Title?

No, there is no limit.

### 8. If I have no documentary proof of ownership, can I still apply for a Certificate of Title via the Systematic Land Registration process?

Yes, if the landowner does not have documentary proof of ownership then twelve (12) years open, undisturbed and undisputed possession of the land will suffice. Two (2) neighbours or community members will also have to confirm that the landowner has been in possession for the stipulated period.

### 9. Can my relative who resides overseas participate in the process?

Yes, anyone who owns land in a Systematic Adjudication Area can participate in the process.

### 10. How will I know if my land is in a Systematic Adjudication Area?

Persons will be informed via notices in newspapers published locally and across the diaspora. Declared Systematic Adjudication Areas may also be viewed on our website at [www.nla.gov.jm](http://www.nla.gov.jm) or you can contact us at 876-750-5263 or 876-946-5263, or by WhatsApp at 876-418-5089 or via email at [asknla@gov.jm](mailto:asknla@gov.jm).

For further information, contact:

**National Land Agency**

Telephone: 876-750-5263 or 876-750-5263

Website: [www.nla.gov.jm](http://www.nla.gov.jm)

IN PARTNERSHIP WITH

**GEOLAND**  
TITLE LIMITED  
*Providers of Land Titling Services*



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## FREQUENTLY ASKED QUESTIONS

- 11. If I already have a file open with Land Administration and Management Division (LAMD) or with Geoland Title Limited or an Attorney and the area is in a Systematic Adjudication Area, what will happen?**

The landowner may continue his or her Application with LAMD or with Geoland Title Limited.

- 12. What will happen if I already have a survey diagram?**

The survey diagram will be accepted as a supporting document to your application and be placed on your file.

- 13. How will I know when the decision has been made as to who is to get the Title?**

An Adjudication Record will be prepared with the names and particulars of all persons claiming an interest in the land on the Cadastral Map of the Systematic Adjudication Area. These records will be displayed in the Systematic Adjudication Area for thirty (30) days for persons to review. It will also be published in newspapers locally and across the diaspora as well as being posted on our website at [www.nla.gov.jm](http://www.nla.gov.jm).

- 14. Who will be doing my survey?**

The survey is the responsibility of the NLA in partnership with Geoland Title Limited, who will assign a Commissioned Land Surveyor for each Systematic Adjudication Area.

- 15. How will I be notified of the survey?**

When an area is to be surveyed, notices will be sent to landowners approximately ten (10) days before the proposed day of surveying. In addition, the NLA will engage town criers to make public announcements in the area.

- 16. How will the surveyor know the boundaries to survey for my land?**

The land will be surveyed based on the instructions of the landowner as to where their boundaries are located and legal considerations related to land ownership.

- 17. Will I receive an individual survey diagram for my land?**

No. A Cadastral map will be prepared and a diagram of the land will be attached to each title.

- 18. How will I comment on my agreement/disagreement with the survey?**

The Cadastral map will be posted by NLA in each community for the landowners to comment, approve or make an objection.

- 19. What happens after the surveyor has completed the surveying of my property?**

The officers of the NLA will visit with each landowner to continue the land titling work.

- 20. If I already have a Title for my land in my name and do not want to make any changes, will it still be surveyed?**

Yes. No changes will be made to your title.

For further information, contact:

**National Land Agency**

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