

CASE STUDY: ST. LUCIA LAND ADMINISTRATION PROJECT

Dr. Charisse Griffith-Charles
The University of the West Indies,
St. Augustine

Outline of Presentation

- Background to LRTP
- Methodology of Case Study
- Description of Sample Sets
- Results of Case Study
- Conclusions

Background to LRTP

- LRTP conducted from 1984-1987
- Justification - to facilitate the growth of agricultural sector by improving the formal land market in St. Lucia
- ‘Family land’ a factor
- Baseline study conducted in 1987

Methodology of Case Study

- Assess the status of transactions over all St. Lucia
- Assess the status of transactions in sample communities
- Compare field with recorded data
- Assess the status of perceptions in the field
- Compare current data with baseline

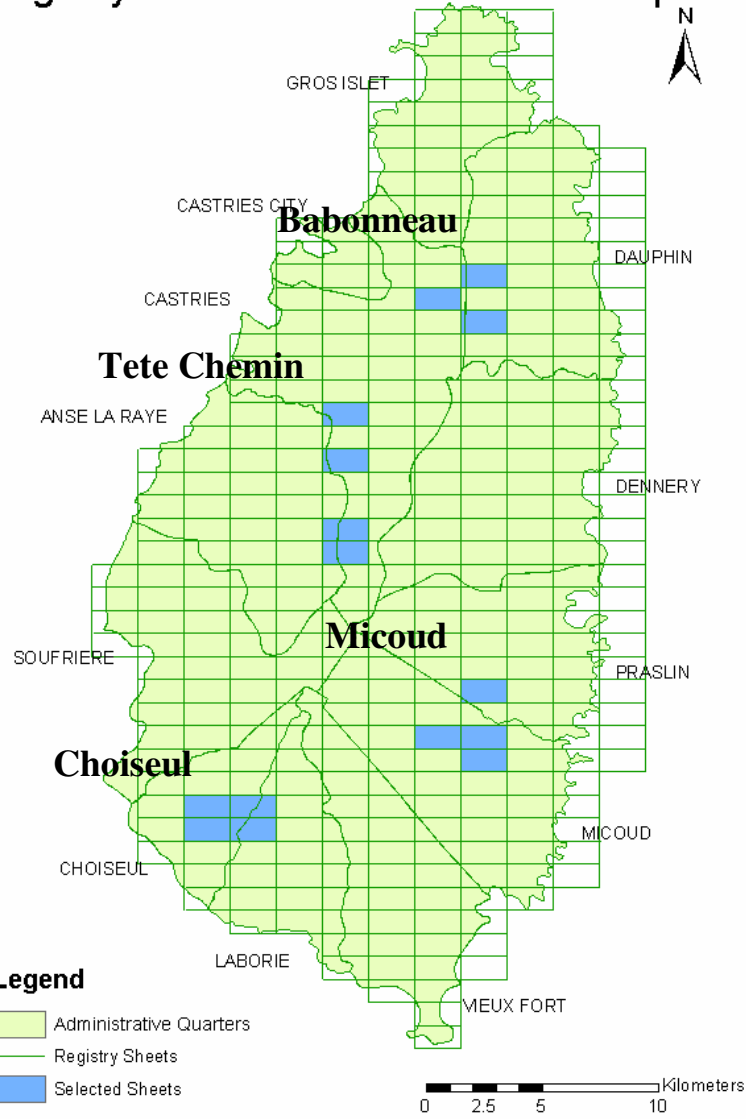
Description of Sample Sets

Communities:

- Babonneau (peri urban)
- Micoud
- Choiseul
- Tete Chemin

ST. LUCIA

Registry Sheets Selected for Data Capture

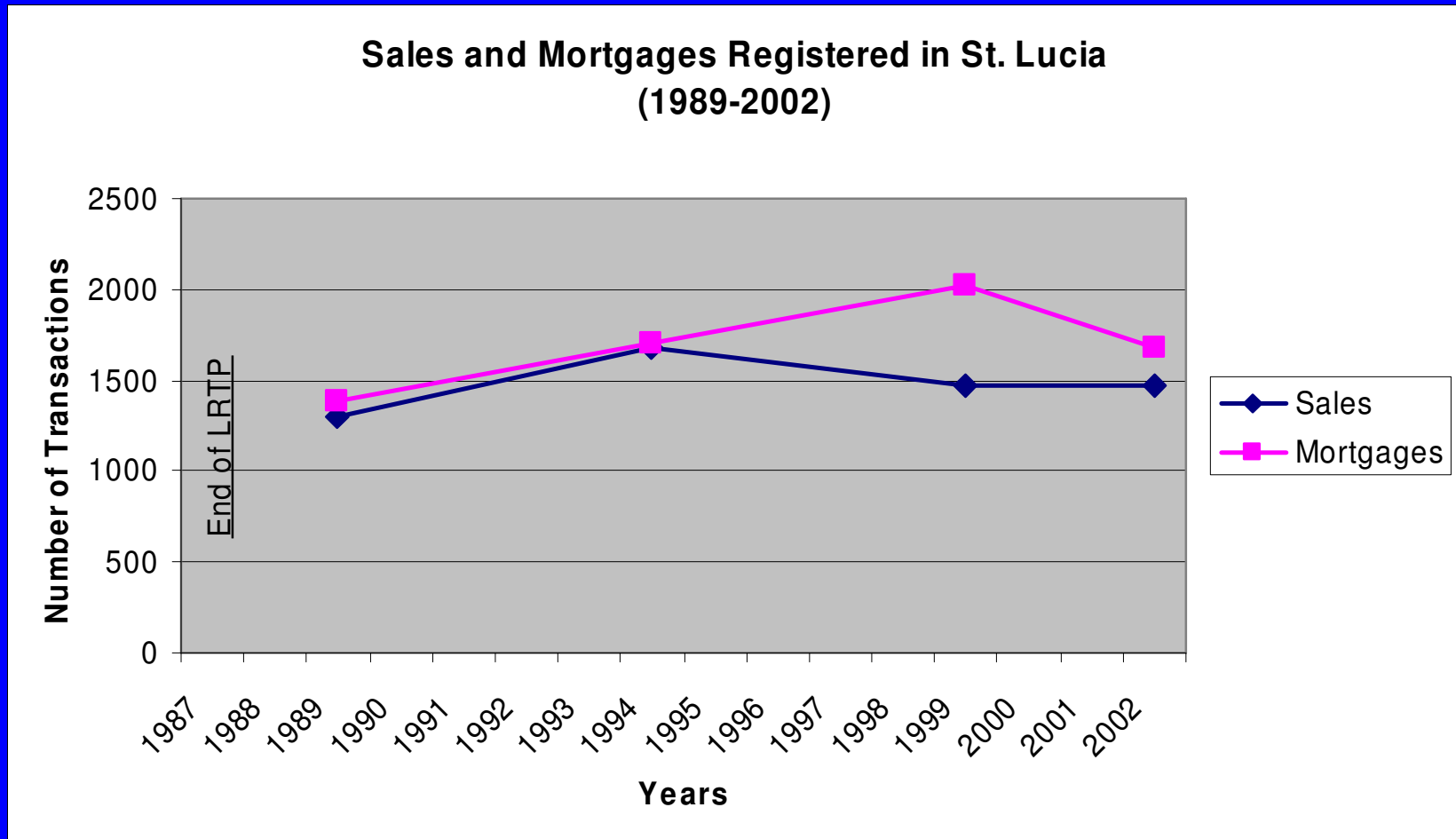


Description of Sample Sets

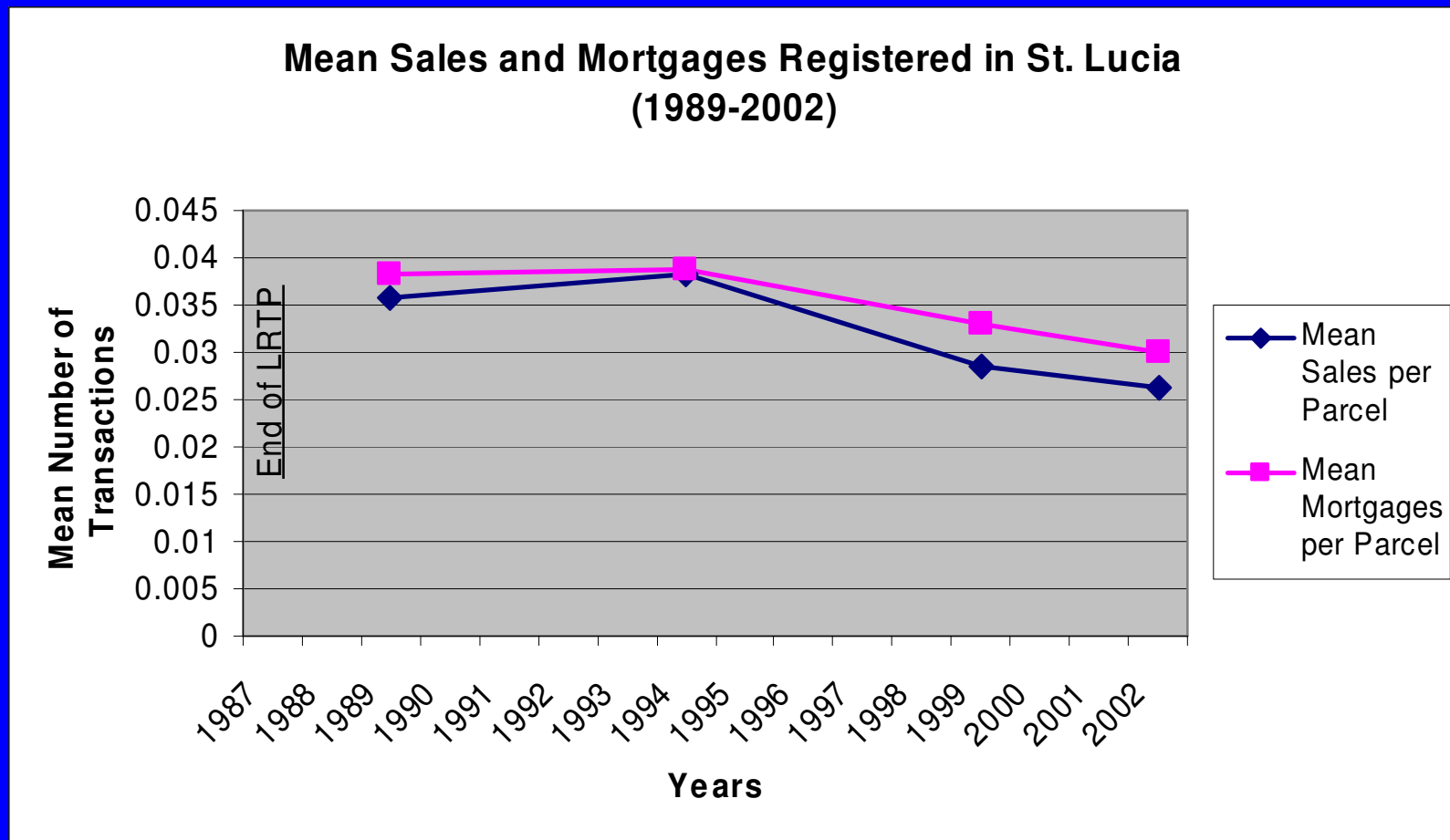
- Data on all transactions over all St. Lucia
- Data from 2000 parcels on 15 map sheets
- 60 parcel holders from 2 communities

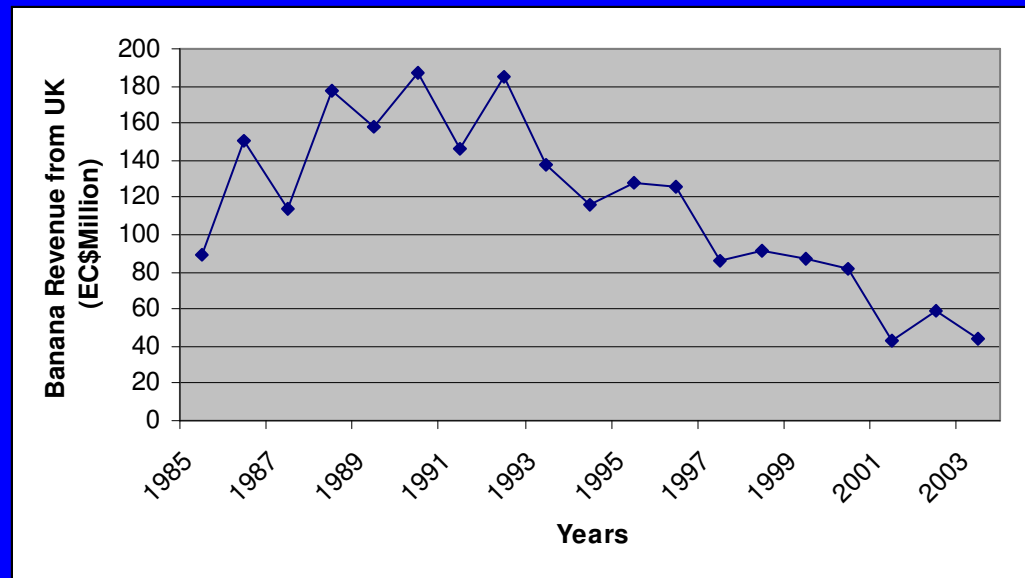
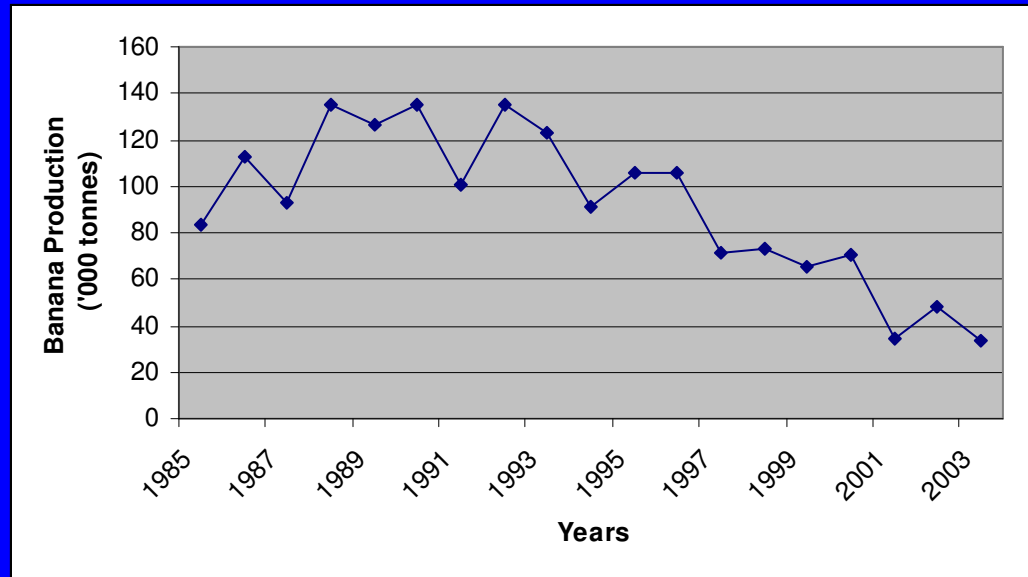
Results of Case Study

Total Land Transactions – All St. Lucia



Per Parcel Land Transactions – All St. Lucia

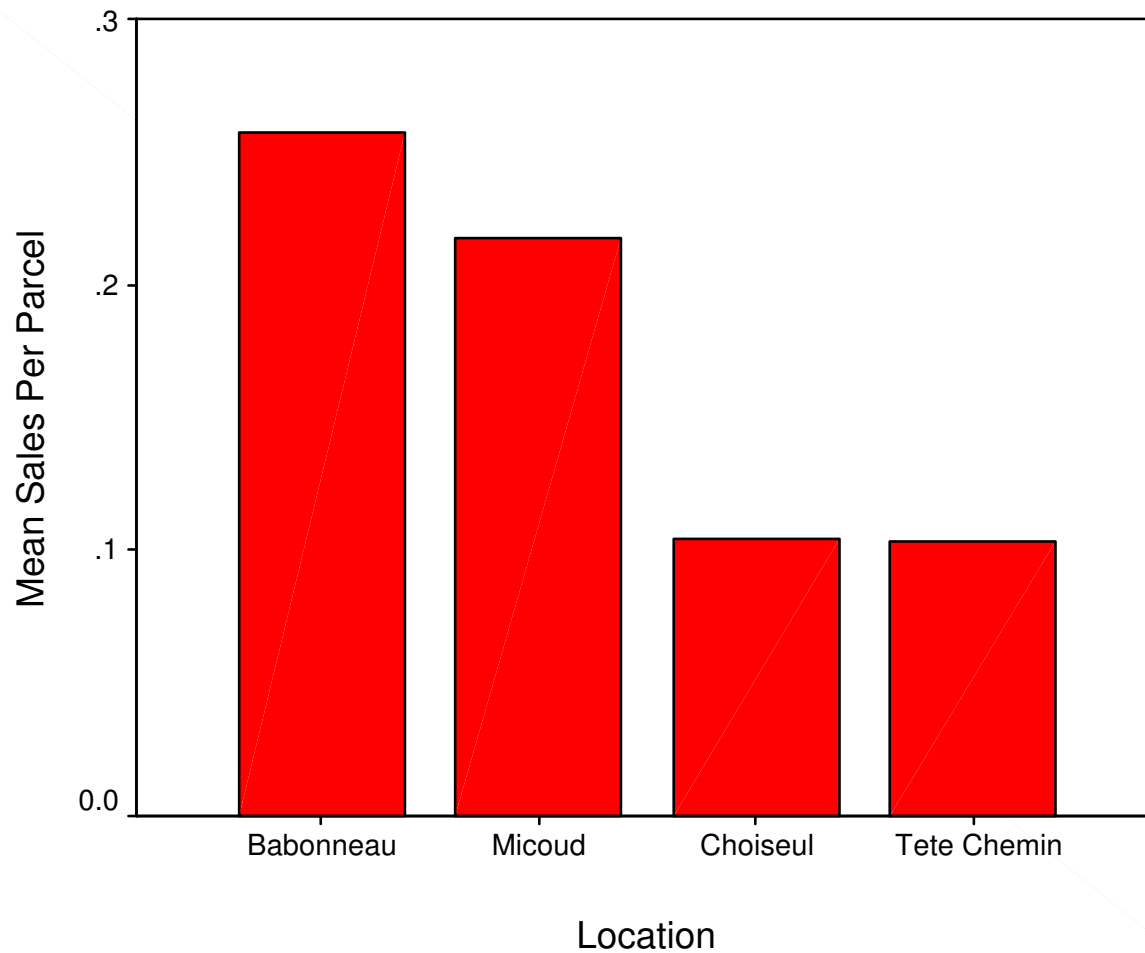




Land Transactions - Communities

Location		Whether at Least One Sale Occurred		Total
		None	At Least 1 Sale	
Babonneau	No.	723	219	942
	%	76.8%	23.2%	100.0%
Choiseul	No.	356	38	394
	%	90.4%	9.6%	100.0%
Micoud	No.	230	55	285
	%	80.7%	19.3%	100.0%
Tete Chemin	No.	348	38	386
	%	90.2%	9.8%	100.0%
Total	No.	1657	350	2007
	% of Total	82.6%	17.4%	100.0%

Land Transactions – Communities



Land Transactions - Communities

Location		Whether at least 1 mortgage		Total
		No mortgage	At least 1 mortgage	
Babonneau	No.	563	379	942
	%	59.8%	40.2%	100.0%
Micoud	No.	224	61	285
	%	78.6%	21.4%	100.0%
Choiseul	No.	365	29	394
	%	92.6%	7.4%	100.0%
Tete Chemin	No.	272	114	386
	%	70.5%	29.5%	100.0%
Total		1424	583	2007
		71.0%	29.0%	100.0%

Comparison With Baseline

Credit use	1987 Frequency	1987 Percent	2004 Frequency	2004 Percent
no	27	56.3%	44	73.3%
yes	20	41.6%	16	26.7%
Turned down	1	2.1%	0	0.0%
Total	48	100.0%	60	100.0%

Relative Impact of Factors – Mutations

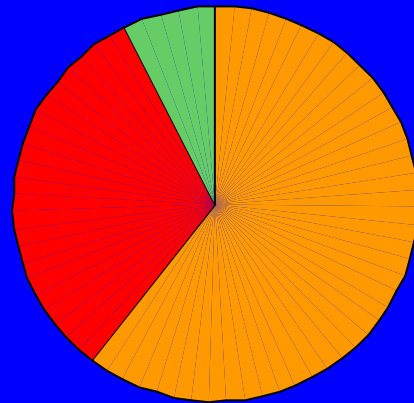
Location	No. of parcels 1987	No. of parcels 2004	No. increase	% increase
Babonneau	422	942	520	123
Micoud	263	284	21	8
Choiseul	347	393	46	13
Tete Chemin	247	384	137	55
Total	1279	2003	724	57

Tenure As Factor

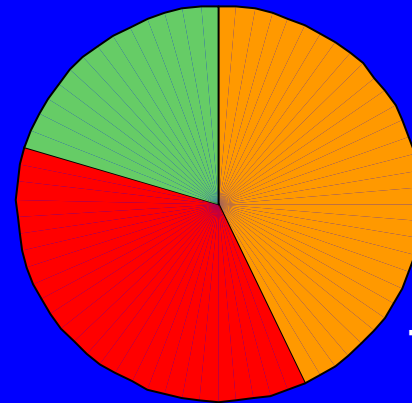
		Whether mortgaged		Total
Type of tenure		None	At least 1	
Individual	No. of parcels	718	520	1238
	% of Individualized parcels	58.0%	42.0%	100.0%
	% of parcels mort or not mort	56.6%	90.0%	67.0%
Multiple Owner	No. of parcels	551	58	609
	% of Multiple Owner parcels	90.5%	9.5%	100.0%
	% of parcels mort or not mort	43.4%	10.0%	33.0%
Total No.		1269	578	1847
%		68.7%	31.3%	100.0%
		100.0%	100.0%	100.0%

Tenure Types

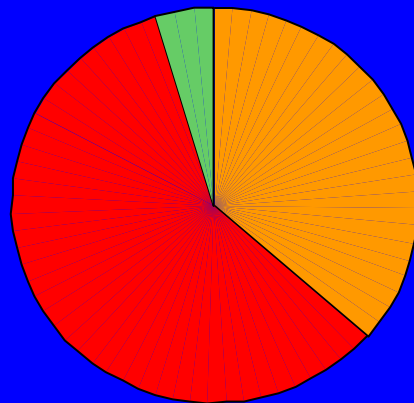
Babonneau



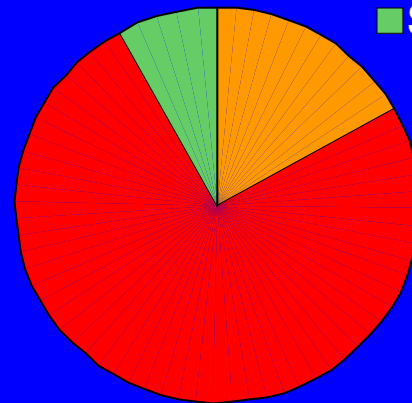
Tete Chemin



Micoud



Choiseul



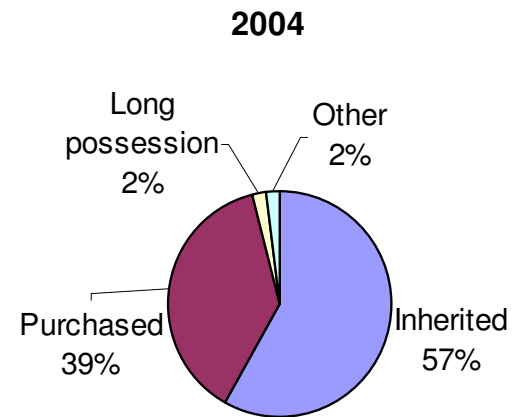
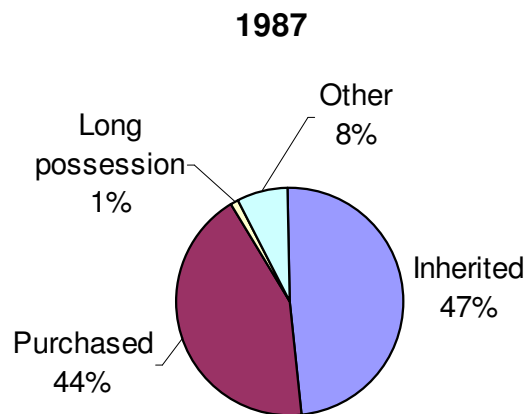
Tenure Type

- 1 or 2 Owners
- Multiple Owners
- State Land

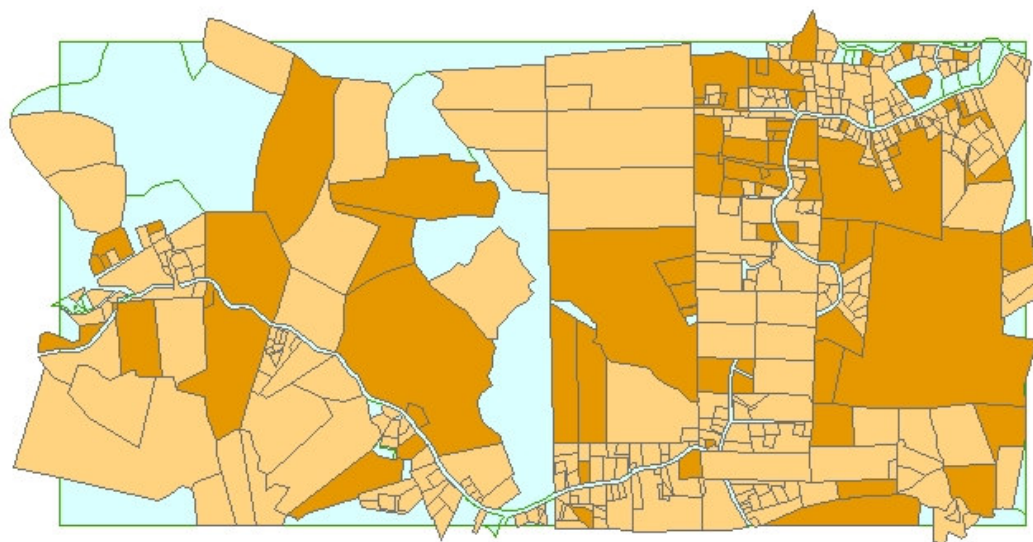
INCIDENCE OF REGISTERED TITLE IN FIELD SAMPLED PARCELS

Tenure		Documentation		Total
		Title not in name of occupant	Title in name of occupant	
Individual	No.	4	24	28
	%	14.3%	85.7%	100.0%
Family Land	No.	9	8	17
	%	52.9%	47.1%	100.0%
2 owners	No.	2	7	9
	%	22.2%	77.8%	100.0%
Total		15	39	54
		27.8%	72.2%	100.0%


How Parcel Owner Obtained Land




Babonneau Sheet 1247B
Distribution of Tenure Types



Legend

 1 or 2 Owners

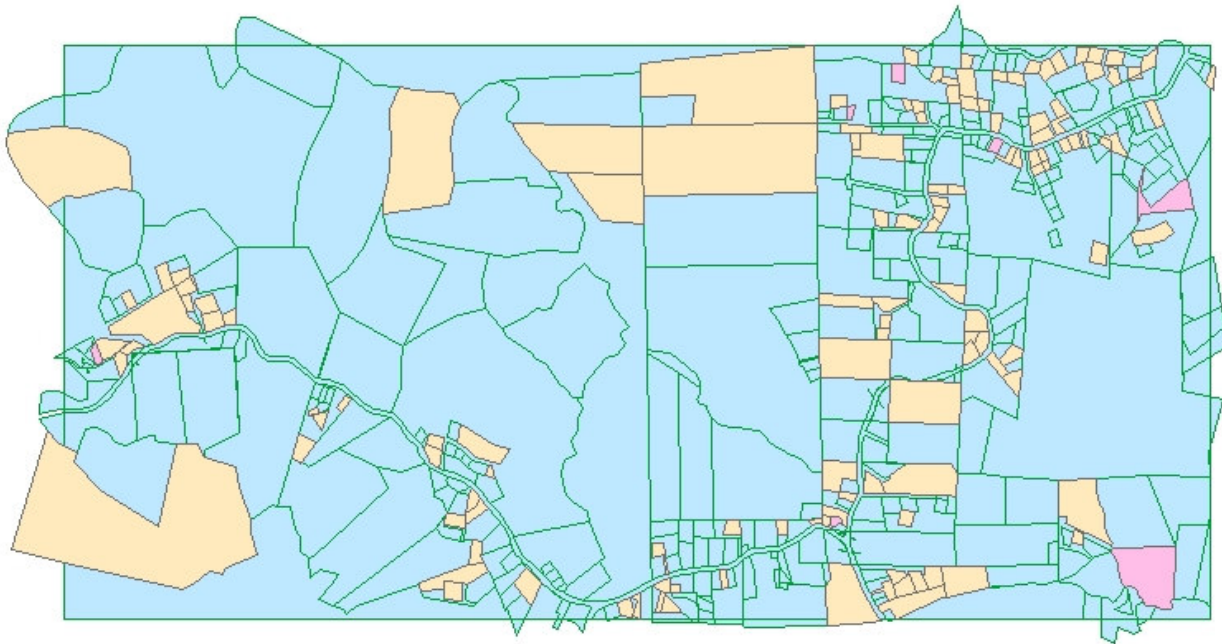
 Family Land

 Crown, Companies, Other




300 150 0 300 Meters



Babonneau Sheet 1247B Distribution of Sales

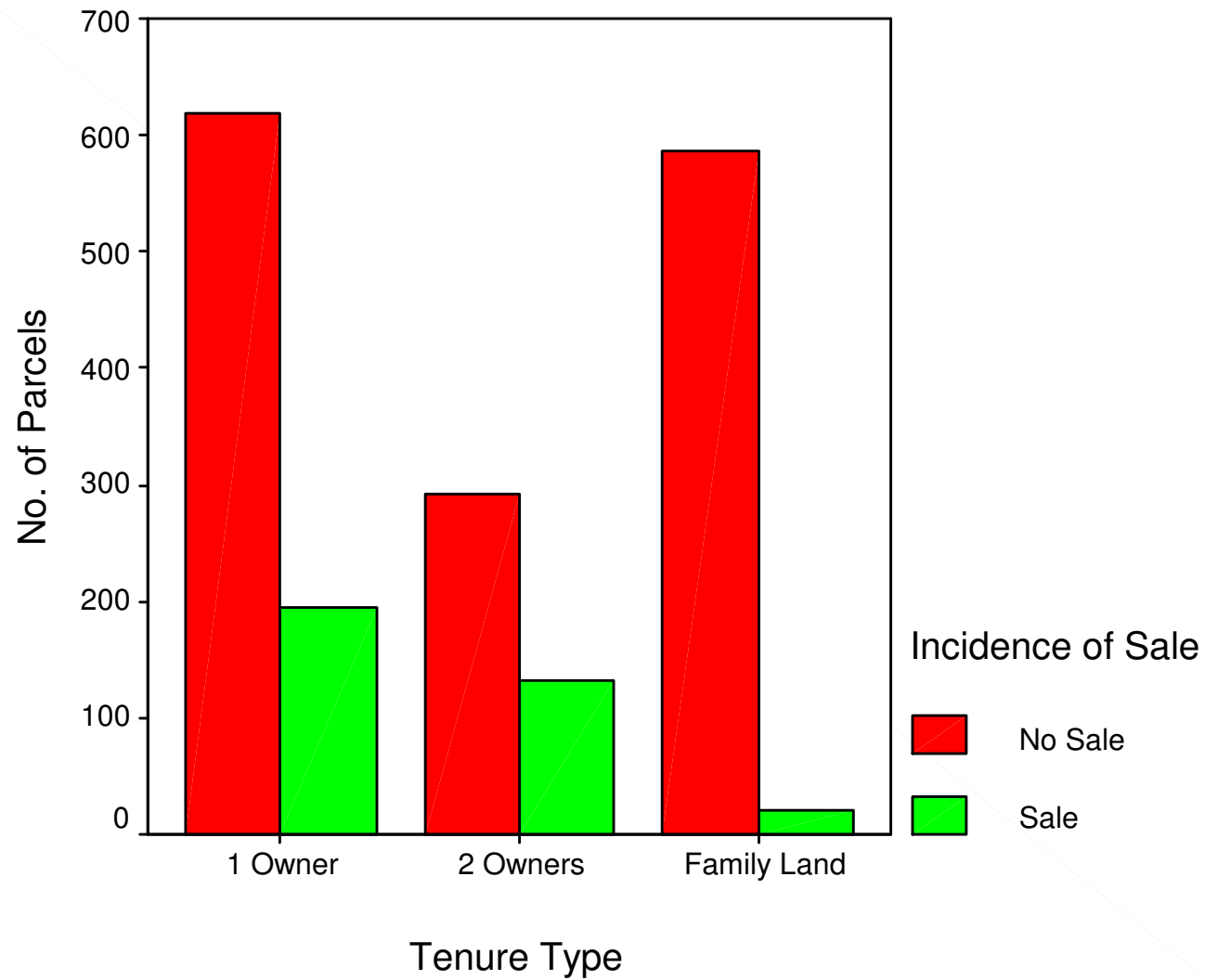


Legend

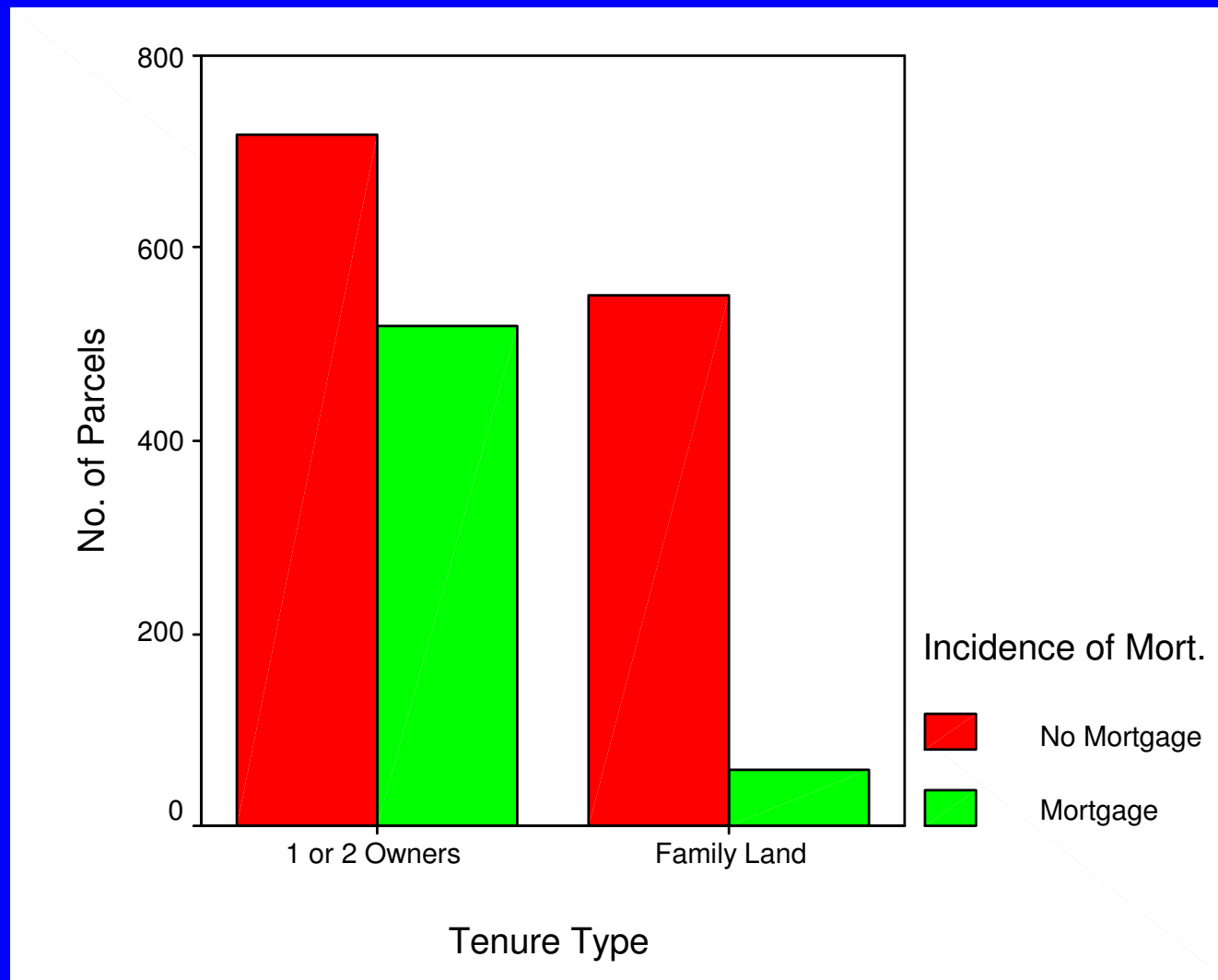
-  Registered Parcels
-  Individualized Parcels on which sales have occurred
-  Multiple Owner parcels on which sales have occurred



Incidence of Formal Registered Sale by Tenure Type in Selected Sample Group



Incidence of Formal Mortgages by Tenure Type in Selected Sample Group



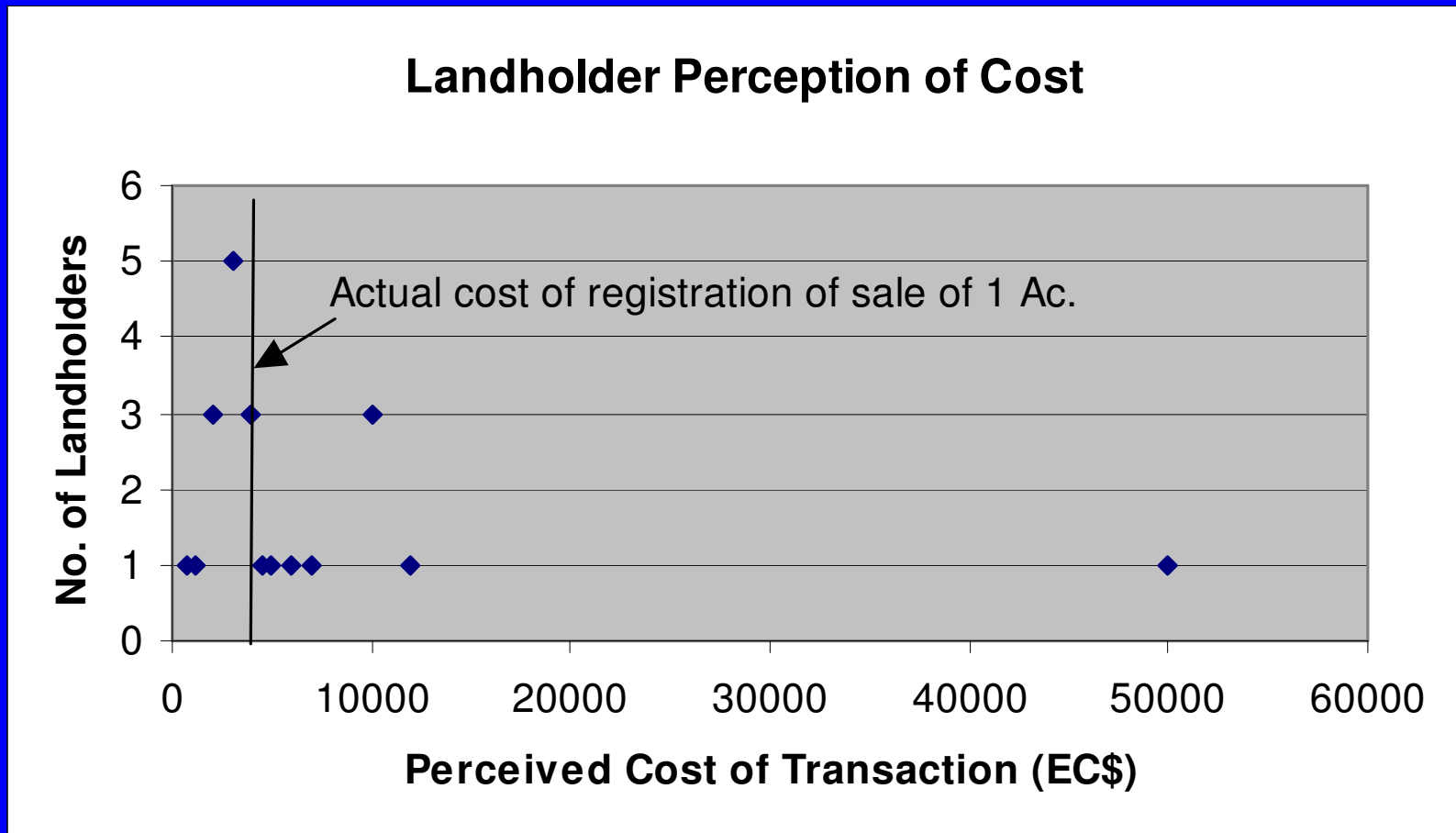
Conversions from Provisional to Absolute Title Since the LRTP

Original Title Type		Current Title Type		
		Absolute	Provisional	Total
Absolute	Count	1626	0	1626
	%	100.0%	.0%	100.0%
Provisional	Count	98	281	379
	%	25.9%	74.1%	100.0%
Total No.		1724	281	2007
Total %		85.9%	14.0%	100.0%

Confidence in the Land Registration System

Possibility of counterclaim on land	Frequency	Percent
impossible	49	81.7
likely	7	11.7
unlikely	3	5.0
No response	1	1.7
Total	60	100.0

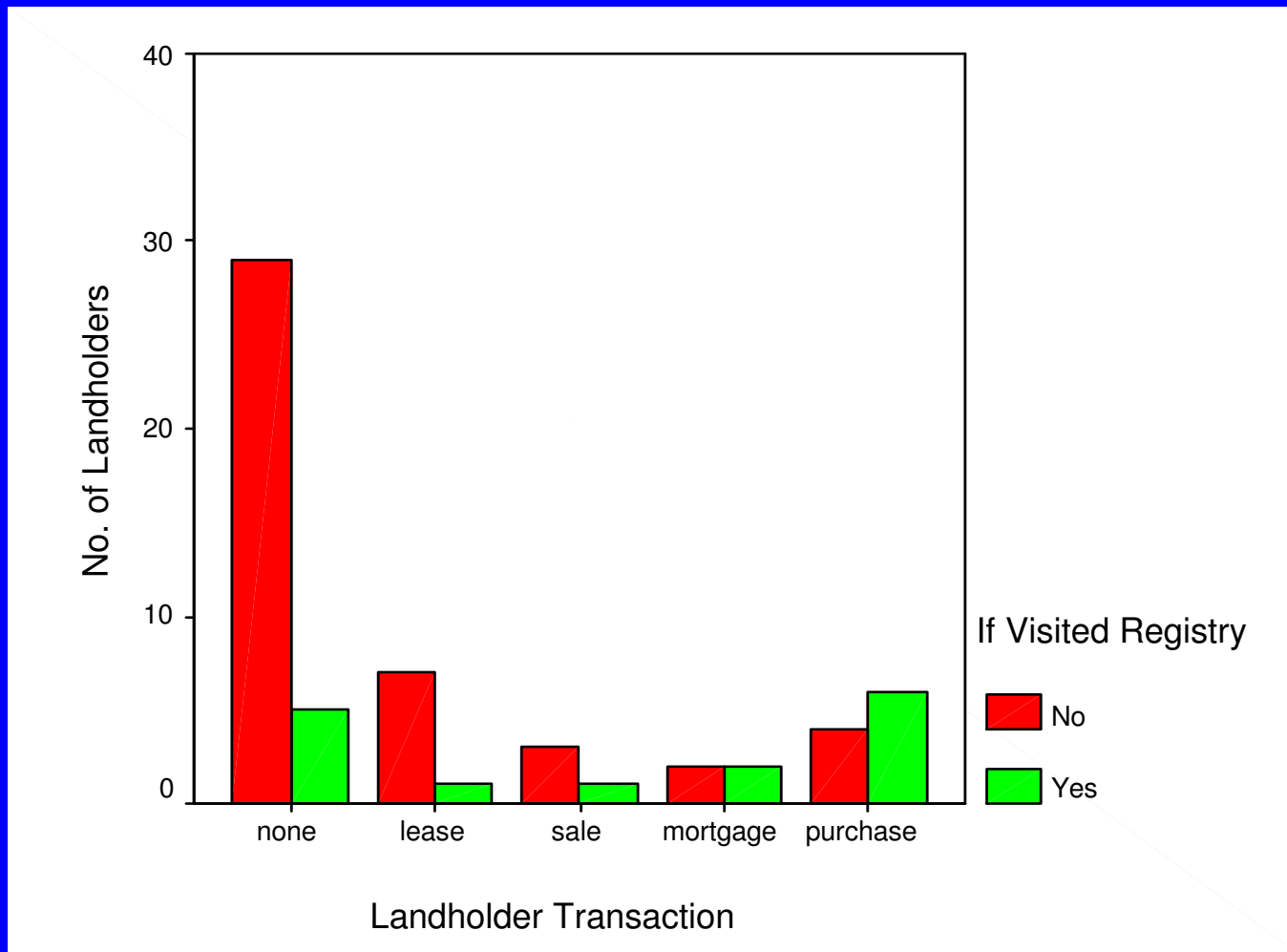
Perception of Cost of Transactions



Observability of Process

Have you visited the Land Registry for any reason	Frequency	Percent
no	45	75.0
yes	15	25.0
Total	60	100.0

Visits by Transaction Activity



Conclusions

- Land registration deemed to be beneficial
- Impact of economy on volume of transactions
- Inheritances and leases found to have an impact on the currency of the system
- No informal sales and mortgages
- Family land tenure still has impact on sales and mortgages

Recommendations

- Decrease the cost and complexity of transactions
- Increase the access to registry data

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