

ABSTRACT

Family Land in Tobago: Its Incidence, Governance and a Model for Land Rights Recordation.

Sunil Lalloo

Family Land is a type of customary land tenure which is one of the oldest systems of land rights still in existence today. Regionally, the tenure form originated during the post emancipation era, where the ex-slaves pooled their resources in order to afford land that was deliberately highly priced. The existence of family land is problematic to the construction of formalized systematic registration systems as it is difficult to fit into the existing legal and institutional tenure framework. For this reason, assessments of the location and extent of parcels as well as the rights, restrictions and responsibilities practiced should be performed in order to propose mechanisms that would allow the inclusion of this tenure system in the legal framework.

This study reported on the incidence and governance of family land in Tobago using survey research and case study approaches. It was found that family land accounts for over 40% of the samples in the urban case studies and more than 70% in the rural studies. The governance mechanisms were detailed in the study which showed unique social practices in Tobago. The research went further to develop a land recordation system to record the rights and interests in family land in Tobago and the wider Caribbean. This system was defined using a conceptual and a logical data model.

Key words: Sunil Lalloo; Family land; land tenure; Tobago; Land recordation.