

Systematic Land Registration in Jamaica

What is Systematic Land Registration?

Systematic Land Registration is the methodical and orderly registration of parcels of land in a designated area known as the Systematic Adjudication Area.

What are the **BENEFITS?**

- The Government will advance the entire cost for the legal and surveying 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.
- Service "brought to land owners' doorsteps".
- The registration of a substantial amount of land in a short period.

Who can **APPLY?**

Any person who has acquired land by:

- Inheritance
- Purchase
- Gift
- Possession of the land for twelve (12) years or more



What is Required?

- Tax Registration Number (TRN)
- Certificate of Payment of Property Taxes, if any
- Valid National Photograph Identification
- Documentary proof of ownership- eg. Receipts, Indentures, Agreements for Sale.
- Two (2) neighbours who can confirm that the Applicant has been in open, undisturbed and undisputed possession of the land for twelve (12) years or more.
- A community member who can confirm that the Applicant has been in open, undisturbed and undisputed possession of the land for upwards of twelve (12) years.

The Systematic Land Registration Process

- 1.** House to house visits by the legal team from the Adjudication Services Division (ASD) in order to interview landowners claiming an interest in land.
- 2.** Interviewing neighbours and community members.
- 3.** Surveying of land parcels by Surveyors from Geoland Title Limited in order to prepare a map of all parcels in the Systematic Adjudication Areas (Cadastral Map).
- 4.** Processing of Applications by the ASD Team.
- 5.** Display of an *Adjudication Record* (a document listing the names of all the persons claiming an interest in parcels of land within the Systematic Adjudication Areas).
- 6.** Issuance of *Adjudication Certificates* (proof of ownership from Adjudication process).
- 7.** Lodgement at the Titles Office.
- 8.** **A Certificate of Title will be issued in the name of the landowner.**

Objections to the Adjudication Record



The Objector must complete an **Objection to the Adjudication Record** and must submit same to the Senior Director, Adjudication Services within thirty (30) days of the display of the *Adjudication Record*.



The Senior Director will make a determination on the Objection(s) or refer the Objection(s) to an Adjudication Committee for determination.



The Adjudication Committee will make a determination as to ownership and issue an *Adjudication Certificate* accordingly.



Lodgement of the *Adjudication Certificate* at the Titles Office.



Issuance of Certificate of Title.

What are the benefits of a Certificate of Title?


- ✓ Facilitates ease of transferring land to family members. Registration is notice to the world of your ownership of land.
- ✓ Registered land provides the potential for community tourism and short-term rentals.
- ✓ It increases the potential for loans from financial institutions or individuals.
- ✓ It is simple and easy to understand.
- ✓ Disputes regarding ownership rights are more easily resolved.
- ✓ It guards against fraudulent dealings with land.

FOR FURTHER INFORMATION, CONTACT:

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