

# XI

## ANNUAL CONFERENCE AND ASSEMBLY

of the Inter - America Network  
of Cadastre and  
Property Registry

LIMA 2025

#CONFCAT25



## Digital Windows to Land Rights: Governance and Access Policies for Cadastral Technologies in Belize

Kevin Gutierrez



WORLD BANK GROUP

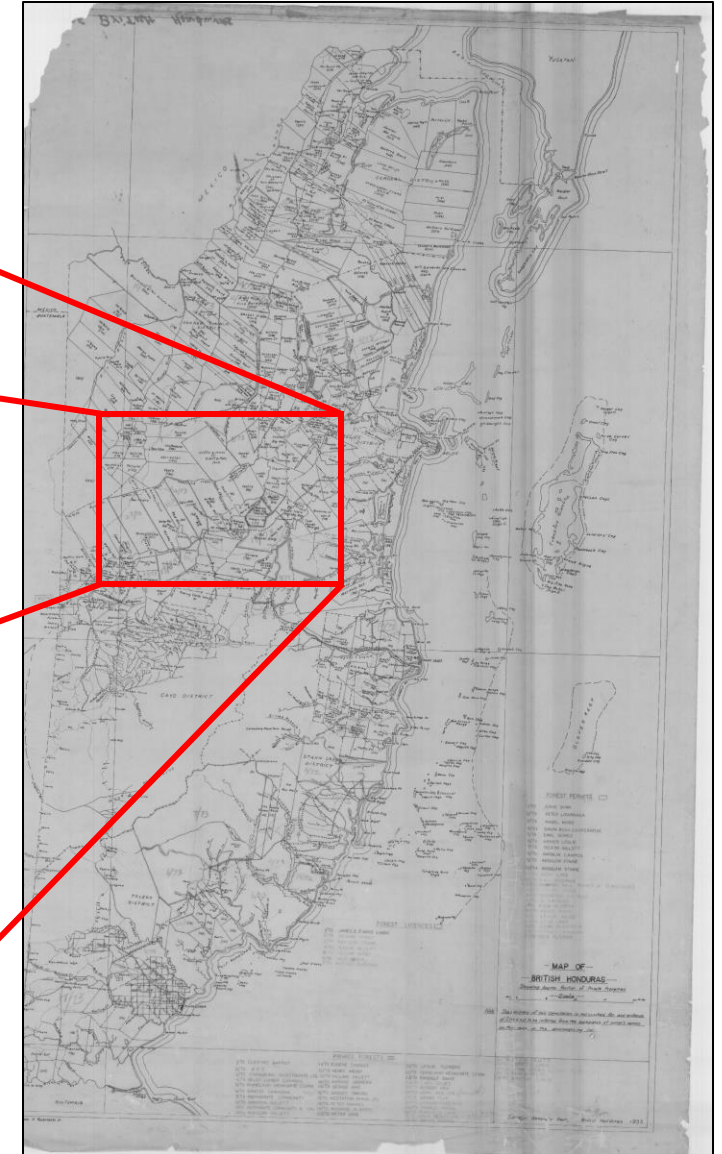
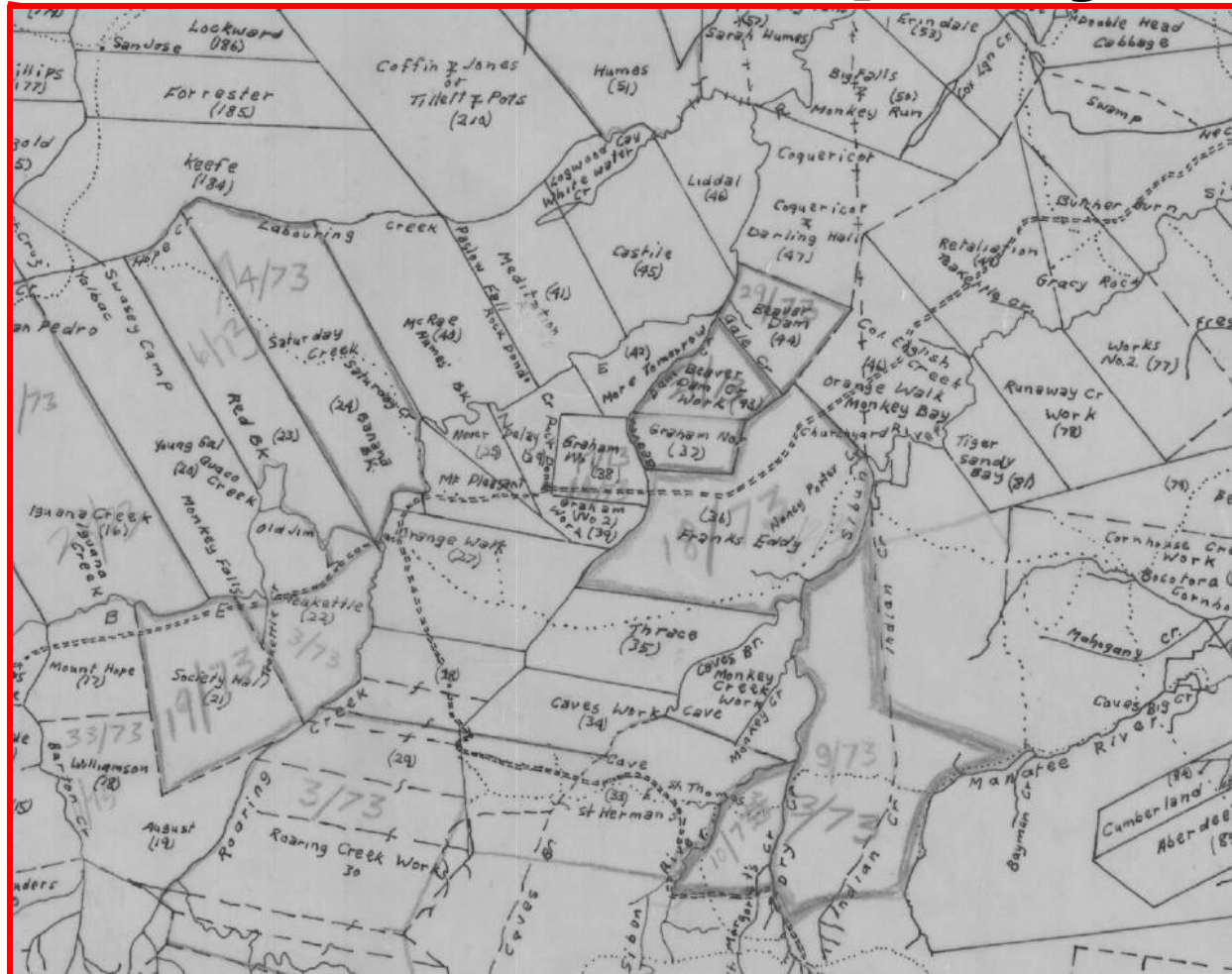


# Where is Belize?



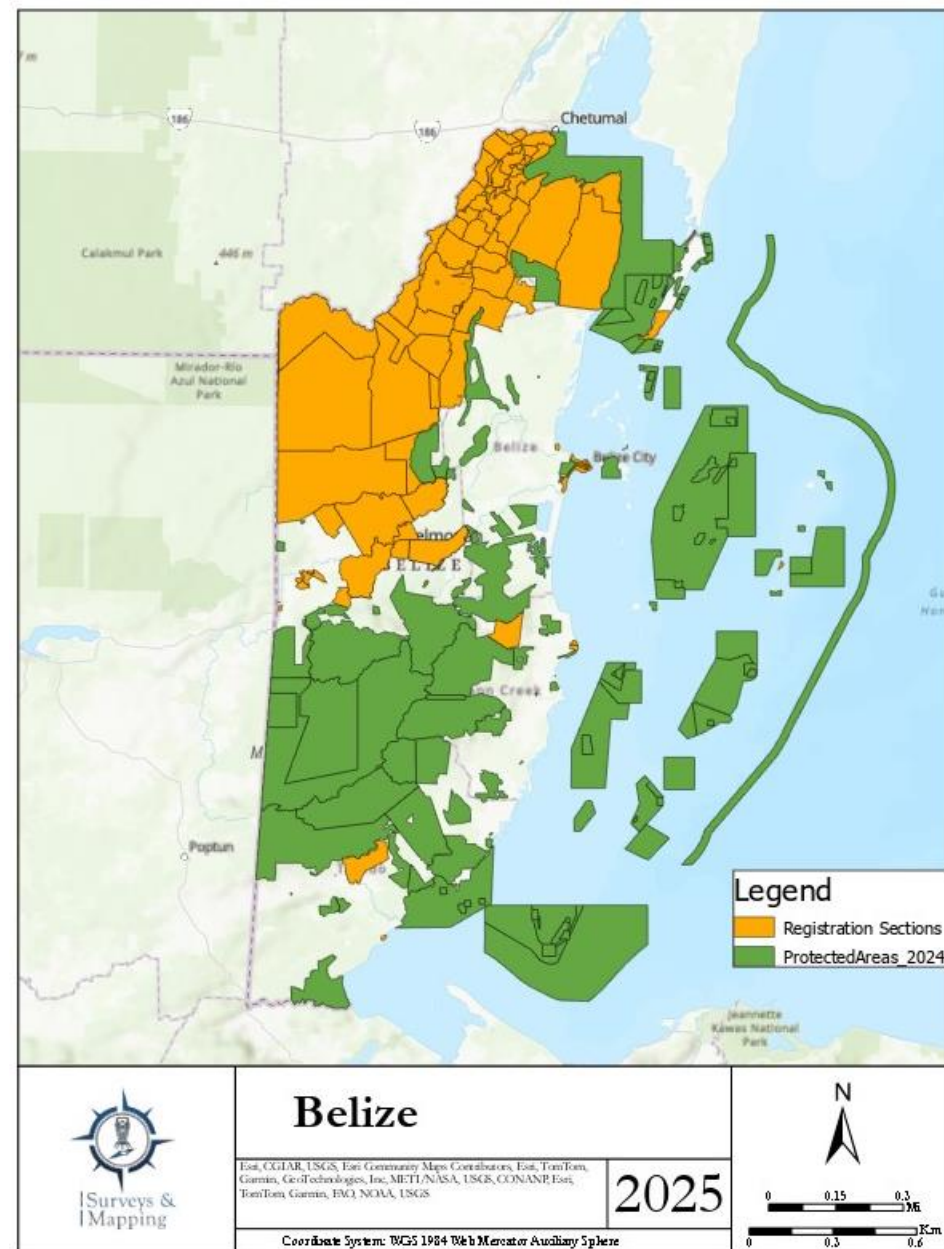


# Belize's Old Property Map



# Types of Land Registration Systems

- Two main systems running simultaneously: Torrens and Common Law Deeds Recording System.
- Torrens is utilized in those areas where a complete Cadastral Mapping has occurred, known as “Declared Areas” or “Areas of Compulsory Registration”.
- The Recording of Deeds System does not guarantee ownership of the land. A cadastral record of the property may not exist.
- Approximately 30% of the territory is under Torrens; around 33% is Protected. The rest requires adjudication and a certain level of cadastral surveying.



# Cadastral and Registry Systems

- An adaptation of Torrens was established in 1954 through the General Registry Act paired with the Law of Property Act, establishing a legal framework. At the time, it only applied to new land grants and voluntary registration.
- Due to the shortcomings of that system, the Registered Land Act (RLA) was established in 1977, which simplified the law and procedure relating to land. The areas under this system were under compulsory land registration - Cadastral and Registration were interoperable from its inception.
- It was further enhanced by the Strata Titles Act in 1990 and the Land Adjudication Act in 1992.



- Landfolio®, the new Land Management System, now owned by acQuire Technology Solutions, was adapted in 2012. An update to its latest version was made by Belize in 2022.

[illegible]

# Cadastral and Registry Systems

landfolio

Parcel > Details

4-27-605

Code: 4-27-605  
Name: 4-27-605

Type: Declared Parcel  
Status: Active

Parties: GOB (0%); HON. MINISTER OF NATURAL RESOURCES (0%)  
Expiry Date:

General  
Parties (2)  
Address  
Shape (1)  
Map References (1)  
Documents  
Reference Codes (1)  
Instruments  
Related Parcels (1)  
Extended Properties (4)  
Section B (1)  
Section C  
Section D  
Land Register  
Qualification Templates  
Discussions  
Audit

Change Credentials

1 of 1

Find | Next

Belize

Report Date: 12-Nov-2025

Run Time: 8:36:59 AM

Land Register Report for Parcel ID: 4-27-605

**PROPERTY SECTION:**

Parcel ID: 4-27-605  
Registration Section: San Jose Palmer  
Original Registration Date: 27-Sep-1996  
Legal Description: 4-27-605  
Metes & Bounds Description: Mutation No. 85/1996  
Approximate Area (Acres): 0.5253  
Appurtenances: Ref. see parcel 589  
Status Indicators: Absolute Title, Government Land, Active Parcel, Freehold

**PROPRIETORSHIP SECTION:**

Entry #	Entry Date	Instrument	Description	Termination
1	11 Jul 1989	1983/1989	HON. MINISTER OF NATURAL RESOURCES Agent for the Trustee - GOB for San Jose Palmer Lands	

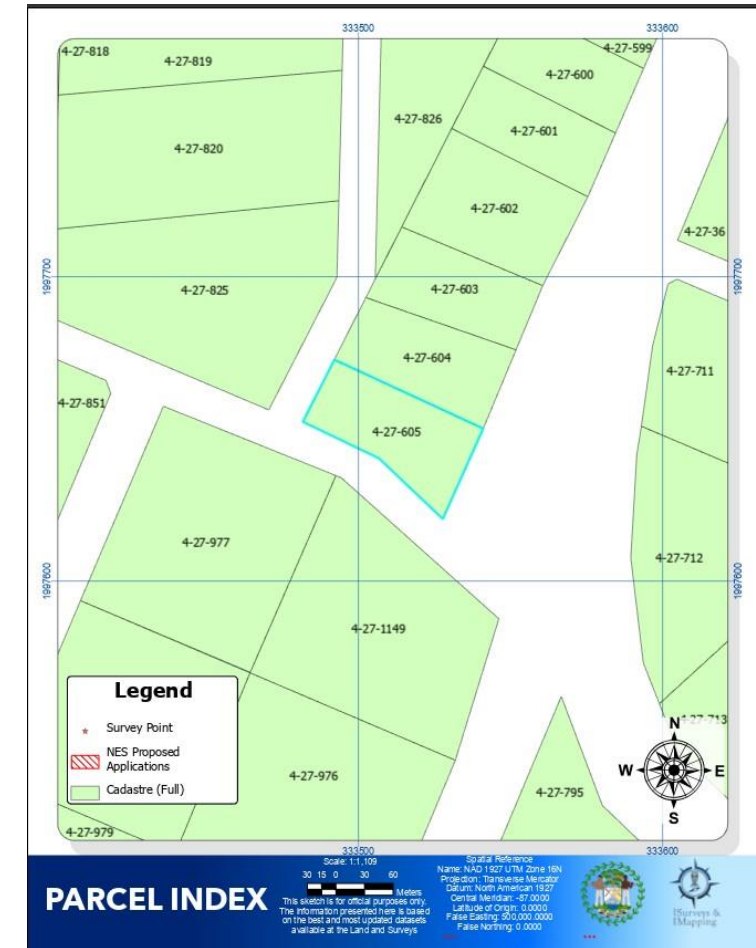
**INCUMBRANCES SECTION:**

Entry #	Entry Date	Instrument	Description	Termination
No Entries				

Report Name: Land Register Report: 4-27-605

Page 1 of 1

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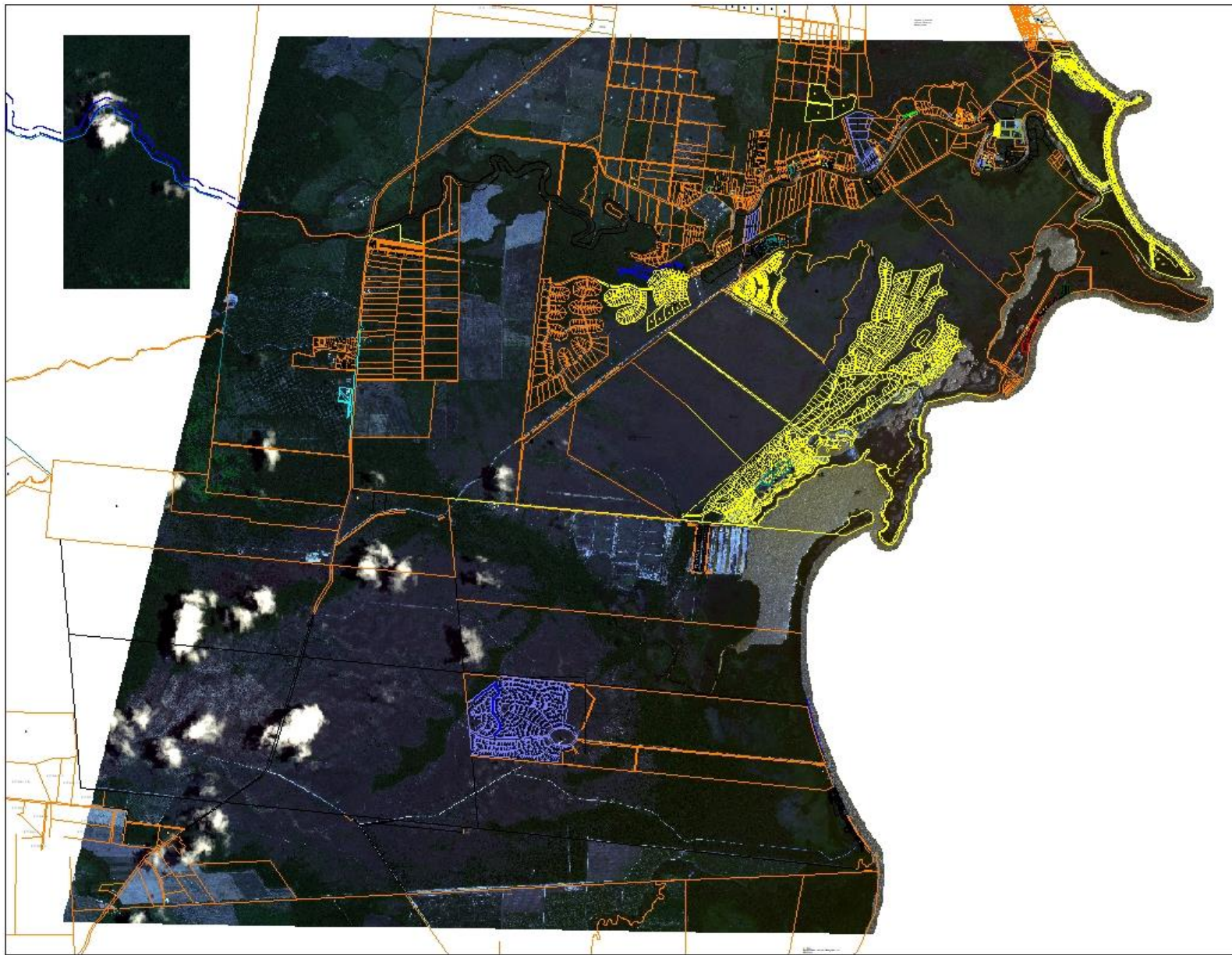




# “Fit-for-Purpose” Approach

- Belize is “lucky” that Cadastral Plans exist for the majority of the country. There are a few areas where old survey plans exist, but for most part, they are georeferenced and generally with modern measurements.
- Areas that do not have any recent surveys are those that cause the major gaps in the cadastral system.
- The country’s cadastral system is being worked on by zones in a systematic way until it is fully covered.

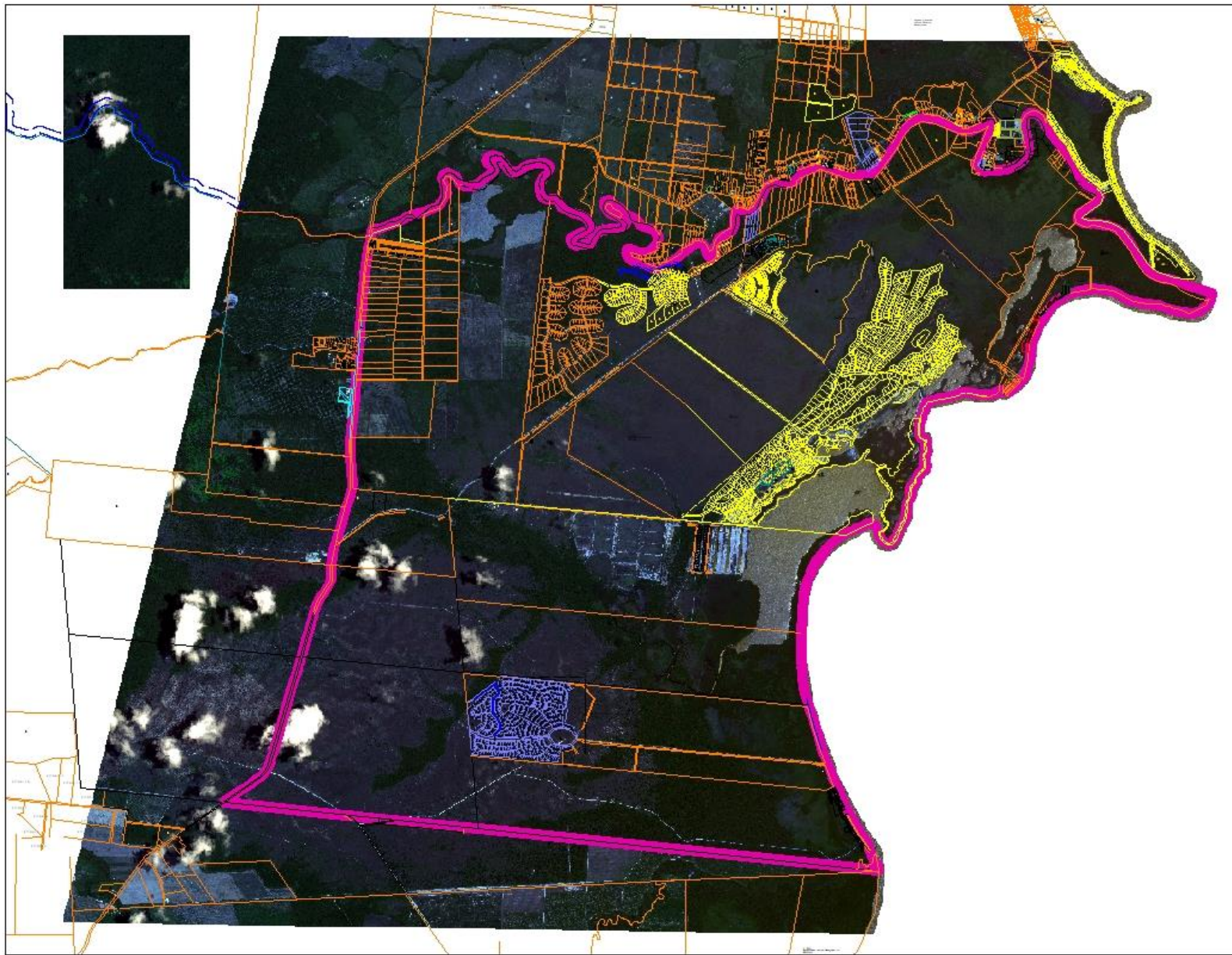
Note the data is  
in **CAD format**.  
It serves as a  
baseline for the  
work  
conducted.

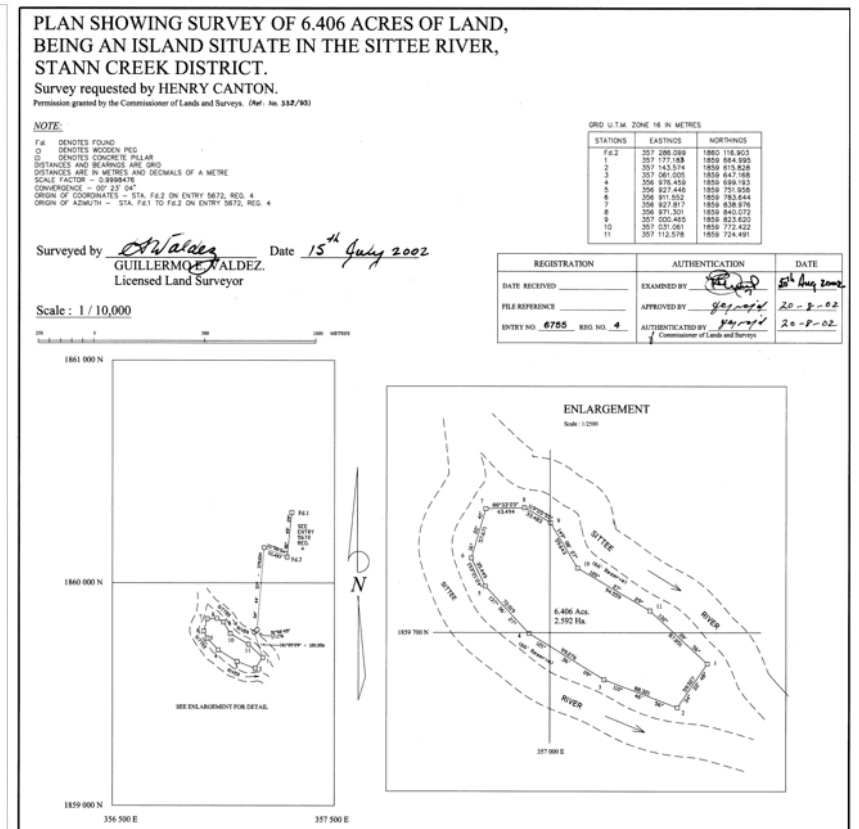
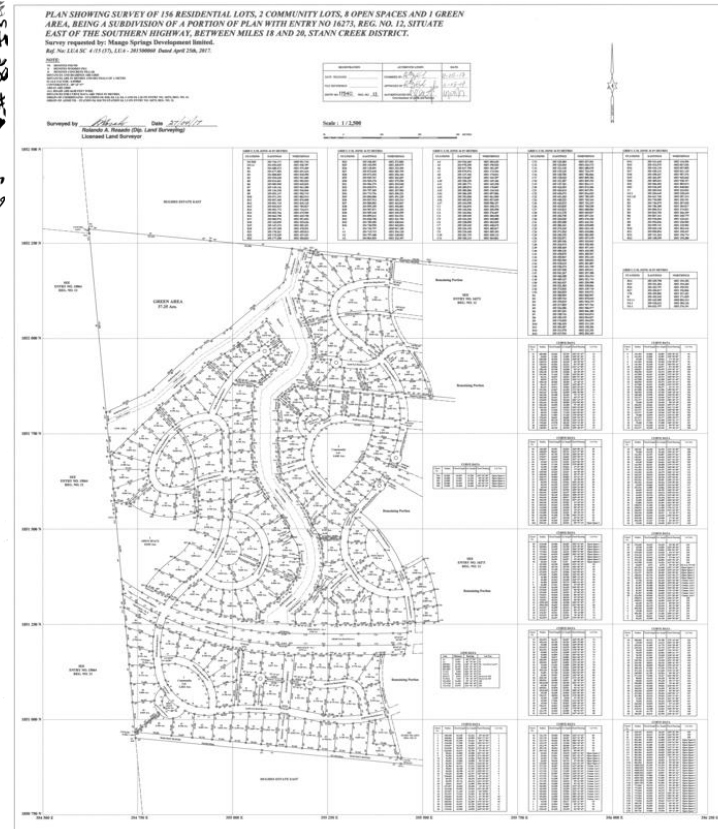
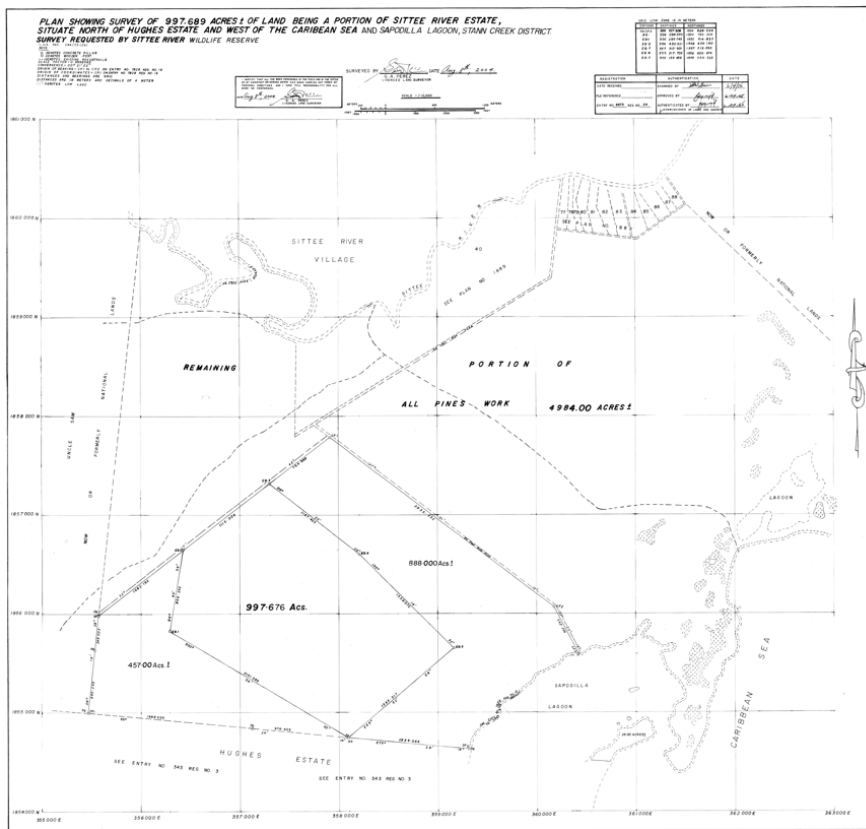




**A specific geographic area is selected:**

- Natural or Man-Made Boundaries preferable.
- Boundaries of larger estates also used.





Cadastral Plans are at different scales and accuracies. **Adjustments** are made to the most recent and better georeferenced surveys.

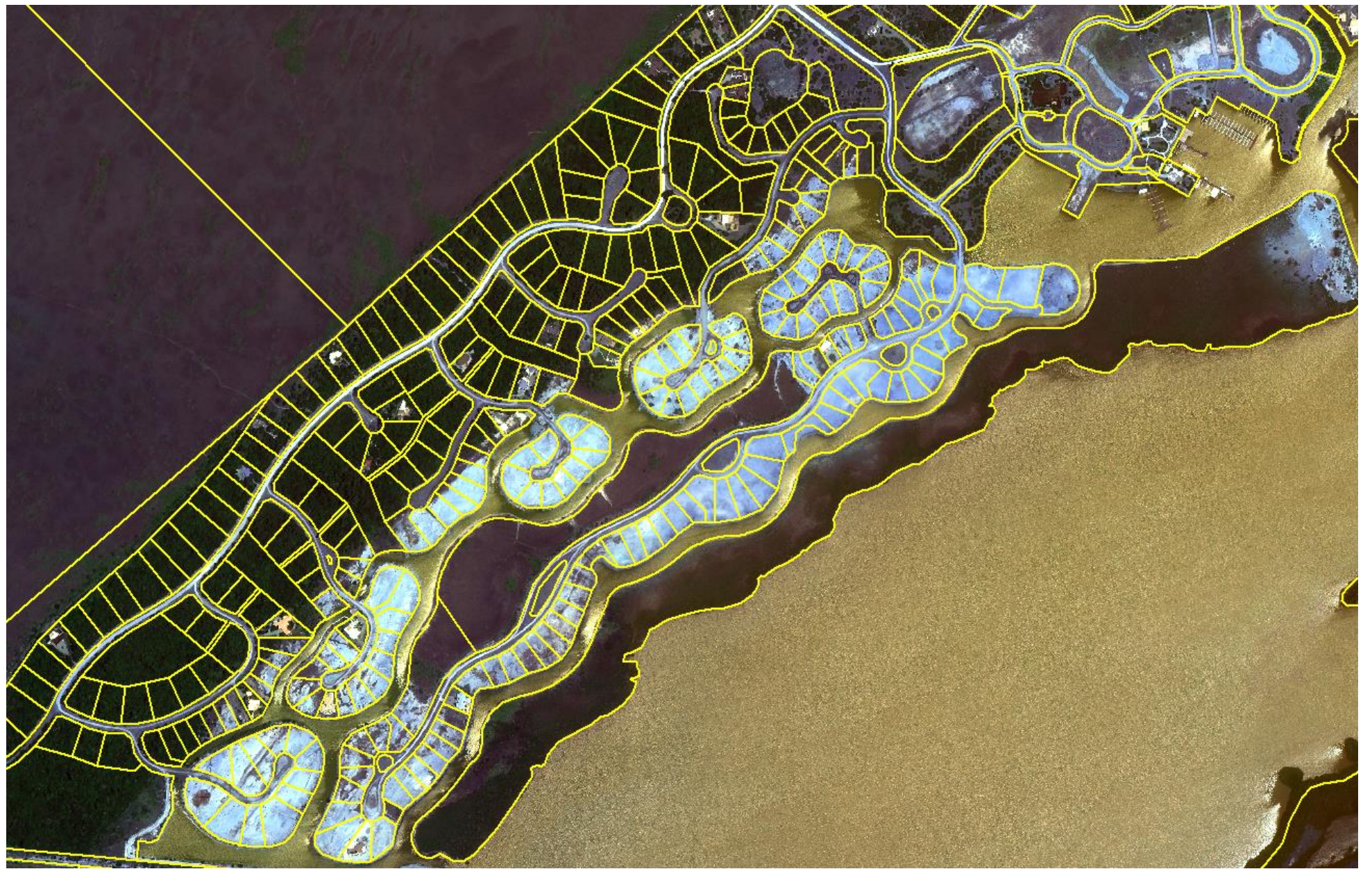


The work is conducted in a combination of **CAD and GIS** software.





Parcel ID is composed of a **Block Number - Registration Section Number** and a **Unique Parcel Number**

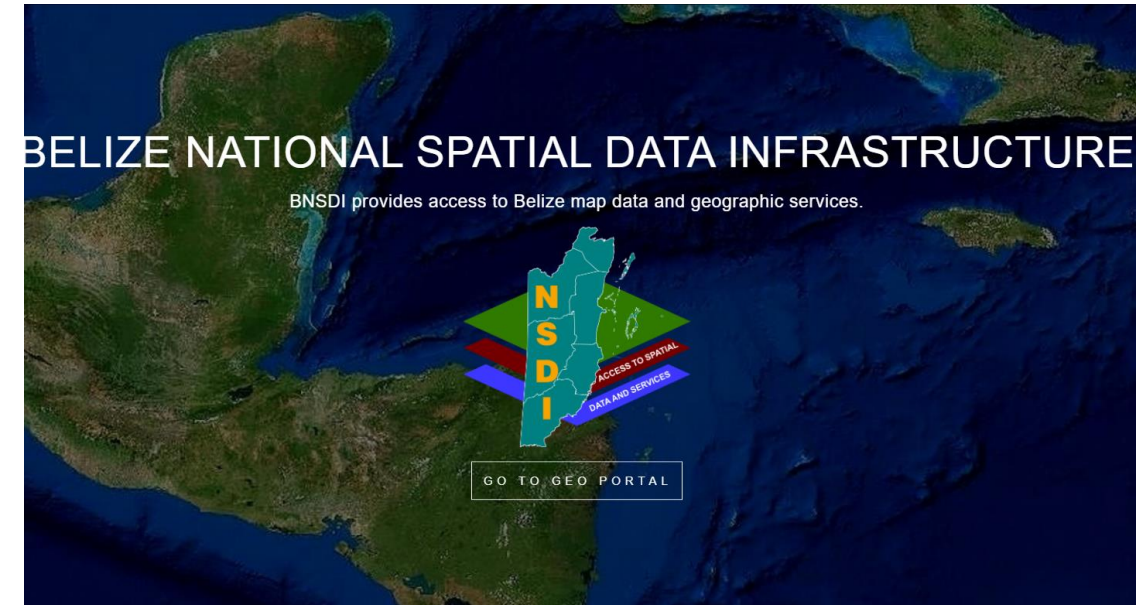
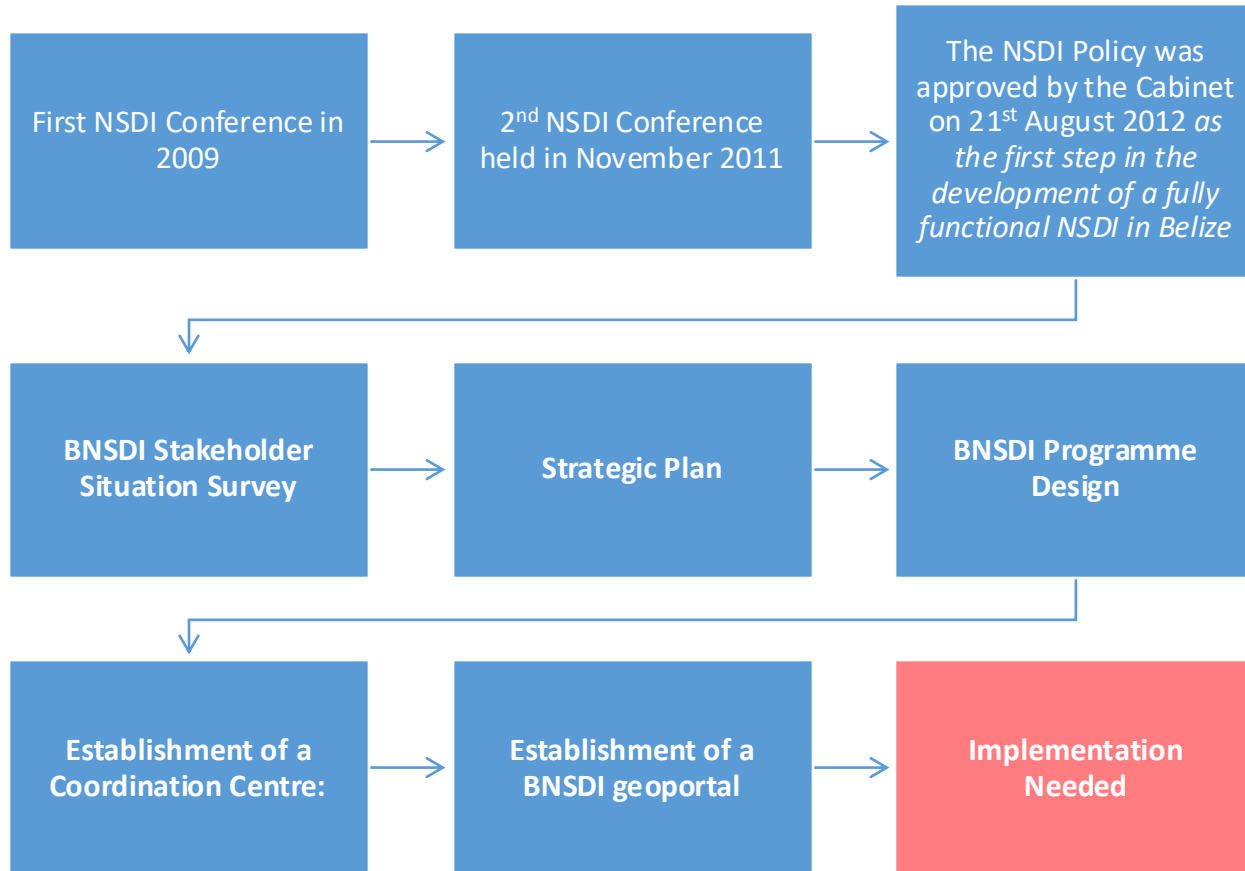




# Dissimination of Cadastral Data

- Belize has an enterprise agreement with ESRI.
- We utilize the latest version of ArcGIS Pro and related tools.
- Although we have the capacity and platform, Belize has NOT yet published cadastral data nor its registers online.
- It is more of internal organizational policy established by the current administration.
- The data is publicly available in person at the Lands and Surveys Department Headquarters in Belmopan, or, to a certain extent, its out district branches.

# Spatial Data Infrastructure (SDI)

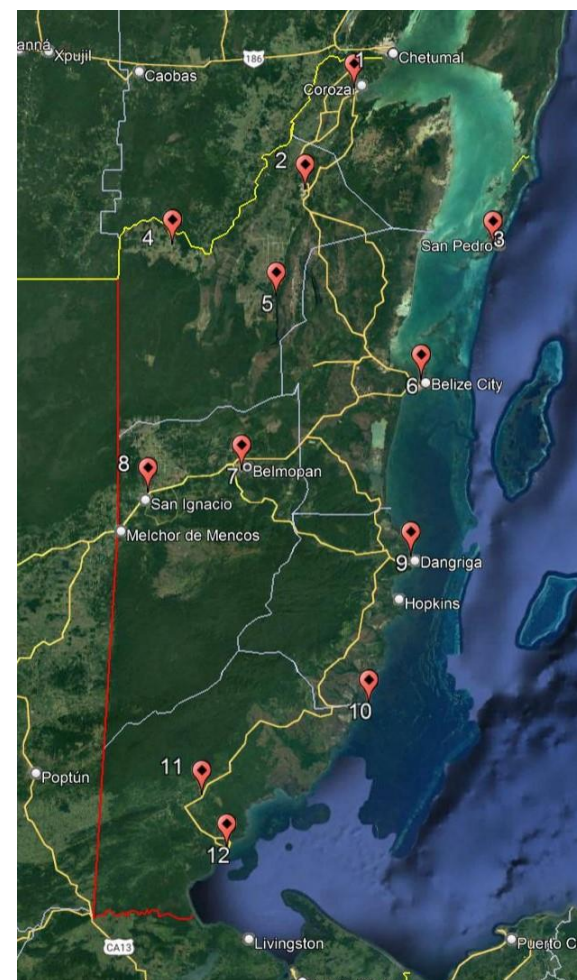
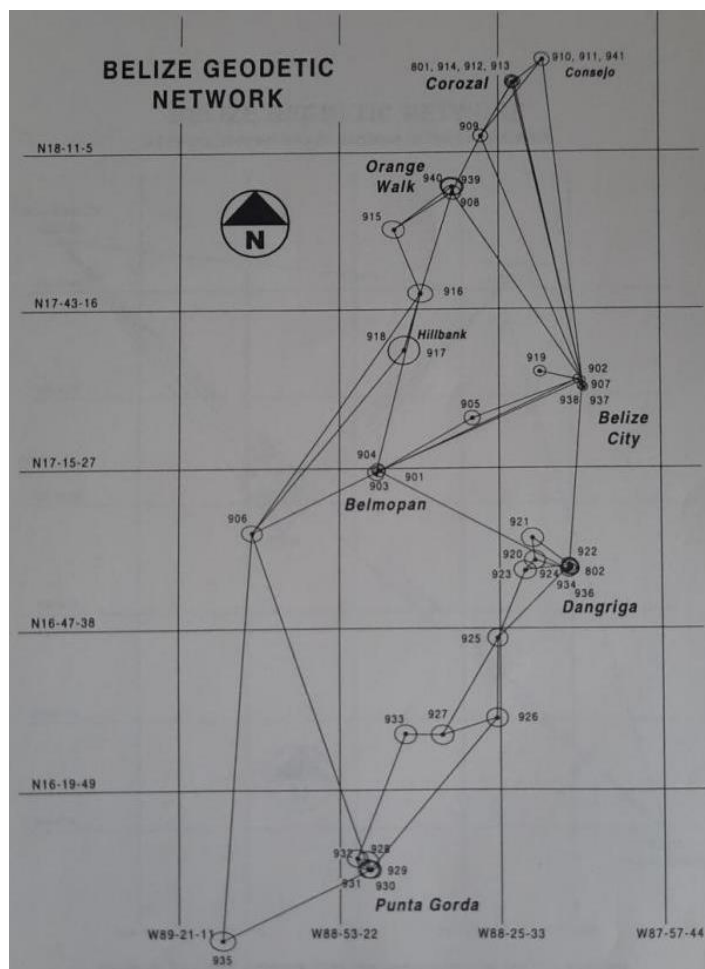


[Home - Belize National Spatial Data Infrastructure \(bnsdi.gov.bz\)](http://bnsdi.gov.bz)



# Geospatial Framework Modernization

Old Geodetic Network established via GPS Methodology in 1995.



Proposed Active Geodetic CORS Network

Belize is currently engaging and joining SIRGAS (Sistema de Referencia Geocéntrico para las Américas).

# Thank you

#CONFECAT25

