

# **GIS Case Study for a Fiscal Cadastre and Improved Land Tenure in the Bahamas**

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**Key words:** Cadastre, Digital cadastre, Property taxes, Security of tenure

## **SUMMARY**

A gradual paradigm shift is being experienced in the Bahamas. The need for information is now heightened and has resulted in a Pilot Study being carried out in a small area of the Country. This has unveiled both the advantages and disadvantages of the GIS science and technology. Using the limited existing labour on hand, a skills re-engineering campaign was implemented to accomplish the task at hand. Staff members were trained in CAD, GIS, and database software to enable completion of the same. The results were quite surprising and recommendations for the maintenance of the program were proposed. Despite the imperfections in the Land Tenure system of the Bahamas, the projections for increased revenue generation have deemed the Pilot Study a reasonable project. Additionally, the new way of producing and storing digital data for the “Fiscal Cadastre” of the Bahamas has sparked a new interest by agencies and private individuals. This paper intends to outline both the present and future benefit of the Pilot Study, while analyzing the impact of broadening the scope to a wider area (ie. A National Project). The effect of GIS in the Bahamas appears to be steamrolling ahead and the engine has gathered a great amount of speed.

## **BIOGRAPHICAL NOTES**

**Academic Experience:** Bsc (Hons) Surveying and Mapping Sciences, University of East London.

**Practical Experience:** Approximately 15 years practical experience working in the Cadastral field at various governmental agencies including the Ministry of Public Works, Department of Lands and Surveys, and the Valuation Section. Practical experience was gained in Identification, Mapping, and Assessment of Properties for Taxation, Production of Thematic Maps, Implemented CAD training courses for existing staff and new recruits, Project Management, Digital Elevation Models, and Road Design, Engineering and Land Acquisition Surveys for New Providence Road Improvement Project (Digital Data Collection by Total Station producing 3D data – x, y, z), Preparation of Engineering and Cadastral Survey Plans for Land Acquisition (Digital Mapping using CAD and GIS), Land Surveys for Compulsory Acquisition and Land Development Projects, Crown Land Subdivision Design and Layout, and Crown Land Surveys for land alienation.

Licensed Land Surveyor, Bahamas

Member, CaGIS – American Congress on Surveying and Mapping (ACSM)  
Member, Geospatial Advisory Committee (GAC), Component 2 & 3 – Land Use and Policy Administration Project (LUPAP) Committee, Bahamas  
Member, Project Advisory Committee (PAC), Component 1 – Land Use and Policy Administration Project (LUPAP) Committee, Bahamas  
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