

ABSTRACT

This thesis is concerned with the new system for the systematic adjudication and registration of title to land in the Commonwealth Caribbean against the background of an inefficient common law system of unregistered conveyancing. Accordingly the first three chapters establish this background.

More specifically, Chapter I gives a general overview of the unregistered system of conveyancing in the Commonwealth Caribbean. Chapter II takes this a bit further by examining the procedures involved in unregistered conveyancing, the fees payable for legal services and also the defects of that system. Chapter III examines registration of titles as an alternative to the unregistered system including the prior existing system for the registration of titles in the Commonwealth Caribbean and the advantages of registration of titles.

Chapters IV to VIII constitute the main focus of the thesis. Chapter IV analyses the legislative machinery for systematic adjudication in all its aspects while Chapter V deals with the inevitable litigation consequent upon adjudication. Chapter VI analyses the legal effect of registration of title and the question of the indefeasibility of a registered title. Chapter VII examines the powers of disposition of the registered

proprietor and the legislative devices by which restrictions are placed on that power. Finally, Chapter VIII, in view of the importance and potential of the new system, seeks to deal with the efficiency of the system: the legislative and administrative aspects. This Chapter also examines the question of the development of the existing and future systems.