

# “The Housing Development Process – from Concept to Completion”

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## Role of the Surveys and Mapping Division

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# Outline

- Background
- Critical factors
- Challenges
- Summary
- Conclusion

# Background

- Surveys and Mapping Division (SMD) replaced the Survey Department on April 1, 2001
- SMD is a Division of the National Land Agency
- SMD collects and provides spatial data and land information

# Critical factors to consider

## **SMD:**

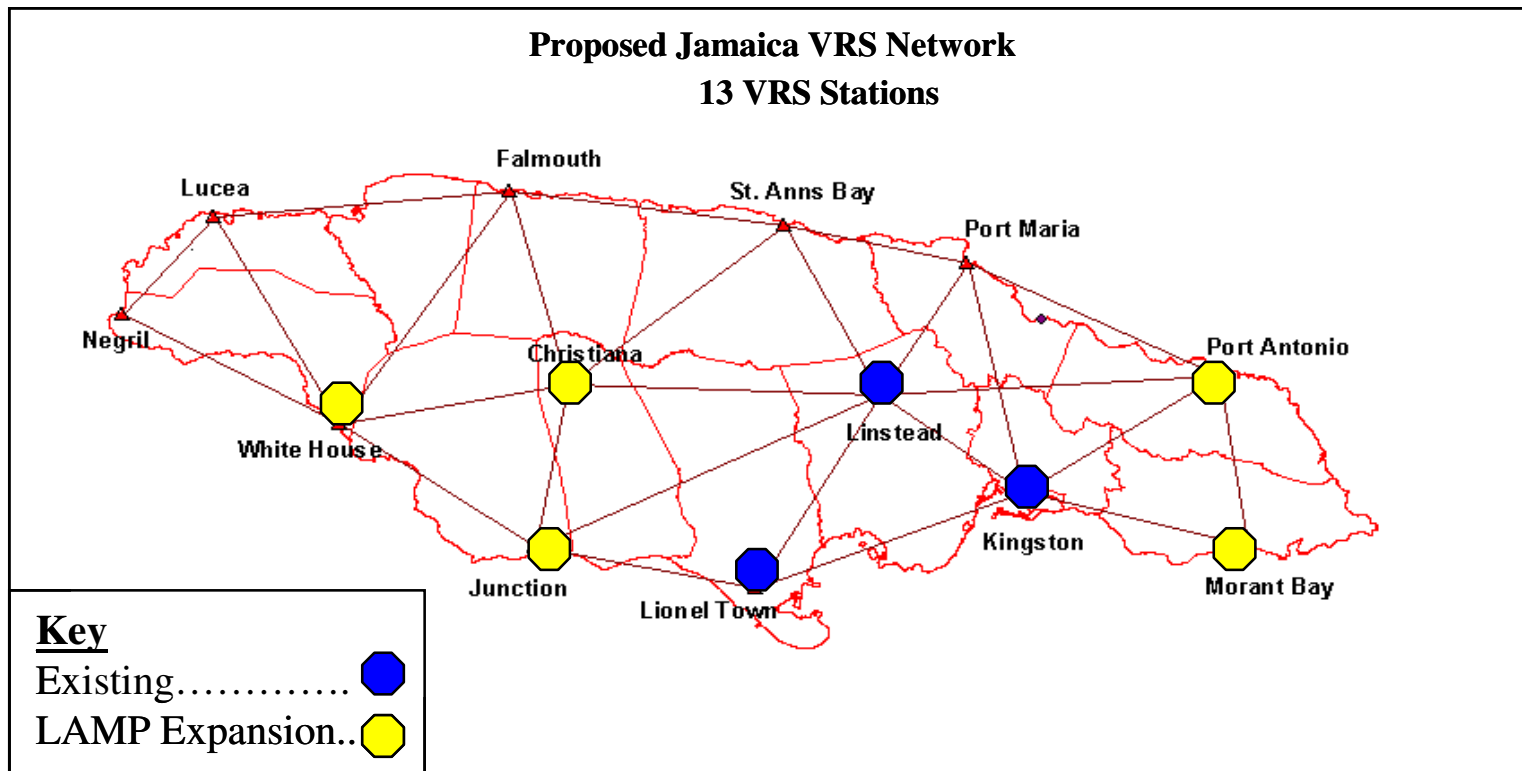
- Provides and maintains an evolving Spatial Data Infrastructure for Jamaica
  - A national network of Geodetic Survey points
  - Comprehensive map coverage of Jamaica
- Surveys government lands
- Checks and approves survey plans to support titles application

# Spatial Data Infrastructure

- A national network of Geodetic Survey points
  - Enables efficient surveying and mapping in the national grid system
  - Basis for effective land registration
- Comprehensive map coverage of Jamaica
  - Provides topographic and cadastral information for the Island
    - feasibility studies, planning, site location, parcel ID

# Spatial Data Infrastructure (Con'td)

- The network of Geodetic Survey points will be enhanced by a VRS network



# Spatial Data Infrastructure (Con'td)

## VRS Network

- Reduce cost of data collection/maintenance
  - Mapping lands and infrastructure for housing development
- Improve quality and consistency of data
  - Accurate/consistent setting out of subdivision and infrastructure works
- Facilitate more efficient combination of data from different sources
  - Site selection data: cadastral, topographic, land use, environmental, drainage, housing design
- Improve access to data
  - Internet access

# Survey of government lands

- land settlement
  - Housing lots
  - Agricultural lots
- land divestment
  - Housing development
  - Other development activities
- Identification of Govt. properties
  - Land Inventory

Commissioner  
of Lands and  
other  
government  
agencies

Govt lands:  
  
a significant  
contribution to  
housing  
development

# Check List

- Spatial data infrastructure
- Survey of Government lands
- **Checking of survey plans**

# Checking of survey plans

- Registration or transfer under the Registration of Titles Act
- Plans include:
  - Pre-checked plans
  - Simultaneous Lodgment plans
  - Registrar of Titles (RT) plans
- The Director of Surveys makes a copy of the certified plan

**Requirements of  
the Land Surveyors  
Act**

# Challenges

- Meeting customer expectations
  - reducing turn-around-times
  - data quality
  - data currency
- Security
  - records
  - fraud
  - dual registration
- Compliance
  - Subdivision plans vs status of boundary marks on ground

# Summary

- Three (3) critical factors considered
  - Spatial Data Infrastructure
    - Facilitates feasibility studies, planning, site location, parcel ID for housing development
  - Survey of Government lands
    - defines property boundaries to facilitate divestment of Govt lands for housing development
  - Checking of survey plans
    - ensures that survey plans meet the statutory requirements for Registration or transfer under the Registration of Titles Act

# Conclusion

- Role of SMD intricately linked to the housing development process
  - From concept
  - To completion

# THANKS