This Land Registration System Is Now Smarter – A Case Study of Belize

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Land Administration Solutions
Geospatial World Forum
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Belize Land Management Program (LMP)

Overview:

- Project for the Ministry of Natural Resources and Agriculture – specifically 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 LMPII and LMPIII - $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 - 3 months
- Data input - 6 months
- Workflow design – 4 months
- Configuration and testing of landfolio® - 1 month
- Installation and training – over a 6 month period for multiple departments
Parcel Remediation Using Best Fit to Ortho
Record Keeping Was Not So Smart
Tried to Make it Smarter
Scanning Preparation
Training Certificates
Public Awareness Campaign

Made the constituents smarter!
A Smarter Way of Doing Business
Efficiency in Records Access
**Paper Records**

Ministry of Natural Resources
Land Utilization Act
No. 16 of 1981

Subject: Final Approval to Subdivide Parcel No. 761
$702. Containing 193 acres & 4.12 acres of land
respectively on 7 parcels

Name of Owner: Benjamin Blair

Location: Situated along the Four Miles Lagoon,
Carolina / Ceballos Registration District.

| Plan Reference: | G 1746 | R 35 |

### BELIZE VALUATION ROLL

<table>
<thead>
<tr>
<th>Agricultural Land</th>
<th>Sub-Urban Land</th>
<th>Beach Land</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area</strong></td>
<td><strong>Owner</strong></td>
<td><strong>Remark</strong></td>
</tr>
<tr>
<td>1. Name of Owner</td>
<td>Martin Green</td>
<td>Benchmark</td>
</tr>
<tr>
<td>2. Nature of Interest</td>
<td>1087-1057</td>
<td></td>
</tr>
<tr>
<td>3. Name(s) of Beneficial Owner(s)</td>
<td>Same As Above</td>
<td></td>
</tr>
</tbody>
</table>

**B. Name(s) of Occupier(s)**

1. Name of Occupier

**C. Location**

1. Location: Situated on 1087-1057
2. Description: Agricultural Land

**D. Unimproved Value and (E) Tax Payable Therefor**

<table>
<thead>
<tr>
<th>Effective Date</th>
<th>Unimproved Value</th>
<th>Tax Payable</th>
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<tbody>
<tr>
<td>2003</td>
<td>1087-1057</td>
<td>1057-1057</td>
</tr>
<tr>
<td></td>
<td>95,380</td>
<td>75,380</td>
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<tr>
<td></td>
<td></td>
<td>1057-1057</td>
</tr>
</tbody>
</table>
Historic Records Embedded
Registry Qualification

Republic of Genobilla

Transfer of Land

Registration Section

Parcel ID

Kenon Springs 9-2-33

1. Tim "Slam" Duncan, of 45 Siles Heights, Siam Parish, Republic of Genobilla (hereinafter called "the Transferor"), in consideration of the sum of One Million Dollars Genobilian (On$1,000,000.00) paid to me by Manu Ginobilli of 72 Elliott Avenue, Elliottown, Icaman Parish, Republic of Genobilla (hereinafter called "the Transferee"), hereby transfer to the said Manu Ginobilli the land comprised in the above-mentioned title.
Cashier System Built In

![Image of Cashier System](https://example.com/cashier-system.png)

**Republic of Genobilia**

**Revenue Summary Report**

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

<table>
<thead>
<tr>
<th>Fee Type</th>
<th>Fee Count</th>
<th>Fees Collected</th>
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</thead>
<tbody>
<tr>
<td>Filing Fee - Powers of Attorney</td>
<td>2</td>
<td>$50.00</td>
</tr>
<tr>
<td>Filing Fee - Transfers of Land</td>
<td>4</td>
<td>$100.00</td>
</tr>
<tr>
<td>Stamp Duty - Powers of Attorney</td>
<td>1</td>
<td>$0.00</td>
</tr>
<tr>
<td>Stamp Duty - Transfers of Land</td>
<td>4</td>
<td>$13,150.66</td>
</tr>
<tr>
<td>Total:</td>
<td>11</td>
<td>$13,300.55</td>
</tr>
</tbody>
</table>

Report Name: Revenue Summary  
Page 1 of 1

[Report URL](https://example.com/revenue-summary)
Public Access
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 the landfolio® 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 everyone is smarter with ideas for the next level.
Thank you for your time and attention!

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