

Building A National Land Registration System – A Case Study of Belize

**Kevin Daugherty - Trimble
Land Administration Solutions
India Geospatial Forum
5-7 February 2014**

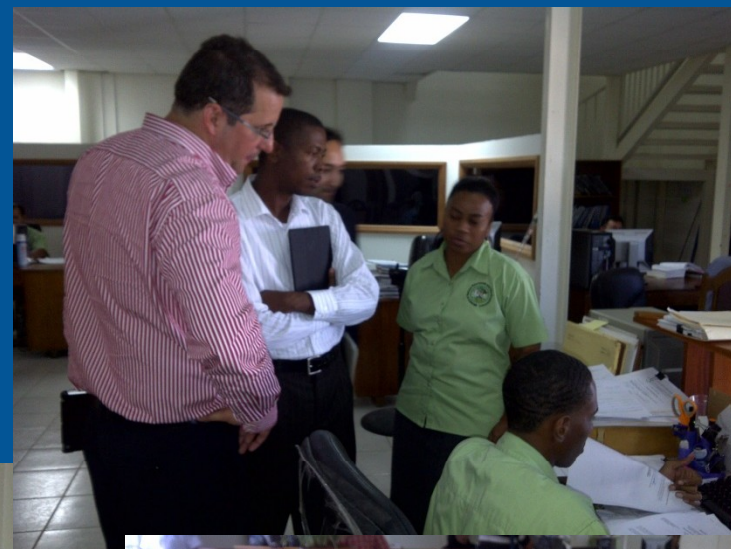
Belize Land Management Program (LMP)

- **Overview:**
 - **Project for the Ministry of Natural Resources and Agriculture – specifically in the 6 departments of the Land and Surveys Department:**
 - Survey and Mapping
 - Land Registry
 - Valuation
 - Inland Revenue
 - National Estate (Government Owned Lands)
 - Physical Planning

LMP Stakeholders

- **CEO of MNRA – Beverly Castillo**
- **Commissioner of Lands – Wilbert Vallejos**
- **LMP Project Director – Dr. Paul Flowers**
- **IT Manager – Faridi Martinez**
- **Principal Surveyor – Willford Williams**

Dedicated People



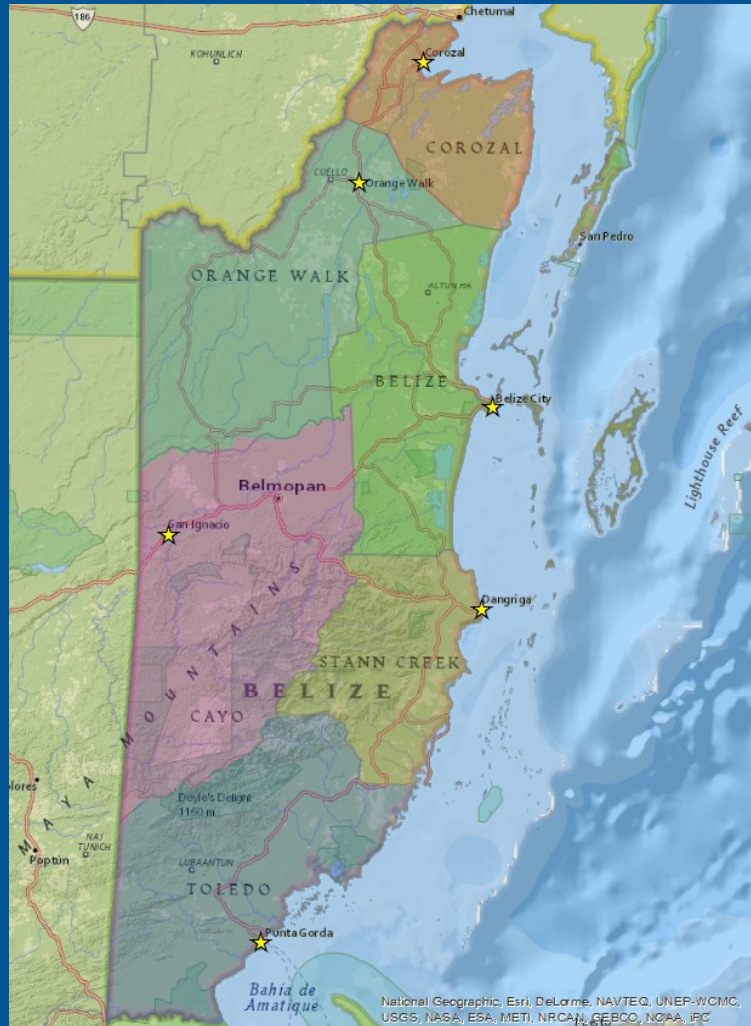
Project Data

- Inception Report Delivered in May 2011
- Inter-American Development Bank (IDB) funding
- Approximate cost for LMP II and LMP III - \$2.1 million
- 300,000 parcel records created
- 150+ staff members trained on the system
- Final Report Delivered April 2013

Project Tasks and Phases

- **Assessment and analysis of existing business processes and procedures**
- **Design of new workflows for each section to ensure integration of processes and streamlined activities**
- **Scanning and indexing of approximately 3,000,000 land registry documents; remediation of poor quality parcels created by a previous contractor**
- **Configuration of landfolio® to meet specific needs of Belize – including reports, parcel management and cashiering**
- **Installation of landfolio®**
- **General user training and certification training**
- **Set up public access kiosks**

Land Offices

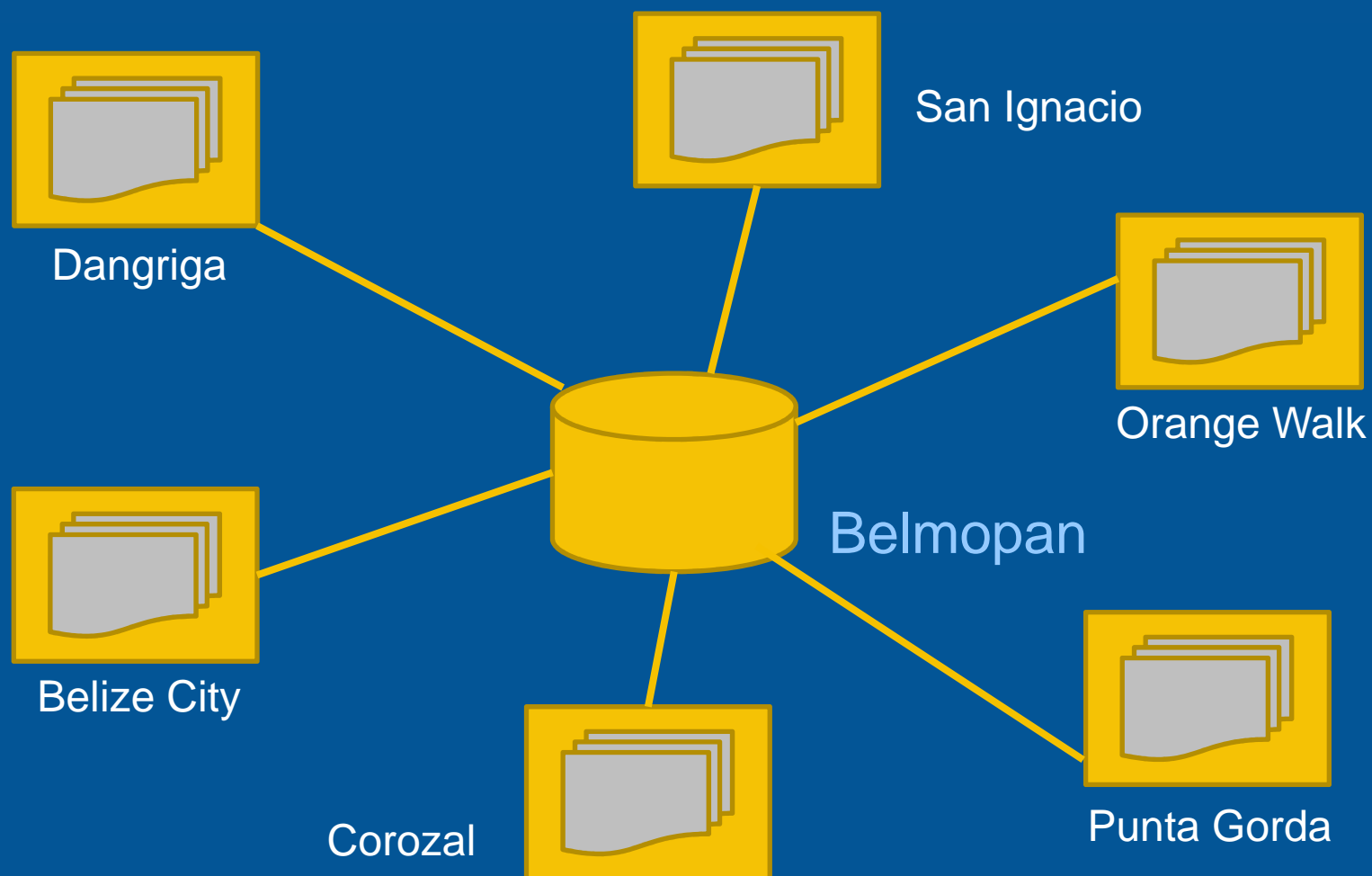


- Dangriga
- San Ignacio
- Orange Walk
- Belize City
- Corozal
- Punta Gorda

Project Timeline

- **Assessment and analysis of existing processes - three months**
- **Data input - six months**
- **Workflow design – four months**
- **Configuration and testing of landfolio® one month**
- **Installation and training – over a six month period for multiple departments**

National Network



Parcel Remediation Using Best Fit to Ortho



Record Keeping Was Not Working



Improvements Made



Scanning Preparation



Scanning



Training Certificates



Public Awareness Campaign



Land and Surveys Department Office



Into Production



Efficiency in Records Access



Paper Records



landfolio® Application

Parcel Update 9.2.33

Land Properties | Proprietors | Proprietor Entries | Incumbrance Entries | Rectifications | Archive Image | Condo / Timeshare | Related Instruments / Parcels | Cadastre | Valuation

Parcel Number: 9-2-33 Date of First Registration: 16-Feb-2010 Municipality: Gervinville

Approx. Area: 5981 Square Meter(s) Appraised Value: 0.0000

Lease Term: Rent Amount: 0.0000 Rent Due:

Related Parcels: Parent: 9-2-1; Lot / Block / Parcel: Here is an optional lot / block / parcel description

Condo / Timeshare Plan: Unit / Interval: Metes / Bounds: Here is an optional metes and bounds description.

Legal Description: Here is the full required legal description.

Appurtenances: Here is a description of appurtenances, easements, etc.

Current Proprietor: TIM SLAM DUNCAN as Sole Proprietor

Notations: No notations have been entered.

Additional Details: No Attributes have been defined.

Parcel Update 9.2.33

Land Properties | Proprietors | Proprietor Entries | Incumbrance Entries | Rectifications | Archive Image | Condo / Timeshare | Related Instruments / Parcels | Cadastre | Valuation

Proprietors

Name	Address	Nature of Prop.	Share %	Commence Date	Terminate Date
TIM SLAM DUNCAN	45, Slat Heights, Slam Parish, Genobla.	Sole Proprietor	100.00	05-Feb-2001	
TOM PARKER	Elliotown, Isaman Parish, Genobla.	Sole Proprietor	100.00	27-Aug-1897	05-Feb-2001
DAVID ROBINSON	Snellie, Admral Parish, Genobla.	Sole Proprietor	100.00	15-Aug-1994	27-Aug-1997
Avery Johnson, Minister of Land and Natural Resources	11 Admral Avenue, Del Negro, Admral Parish, Genobla.	Sole Proprietor	100.00	27-Jun-1976	15-Apr-1994

☐ Organization Name

☒ Individual Name

Last: DUNCAN First: TIM Middle: SLAM

Address: 45, Slat Heights, Slam Parish, Genobla.

Citizenship:

Nature of Proprietorship: Sole Proprietor

Share Percent: 100.00

Commence Date: 05-Feb-2001

Instrument Number: RI-200100001

Terminate Date:

Instrument Number:

Historic Records Embedded

Parcel Update 9-2-33

Land Properties Proprietors Proprietor Entries Incumbrance Entries Rectifications Archive Image Condo / Timeshare Related Instruments / Parcels Cadastre Valuation

Document List

1 of 2 21%

Republic of Genobilia Cert. No. J/2006 dt. 3/1/2006


LAND REGISTER

Edition 1
Opened 20/3/80

A - PROPERTY SECTION

National/Private	APPURTENANCES	No. 9-2-33
Nature of title: ABSOLUTE PROVISIONAL Particulars recorded in para 6 of adjudication record (provisional title only)		Registration Section B-1000
Origin of title FIRST REGISTRATION 20/3/80		Block and Parcel No. 20/1001
MUTATION No.		Name of Parcel
		Approx. area 666.6673.Y. (0.1334 acres)

B - PROPRIETORSHIP SECTION

ENTRY No.	DATE	INSTRUMENT No.	NAME AND ADDRESS OF PROPRIETOR(S)	SIGNATURE OF REGISTRAR
1	20/3/80	Parcel sheet	BURN, RICHARD (ACCOUNTANT) - Belize City, BELIZE	

Not to transfer the land, lease or charge charged without written consent of Chargee.

Document Properties

Registry Qualification

landfolio registry - Republic of Genobilia

File Work Queue Instrument Maintenance View Window Help

Work Queue - Qualification Qualification RL-201000001

Instrument: RL-201000001 [Transfer of Land (RL1/S83)]

Affected Parcels

Qualified	Parcel Number	Org. Reg. Date	Approx. Area	Current Pro
<input type="checkbox"/>	9-2-33	16-Feb-2010	5981 Square Meter(s)	TIM SLAM DUNC

Instrument Particulars

Base Amount: \$1,000,000.00

Program:

Municipality: Kenon Springs

Client Name: Applicant in Person

Instrument Number: RL-201000001

Instrument Type: Transfer of Land (RL1/S83)

Date/Time Filed: 10-Feb-2010 1:48:53 PM

Parties

Party Type	Party Name	Corporation	Citizenship
Transferor	TIM DUNCAN	<input type="checkbox"/>	Silas Heights
Transferee	MANU GINOBILI	<input type="checkbox"/>	72 Elliott Genobilia

Fees and Payments

Fee/Payment Description	Quantity	Fee Amount	Payment Amount
Filing Fee - Transfers of Land	1	\$25.00	\$0.00
Stamp Duty - Transfers of Land	1	\$10,000.00	\$0.00
Check - Personal		\$0.00	\$10,000.00
Cash		\$0.00	\$25.00


User Name: [Leon Thornton] Database: [RegistryGenobilia]

Document List

1 of 1 19%

Instrument: RL-201000001
Date Filed: 10-Feb-2010 1:48:53 PM
Total Fees: Gn\$1,000,000.00

Republic of Genobilia



Land Title Registration Office

Transfer of Land

Registration Section Parcel ID

Kenon Springs **9-2-33**

I, **Tim "Slam" Duncan**, of 45 Silas Heights, Slam Parish, Republic of Genobilia (hereinafter called "the Transferor"), in consideration of the sum of **One Million Dollars Genobilian (Gn\$1,000,000.00)** paid to me by **Manu Ginobili** of 72 Elliott Avenue, Elliottown, Iceman Parish, Republic of Genobilia (hereinafter called "the Transferee"), hereby transfer to the said Manu Ginobili the land comprised in the above-mentioned title.

Document Properties

Cashier System Built In

Report Manager - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Refresh Print Mail Stop


Address <http://sisat-test02/Reports/Pages/Report.aspx?ItemPath=%2fLandfolio+Registry+Reports%2fRevenue+Summary+Report> Go Links

New Subscription

Include Revenue From Through [View Report](#)

Office Name


1 of 1 100% Find | Next Select a format Export



Republic of Genobilia

Revenue Summary Report

Date Range: 1/1/2010 To 6/30/2010



Report Date: 6/23/2010 Run Time: 10:38:13 AM

Fee Type	Fee Count	Fees Collected
Filing Fee - Powers of Attorney	2	\$50.00
Filing Fee - Transfers of Land	4	\$100.00
Stamp Duty - Powers of Attorney	1	\$0.00
Stamp Duty - Transfers of Land	4	\$13,159.55
Total:	11	\$13,309.55

Report Name: Revenue Summary Page 1 of 1 landfolio@ registry

<http://sisat-test02/Reports/Pages/Report.aspx?ItemPath=%2fLandfolio+Registry+Reports%2fRevenue+Summary+Report#> Local intranet

Public Access

Republic of Genobilia landfolio - Microsoft Internet Explorer


File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Print Mail News RSS Feeds


Address <http://siisat-test02/Norwood.PAM/Contents/ParcelReportViewer.aspx?pdfURL=../Report/ParcelReportDownload.aspx?RegistryParcelID=9-2-33&LocationID=1> Go Links

2 / 2 44.4% Find

Next Page



EXTRACT OF SURVEY AND MAPPING	Parcel ID 9-2-33	Scale 1:1251
PARCEL MAP	NAD 1927 UTM Zone 18N	Centroid E:426700.829, N:1896290.2286 Max E:426815.972369736, N:1896315.24781854



Third Floor: Victoria Hall, 11 Victoria Street, RM 11
P.O. Box 23, Maria, Genobilia
Office (123) 955-1212 Fax (123) 955-1313
E-mail: landfolio@genobilia.com
Website: landfolio.vic.govt.nz

Copyright Government of Genobilia 2010. This unofficial copy shows the state of the Land Title Registry Index Map on Wednesday, June 23, 2010 at 10:51:27.
The extract shows the indicative position, not the exact line of the boundaries. It may be subject to description in scale. Measurements taken from this extract may not match measurements between the same points on the ground. See the Land Title Registry Office website for more information.

Page 2 of 2 Powered by Sleight Landfolio

Done Local intranet

Challenges

- **Converting from a paper based system to an automated data and work flow enterprise**
- **The shock and awe that departments could now share data**
- **An accountable system**
- **New processes in place**
- **Change resistance – top and bottom**
- **Training on computer-based systems**
- **Upgrading the geospatial accuracy of parcels**

Project High Points

- The efficiency of a modern records management system
- Paper documents' data archived
- Customer service time shortened for land transactions
- Districts are networked with central office
- Improved IT competency
- Public access kiosks
- Commercial sector appreciation

Benefits and Results

- Prior to Stewart solution, typical land records registration process was 1-year.
Now less than 30 days...
(technically it could be 20 minutes).
- *All departments* within the Ministry of Natural Resources are now *using the same data* for their projects and have *an integrated workflow* and audit capabilities
- It is a model of a successful project that continues to evolve as the stake holders look to expand the system capabilities

*Thank you for your time
and attention!*

Kevin Daugherty
Trimble Land Administration Solutions
Kevin_daugherty@trimble.com