# Our Membership
## as at July 1st, 2016

<table>
<thead>
<tr>
<th>Land Surveyors</th>
<th>Valuation Surveyors</th>
<th>Quantity Surveyors</th>
</tr>
</thead>
<tbody>
<tr>
<td>Achille, Horace</td>
<td>Agge, Marlene</td>
<td>Affoo, Joseph</td>
</tr>
<tr>
<td>Adoo, Sasha</td>
<td>Alexander, Edmund (Associate)</td>
<td>Bansraj, Mitchell</td>
</tr>
<tr>
<td>Alfred, Seymour</td>
<td>Ali, Ric Javed</td>
<td>Barrett, Vaughn</td>
</tr>
<tr>
<td>Ali, Anwar</td>
<td>Bally, David</td>
<td>Borde, Horace</td>
</tr>
<tr>
<td>Ali, Ric Javed</td>
<td>Braithwaite, Ian</td>
<td>Bowen, Learie</td>
</tr>
<tr>
<td>Archibald, Calvin</td>
<td>Callender, Ken</td>
<td>Campbell, Anthony</td>
</tr>
<tr>
<td>Arjune, Anthony</td>
<td>Derry, Abraham</td>
<td>Cedeno, Donna Mae</td>
</tr>
<tr>
<td>Awang, Michael</td>
<td>Ferrell, Mark</td>
<td>Charles, Colin</td>
</tr>
<tr>
<td>Balgobin, Shivanand</td>
<td>Felix, Gineline</td>
<td>Clarke, Gerald Floyd</td>
</tr>
<tr>
<td>Bazil, Cuthbert</td>
<td>Ghipt, Natasha</td>
<td>Cochran, Allen</td>
</tr>
<tr>
<td>Bhikarry, Reynold</td>
<td>Heeralal, Ronald</td>
<td>Foster, Jeremy</td>
</tr>
<tr>
<td>Buchun, Gerard</td>
<td>Khan, Kameel</td>
<td>Gregoire, Aidan</td>
</tr>
<tr>
<td>Burkett, Gillian</td>
<td>Kissoon, Ganga-Persad</td>
<td>Halls, Cheryll</td>
</tr>
<tr>
<td>Cardinez, Rondell</td>
<td>Lawrence, Charles (Dr.)</td>
<td>Harper, Leslie</td>
</tr>
<tr>
<td>Chan Chow, Michael</td>
<td>Lawrence, Jonathan</td>
<td>Hood, Mark</td>
</tr>
<tr>
<td>Charles, Ainsley</td>
<td>Lue Affat, Gerald</td>
<td>Jackson, Marlon</td>
</tr>
<tr>
<td>Charles, Francis</td>
<td>Maharaj, Ann Marie (Associate)</td>
<td>Jameson, Kevern</td>
</tr>
<tr>
<td>Cooke, Martin</td>
<td>Maharaj, Jaymie</td>
<td>Joseph, Dennis</td>
</tr>
<tr>
<td>Davis, Chystal</td>
<td>Mohess, Gopaul</td>
<td>Krog, Anthony</td>
</tr>
<tr>
<td>Davis, Dexter (Dr.)</td>
<td>Murray, Christopher</td>
<td>Langton, Clint</td>
</tr>
<tr>
<td>Deonananan, Roopchan</td>
<td>Nancoo, Glen (Associate)</td>
<td>Leonard, Cleve</td>
</tr>
<tr>
<td>Derrick, Rawle</td>
<td>Piere, Raymond</td>
<td>Leonard, Cleveland</td>
</tr>
<tr>
<td>Doyle, Winston</td>
<td>Prince-Assam, Marcia</td>
<td>McLeod-Celestin, Tracy</td>
</tr>
<tr>
<td>Drakes, Paula</td>
<td>Ramkoon, Dinelle</td>
<td>Morris, Peter</td>
</tr>
<tr>
<td>Elder, Cheryl-Ann</td>
<td>Ramos, Ria</td>
<td>Murray, Clifford</td>
</tr>
<tr>
<td>Felix, Andre</td>
<td>Ramoutar, Baldeo</td>
<td>Outridge, Derek</td>
</tr>
<tr>
<td>Gajadhar, Ron</td>
<td>Raymond, Afra</td>
<td>Rajpatty, Steve (Dr.)</td>
</tr>
<tr>
<td>Gokool, Curtis</td>
<td>Romany, Neil</td>
<td>Rampersad, Dial</td>
</tr>
<tr>
<td>Gopie, Anesh</td>
<td>Sataur, Abdool</td>
<td>Rampersad, Nicola</td>
</tr>
<tr>
<td>Grant, Ian</td>
<td>Seecharan, Bhanmati (Associate)</td>
<td>Ramsey, Nigel</td>
</tr>
<tr>
<td>Griffith-Charles, Charisse (Dr.)</td>
<td>Weekes, Solomon</td>
<td>Rodney, Donald</td>
</tr>
<tr>
<td>Hamid, Darren</td>
<td></td>
<td>Roopchan, Willie</td>
</tr>
<tr>
<td>Hamomansingh, Lenny</td>
<td></td>
<td>Samms, Micheal</td>
</tr>
<tr>
<td>Heerah, Dexter</td>
<td></td>
<td>Skinner, Knolly</td>
</tr>
<tr>
<td>Hernandez, Barry</td>
<td></td>
<td>Tiwary, Girja</td>
</tr>
<tr>
<td>Kantasingh, Ronnie</td>
<td></td>
<td>Thomas, Omar</td>
</tr>
<tr>
<td>Khan, Fariyal</td>
<td></td>
<td>Welch, Candice</td>
</tr>
<tr>
<td>Lalloo, Sunil</td>
<td></td>
<td>Wiltshire, Margaret</td>
</tr>
<tr>
<td>Laughlin, Ivan</td>
<td></td>
<td>Williams, Robert</td>
</tr>
<tr>
<td>Lee Wen, Kurt</td>
<td></td>
<td>Winchester, Alfred (Associate)</td>
</tr>
<tr>
<td>Long, Geoffrey</td>
<td></td>
<td>Wyatt, Robert</td>
</tr>
<tr>
<td>Maharaj, Shri</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medina, Tegan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medine, Christian</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mookram, Nicholas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mohammed, Naieem</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moses, Brian</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nandalal, Hakeeb</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Persad, Christian</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Phriday, Shervon Geselle</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pierre, Murchison</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ragoo, Indar</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rajaram, Rikki</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ramcharan, Winston</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ramdhanie, Sarita</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ramkoon, Dinelle</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ramlal, Bheshem (Dr.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sant, Kamal</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second, Charles</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sutherland, Micheal (Dr.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Westmaas, Nicholas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wilson, Shane</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The Professional Centre,
11-13, Fitzblackman Drive, Woodbrook,
Port of Spain, Republic of Trinidad & Tobago
Email: info@instituteofsurveyors.com
Web: www.instituteofsurveyors.com
Telephone No: 468-3356
Surveying the Journey

Celebrating 20 Years as an Institute
1996 – 2016
Contents

Message from the President ........................................ Page 3
Anniversary Greetings .................................................. Pages 4 - 6
Introduction to the ISTT and Management Committee .... Page 7 - 9
The Science of Surveying and its Disciplines: Land, Quantity and Valuation ........................................ Page 11 - 21
A Chat with Cleveland Leonard ..................................... Page 22
Quantity Surveyor by Mistake not Choice ...................... Page 24
Valuer NOT Valuator .................................................... Page 26
The Original Surveyor ................................................... Page 28
20 Years and Beyond, the Youth Speaks ......................... Page 30 - 32

CREDITS
20th Anniversary Magazine Committee
Marcia Prince-Assam
Kamal Sant
Clint Langton
Tegan Medina
Joseph Affoo
Nigel Ramsey

Contributors
Victor Hart
Fitgerald Reyes
Kameel Khan
Nigel Ramsey
Cleveland Leonard
Natasha Ghitt
Dr. Sunil Lalloo

Design & Layout
Jepnest Ltd.
CVS Professional Solutions Ltd.

Printed By:
Caribbean Print Technologies
Message

from the President

It is with a sense of pride that I greet you on the 20th Anniversary of the ISTT when we reaffirm our commitment to excellence. This milestone would not have been possible without the hard work and determination of those individuals who sacrificed time and energy to see ISTT come to fruition in the early days. We must acknowledge the founders who paved the way in 1996 through our establishment by an Act of Parliament choosing to represent members in the disciplines of Land Surveying, Valuation Surveying and Quantity Surveying.

As you are aware, the economic environment is quite challenging and this is certainly impacting on the fortunes and future growth of the ISTT. The profession is also being challenged by the decisions of our stakeholders which will require our adaptation and adjustment as certain experiments come into being, which in turn will negatively affect our respective businesses. As we forge ahead into a new decade, it is hoped that the global situation was stabilizing after the 2007-2008 meltdown, new challenges have appeared on the horizon particularly with the dramatic decline in energy and commodity prices resulting in economic contraction in Europe and the BRICS countries. Trinidad and Tobago is no exception to this phenomenon that has been emerging since as an energy dependent economy, we have experienced over the last year a decline in oil prices from a high of 140 U.S dollars per barrel to less than 30 U.S dollars per barrel and natural gas from over 8 U.S dollars per MMBTU to less than 2.25 U.S dollars per MMBTU. At the same time commodity prices for methanol, urea, LNG and ammonia have fallen thereby impacting severely on the revenue stream of this country.

Added to the above, are the catastrophic results of the recent United Kingdom referendum to leave the European Union. This event has created enormous negative dislocation in the global equity and financial markets, resulting in the downgrade of U.K Bonds from Triple A to Double A. As this uncertainly plays out, there are implications for Trinidad and Tobago and CARICOM in the areas of trade and foreign direct investments.

It has been established even in developed states worldwide that the services sector contributes in many cases as much as 60% of gross domestic product and Trinidad and Tobago could benefit from this model if all the actors in the services sector were to be provided with the incentives for achieving certain targets to reduce our dependence on the energy sector.

The elusive goal of diversification of the economy could only be achieved if a serious and concerted attempt is made to develop the services sector through a committed strategy of planning, allocation of resources and prioritization of these services from which Trinidad and Tobago has a comparative advantage.

It is in this context, that the services sector of the economy assumes a more critical role and the Institute of Surveyors of Trinidad and Tobago could be of enormous assistance in growing the economy of Trinidad and Tobago.

On this special occasion I remind you that the Institute of Surveyors of Trinidad and Tobago is willing and ready to play its part in the achievement of this shift in economic policy.

As we pause to celebrate our achievements and our contribution to this blessed place we call home, we do so mindful of our continued responsibility to contribute to the further development of our people, our institutions and our country.

Happy 20th Anniversary to all!

Marcia Prince-Assam
President
GREETINGS from the Commonwealth Association of Surveying & Land Economy (CASLE)

CASLE has had a close association with the Institute of Surveyors of Trinidad & Tobago (ISTT) since it was formed in 1996 and prior to that with The Quantity Surveyors Society of Trinidad and Tobago which was admitted as a member of CASLE at the very first CASLE General Assembly in December 1969.

CASLE held a seminar in Trinidad in December 1970 in collaboration with the University of the West Indies to discuss education in the Caribbean and a further seminar was held on the ‘Development of Caribbean Land Resources’ in November 1975. Trinidad was also one of the venues in a series of workshops on ‘Expert Evidence & Arbitration’ and ‘The Management of Land in the Public Sector’ in January 1992. A Caribbean Road-show visited Trinidad in 1998 and a workshop on ‘Alternative Dispute Resolution’ was held in Port of Spain in April 1999.

Trinidad and Tobago has been represented on the CASLE Management Board by Mr Mervyn Thompson who was the Atlantic Region Vice President from 1990 until the General Assembly in Harare in 1995. Professor Jacob Opadeyi who was Head of the Department of Surveying and Land Information at the University of the West Indies in Trinidad was President of CASLE from 2008 to 2011.

In June 2008 CASLE held an International Workshop on Disaster Risk Reduction at the University of the West Indies. The Opening Ceremony was chaired by Dr Charisse Griffith-Charles who also gave a presentation on ‘Disaster Rehabilitation and Reconstruction: The Role of Cadastral Records’. Dr Griffith-Charles is now the Atlantic Region President of CASLE.

The most recent CASLE meeting in Trinidad coincided with the Commonwealth Heads of Government Meeting (CHOGM) which was held in Port of Spain from 27th to 29th November 2009.

The President of CASLE, Mr Joseph Olusegun Ajanle kokoko and members of the CASLE Management Board greatly appreciate the continued support of members of The Institute of Surveyors of Trinidad and Tobago (ISTT) and send their very best wishes to them on the occasion of their 20th Anniversary this year.

Secretary General
8th June 2016

On behalf of RICS, I would like to congratulate the Institute of Surveyors of Trinidad and Tobago on the milestone occasion of their 20th anniversary. For the past 20 years, ISTT has worked assiduously to develop and promote the surveying profession in Trinidad and Tobago. I’ve had the opportunity to meet with ISTT leadership and members, and their commitment to the profession and to professionalism is strongly evident.

We look forward to working with ISTT over the next 20 years and beyond to achieve shared goals and to grow the surveying profession, and professionalism, in Trinidad and Tobago, the Caribbean, and globally.

Neil Shah
Managing Director, Americas
RICS
Dear Members of the Institute of Surveyors of Trinidad and Tobago (ISTT)

It is my pleasure to send this greeting to the Institute of Surveyors of Trinidad and Tobago (ISTT) and all your members on the occasion of the 20th anniversary of the establishment of ISTT. The Institute of Surveyors of Trinidad and Tobago, the professional association for land, quantity, and valuation surveyors in Trinidad and Tobago, is one of the high esteemed members of FIG. FIG is a United Nations recognized non-governmental organization of national member associations and covers the whole range of professional fields within the global surveying community. It provides an international forum for discussion and development aiming to promote professional practice and standards, and represents the interests of surveyors worldwide.

ISTT has been a member of FIG ever since its establishment in 1996 and has from the beginning showed an active interest in the international activities. The ISTT has been efficiently represented by Dr. Charisse Griffith-Charles and other members including Dr. Dexter Davis and Dr. Michael Sutherland at several international meetings of FIG. FIG has enjoyed the contributions of your delegates to our FIG Commissions and at the yearly General Assemblies which is very valuable. It is also extremely appreciated to have ISTT, as one of our most faithful FIG members in the Latin America region.

In FIG we are determined to work together, with actors of change, and to make this change happen fast. Our members cooperate closely with the various UN bodies, the World Bank, the regional professional associations, other professional bodies as well as with their own governments. In this great collective journey we have set our targets and we work hard to see tangible results in all places and for all people, taking into account the various local needs, specific realities, capacity and urgent priorities in order to develop fit-for-purpose solutions with a particular focus to those most vulnerable. Having ISTT as a representative for Latin America and the Caribbean area is important. You live in an area where surveyors place a critical role in the development and management of land and natural resources for the benefit of all people and the maintenance of resilient and sustainable growth and social stability. A strong association for the profession of Surveyors is therefore of great importance.

You have managed to build a respect for the profession over the last 20 years on your region. I congratulate your members for all their achievement and for sharing their experience and knowledge with our FIG members and I do encourage you to continue your important role for the next many years. FIG and the international society of surveyors will always support your efforts and follow you in your work for the betterment of your country and of the greater region. On behalf of FIG I wish the Institute of Surveyors of Trinidad and Tobago and all your members the very best for the future, and a great success in developing the global role of the surveying profession.

Best regards

Chryssy Potsiou
FIG President

22 Annette Crescent, Kingston 10, Jamaica
Tel: (876) 969-2233 Fax: (876) 756-1843
Email: products@spatialvision.com
services@spatialvision.com
www.spatialvision.com
On behalf of the TTGPA’s Council, I would like to congratulate the Institute of Surveyors of Trinidad and Tobago (ISTT), their Council and Members on attaining 20 years as a professional organization. It is indeed a memorable occasion when you reflect on your formation, growth and impact on civil society as a whole as evidenced in your publication of your commemorative 20th Anniversary magazine to highlight the organization’s history and accomplishments.

ISTT continues to apply innovative solutions to Trinidad and Tobago in a professional manner. Using their synergies in various areas of the expertise, offering developmental ideas to a number of projects at the Professional Centre and nationally. It has been a remarkable road paved with memorable experiences for all those involved.

It is indeed a privilege to work with amazing members of your esteemed professional organization who volunteer at TTGPA, your support and dedication to the Professional Centre is recognized and appreciated and let us never forget that the success of any NGO is on the basis of volunteerism.

We wish the Council and Members of ISTT a memorable celebration and may you continue to grow for many years to come.

Camille Cumberbatch-Dhoray
TTGPA President

The Joint Consultative Council (JCC) of Trinidad and Tobago, which comprises professions associated with the construction industry, extends congratulations and best wishes to the Institute of Surveyors of Trinidad and Tobago (ISTT) on the attainment of twenty years as a professional body. The ISTT was formed when the Land Surveyors Association of Trinidad and Tobago and the Quantity Surveyors Society of Trinidad and Tobago were formally merged. The Association of Professional Valuation and the Land Economy Surveyors of Trinidad and Tobago later joined in 1998. It should be noted, however, that the Land Surveyors Association dates back to 1948; the Quantity Surveyors back to 1963, and Professional Valuation back to 1975. The ISTT therefore has had a significant presence and practice well before the last two decades.

The primary function of the Institute is to support the needs of its constituent disciplines and to develop and promote the surveying profession in general. A parallel role is to foster links and good relations with other professional associations, and to this end has been a significant partner in the JCC family.

Land is a very precious commodity in a small island State and is an important component of the built environment, in which professionally informed knowledge of the availability and value provides us with a telescopic perspective of our spatial development trajectory. The related disciplines of the ISTT have demonstrated over the years their commitment to professionalism and recognition of the importance of their inputs to national development. The ISTT has also played a significant role in casting the foundation of the JCC and has been an important partner in the work of the kindred professions. We wish colleagues of the ISTT continued success and we look forward to continuing our collective efforts in the development of Trinidad and Tobago.

James Armstrong, Ph. D.
President, JCC.
The Institute of Surveyors of Trinidad and Tobago (ISTT) was established in 1996 by the amalgamation of the Land Survey Association, Quantity Surveyors Society and ProVal (the Association of the Valuation Surveyors). The aims of the Institute are to support the needs and requirements of its Members; to develop and promote the surveying profession; and to foster links and good relations with other professional organizations.

The Institute is one of the founding partners of the Joint Consultative Council of Trinidad and Tobago, which is a non-governmental, consultative organization comprising five member professional organizations, namely, the Association of Professional Engineers of Trinidad and Tobago (APETT), Trinidad and Tobago Institute of Architects (TTIA), the Trinidad and Tobago Society of Planners (TTSP), the Trinidad and Tobago Contractors Association (TTCA) and the Institute of Surveyors of Trinidad and Tobago (ISTT).

The Institute promotes professionalism in surveying via professional growth, transparency, fair business practices, training and continuing professional development (CPD), provides dispute resolution, establishes codes of practice, and provides advice to the public and private sectors on matters relating to surveying. Through the JCC, the ISTT promotes public awareness of the benefits of vibrant surveying inputs to national projects; comments and lobbies the Government on factors affecting its members and the built environment as a whole; liaises with and informs all Government Ministries, State Enterprises and Statutory Authorities that are relevant to national development. As a member of the JCC, the ISTT has provided support for the initiation of several legal challenges to decisions of the State in several land development projects at Eden Gardens and Invaders Bay and national matters such as public procurement.

As a key stakeholder in the professional arena the Institute has, since its inception, supported the development of the profession by encouraging students in the provision of annual prizes to under graduates of the University of the West Indies, Faculty of Engineering. It has also served as a valued provider of continuing professional development by hosting numerous events annually to provide CPD and training to its members and other professions. The Institute also provides guidance by attending career days at schools and job fairs as well as taking part in the annual Business and Industry Trade Symposium (BITS), and Mortgage Fairs. At these occasions the members of the Institute’s three disciplines meet with the public and provide free advice and guidance on issues.

The Institute also maintains links with international organizations such as the Royal Institution of Chartered Surveyors (RICS), Commonwealth Association of Surveying and Land Economy (CASLE), as well as the International Federation of Surveyors (FIG) whose members comprise national associations representing one or more of the disciplines of surveying.

The key objectives for which the Institute is established are:

1. To advance the practice of the sciences and technologies of Surveying and Mapping; Valuation and Estate Management; Quantity Surveying; Town Planning, and the development of information systems for the proper management of the land and marine resources of Trinidad and Tobago;

2. To dedicate the resources of the institute to promoting measures calculated to benefit, protect the public, members of the Institute, users of surveying and mapping services;

3. To support and protect the character, status and interests of the profession of surveying generally;

4. To collect and disseminate information relating to the science of surveying and to other sciences incidental thereto. To disseminate information on surveying subjects by lectures, discussions, publications, conferences with public bodies and individuals or otherwise;

5. To defend and enforce the rights and privileges of Surveyors;

6. To consider all questions affecting the interests of the profession, and if necessary, to petition Parliament or other body or private deputations...
in relation to general measures affecting the profession, and to procure changes of law or practice, and to promote improvements in the principles and administration of the law affecting the qualification, examination, training, licensing and registration of Surveyors;

7. To encourage and ensure that the profession of Surveying shall be conducted in an honorable and becoming manner, and to restrain and discourage all conduct which is discreditable, dishonorable, or unbecoming to the members of such profession, and by any lawful means to procure the exclusion from such profession of any persons guilty of conduct rendering them unfit to become members thereof;

8. To act if necessary as arbiter in disputes between members of the said profession or between any member or members of such profession and other persons, and to settle questions of practice and etiquette and to decide the rules which govern professional usage, custom, and to decide all questions of usage, custom or courtesy arising out of such rules for which such rules do not provide;

---

The Institute’s AGM is held annually, usually early in the fourth quarter. Throughout the year, on a monthly basis, the Committee of Management meets to deliberate on the workings of the Institute. The business of the Institute is governed by its Memorandum and Articles of Association and its By Laws. Further, in law, the Institute is charged with recommending for appointment four of its Land Surveying members to the Land Survey Board of Trinidad and Tobago as well as two of its members to the Disciplinary Committee of the Land Surveying Board of Trinidad and Tobago.

---

**The ISTT accepts four categories of membership:**

**Student Member:**

Any person actively pursuing a course of study leading to an academic qualification acceptable to the Committee of Management is eligible to become a Student Member. The current minimum academic qualification is for registration at the Bachelor of Science (B. Sc.) level in one of the three areas of surveying from an institution recognized by the Institute.

**Associate Member:**

Any person who satisfies the minimum academic qualification prescribed by the Committee of Management is eligible to become an Associate Member. The current minimum academic qualification is for a B. Sc. Degree in one of the three areas of surveying from an institution recognized by the Institute.

**Full Member:**

Any person who satisfies the minimum academic qualification prescribed by the Committee of Management and has been actively involved in the practice of professional surveying for a period of two years is eligible to become a member and/or persons who are registered by the Land Survey Board are automatically entitled to become a Full Member. The current minimum academic qualification is for a B. Sc. Degree from an institution recognized by the Institute.

**Honorary Life Members:**

Any person who is no longer actively involved in the practice of professional surveying and in the opinion of the Committee of Management has made a valuable contribution to both the profession of surveying and the Institute may be elected by the Committee of Management and confirmed at the next AGM, as an Honorary Life Member. Such a member is not liable for any further subscription, be entitled to being appointed to the Management Committee or vote at meetings of the Institute.

To represent the interests of members from three distinct disciplines, the ISTT Committee of Management is formulated from its membership on a purely voluntary basis. The three surveying sub-divisions within the ISTT meet periodically to discuss matters affecting the profession. In disseminating information to the membership and the general public, the Institute has a web site (www.instituteofsurveyors.com/) dedicated to the three disciplines and ongoing activities of the organization. Further, a secretariat is established at its permanent office located at The Professional Centre, 11, Fitzblackman Drive, Woodbrook, Port of Spain, Phone: (868) 468-3356.

Our membership is a key stakeholder in the design and implementation of Government policies on Property Taxation and Built Development in a transparent and sustainable manner. The ISTT is committed to achieving its objectives and promoting the further development of the surveying profession in Trinidad and Tobago as well as internationally.

---

“The Institute promotes professionalism in surveying via professional growth, transparency, fair business practices, training and continuing professional development (CPD), provides dispute resolution, establishes codes of practice, and provides advice to the public and private sectors on matters relating to surveying.”
Management Committee 2015 - 2016

The business of the Institute of Surveyors of Trinidad and Tobago (ISTT) is accomplished by a Committee of Management elected annually from amongst its full members. It consists of a President, President Elect, Vice President, Secretary, Assistant Secretary, Treasurer, Assistant Treasurer, Public Relations Officer, immediate Past President of the ISTT and four members or more who are elected annually at the Annual General Meeting of the Institute.

The Committee of Management holds its monthly meeting on the 1st Tuesday of the month and regularly appoints sub-committees to assist it in effecting the business of the Institute. Sub-Committees meet periodically as required for specific purposes and report their recommendations to the Committee of Management. The Management Committee is responsible for the day-to-day operations of the Institute and now has a Secretariat established at its permanent office, located at Level 2 room 1B at the Professional Centre, 11-13, Fitzblackman Drive, Woodbrook, Port of Spain. In addition, the Institute has close working relationships with the Trinidad and Tobago Group of Professional Association, Joint Consultative Council on Construction and has a long standing relationship as an industry advisor for the development of training by the University of the West Indies.

Sub-Committees established are:

<table>
<thead>
<tr>
<th>Land Surveying</th>
<th>Quantity Surveying</th>
<th>Valuation Surveying</th>
</tr>
</thead>
<tbody>
<tr>
<td>Admissions</td>
<td>Continuing Professional Development</td>
<td>Constitution and Bye Laws</td>
</tr>
<tr>
<td>J.C.C. Representative</td>
<td>T.T.G.P.A. Representative</td>
<td>Industry Liaison</td>
</tr>
</tbody>
</table>

Missing Photos: Michael Samms, QS, Vice President; Leslie Sylvester, VS, Member and Ray Pierre, VS, Member

Joseph Affoo, QS
Marlene Agge, VS
Neil Romany, VS
Dr. Sunil Lalloo, LS
Esrict Huggins, VS
President
Treasurer
Member
VP
Member
Member
President Elect
Immediate Past President
Secretary
Asst. Secretary
VP
Asst. Treasurer
P.R.O
Member
Member
Member
Member

Surveying the Journey - ISTT
Management Committee 2015 - 2016

L & W Engineering Equipment Ltd.
P.O. Box 539  Port of Spain.  5A Old St. Joseph Road  Laventille  Trinidad  West Indies.
Tel: (868) 624-5617/8  Fax: (868) 624-5662
Email: sales@landwengineering.com  Website: www.landwengineering.com

Surveying Equipment

- TOPCON
- SOKKIA
- LASER & TECHNOLOGY
- GARMIN
- SCHONSTEDT
- AGATEC
- AGL
- MAYLINE

Pumps, Valves, Meters

- GRUNDFOS
- SPCO
- Badger Meter
- WATTS
- WEFLO
- CAMBRIDGE BRASS
- ASCO

Water Storage and Treatment

- Biostat
- DryKeep
- FTC
- FIBER TECHNOLOGY CORPORATION

Surveillance Systems

- AXIS
- Milesight
- milestone

Visit our website for more details
www.landwengineering.com

Sales
Service
Repairs

Water Well Drilling
and Maintenance
Surveying or land surveying is the technique, profession, and science of determining the terrestrial or three-dimensional position of points and the distances and angles between them. A land surveying professional is called a Land Surveyor. In Trinidad and Tobago, as in most jurisdictions, the land surveying profession is registered by the State and a registered land surveyor is designated the name Trinidad and Tobago Land Surveyor or TTLS. Surveyors establish points on the ground, and they are used to establish products such as maps or cadastral plans for ownership and are sometimes utilized in boundary dispute resolution. Maps may also show buildings or other surface features and even subsurface features, or other purposes required by statutory bodies or civil law, such as property sales. Surveyors work with elements of geometry, trigonometry, regression analysis, physics, engineering, metrology, programming languages and the law. They commonly use equipment like total stations, robotic total stations, GPS receivers, retro-reflectors, 3D scanners, radios, handheld tablets, digital levels, drones, GIS and surveying software in order to produce their field measurements and standardized mapping products to meet the needs of their clients.

Surveying has been an element in the development of the human environment since the beginning of recorded history. The planning and execution of most forms of development require it. It is also used in transport, communications, mapping, and the definition of legal boundaries for land ownership. It remains an important tool for research in many other scientific disciplines.

The basic principles of surveying have changed little over the ages, but the tools used by surveyors have evolved. Engineering, especially civil engineering, often needs surveyors. Surveyors help determine the placement of roads, railways, reservoirs, dams, pipelines, retaining walls, bridges, and buildings. They establish the boundaries of legal descriptions and political divisions. They also provide advice and data for geographical information systems (GIS) that record land features and boundaries. Surveyors must have a thorough knowledge of algebra, basic calculus, geometry, and trigonometry. They must also know the laws that deal with surveys, real property, and contracts. Most jurisdictions recognize three different levels of qualification:

Survey assistants or chainmen are usually semi-skilled workers who help the surveyor. They place target reflectors, find old reference marks, and mark points on the ground. The term ‘chainman’ derives from past use of measuring ground distances with measuring chains. The assistant(s) cuts boundary lines, digs for and places new markers at boundary positions under the directive of the land surveyor. These important activities enable the land owner to visually identify his boundaries on the ground.

Survey technicians often operates survey instruments, run surveys in the field, do survey calculations, or draft plans. A technician usually has no legal authority and cannot certify his work. Not all technicians are qualified, but qualifications at the certificate or diploma level are available.

Licensed, registered, or chartered surveyors or TTLS usually hold a degree or higher qualification. They are often required to pass further exams to join a professional association or to gain certifying status. Surveyors are responsible for planning and management of field surveys. They have to ensure that their surveys, or surveys performed under their supervision, meet the legal standards. Many principals of surveying firms hold this status. Additionally, TTLS also carry indemnity insurance as an added safeguard to their clients.

Licensing requirements vary worldwide, and are commonly consistent within national borders. In Trinidad and Tobago, a cadastral surveyors (TTLS) must now have a degree in surveying, followed by a detailed examination of their knowledge of surveying law and principles, and undergo a period of on-the-job training or portfolio building before they are awarded a license to practice. A licensed land surveyor or TTLS is
required to sign and seal all cadastral plans. The state dictates the format, showing their name and registration number. In general there are three types of surveyors that practice as follows:

The registered (TTLS) surveyors, are those that have either obtained a degree at tertiary level or have been “grandfathered” into the licensed or registered fold. These surveyors have, for the most part, been educated to a high academic and all-round level; they have knowledge of a wide spectrum of land surveying, planning, and legal statutory requirements for land development purposes. Part of their repertoire is also engineering surveying and, their engineering surveying abilities are of a high order.

The Technical Institute surveyors widened their knowledge base by attending additional courses accompanied with extensive on site-experience. Some of them possess a good stock of modern instrumentation and are working for reputable foreign companies on land development sites. These surveyors are excluded from the provisions of the 1996 Act, although some have a proven track record of doing competently in the past.

There are many engineering surveyors who have elevated themselves from chainmen and are widely considered as technicians. Technicians are a vital part of every profession and many technicians go on to the very heights of those professions. However, the only way to harness (and control) the energy of those technicians is to have a technical grade of engineering surveyor within the regulations. Technicians should work under the supervision of the professional surveyor or TTLS.

The Trinidad and Tobago Government regulates land surveying under Acts of Parliament (Act 33 of 1996 and the 1998 Land Surveyors Regulations). The State’s principal organizations are the Lands and Surveys Division and the Land Survey Board of the Ministry of Agriculture, Land and Fisheries. These bodies establish regulations and standards in accordance with the Land Surveyor’s Act of 1998. The Director of Surveys is generally responsible for the establishment and update of standards control accuracy, surveying credentials, monumentation of boundaries and maintenance of geodetic networks. Cadastral surveys are the most regulated because of the permanence of the work and due to legal requirements. Land boundaries and records established by cadastral surveys may stand for hundreds of years without modification.

In particular, the Institute of Surveyors of Trinidad and Tobago (ISTT) is mandated under Act 33 of 1996 to recommend to the line Minister on the following:

- Nomination of four of its Land Surveying Division members who are registered Trinidad and Tobago Land Surveyors (or licensed land surveyors), to be appointed by the Minister to the Land Survey Board of Trinidad and Tobago (the Board);
• Provide its views of a nominee to the Board who is a member of the public put forward by the Minister, and not being a member of the governing body of a self-regulating licensing body under any other Act, nor being registered under this Act, is by reason of experience in professional or public life qualified to serve on the Board; and

• Nomination of two (and if required up to five) of its Land Surveying Division members who are registered Trinidad and Tobago Land Surveyors to be appointed by the Minister to serve on the Land Survey Board’s Land Surveyors Disciplinary Committee.

It is noteworthy to mention that the Land Surveyor’s Rules have not been approved or implemented after more than a decade since the Act was first proclaimed. To date the specific rules governing national control established using the State’s Continuous operating Reference Stations (CORS) have not been published and as a result there are widely differing transformations and datum being used in practice. These rules also outline standards for conduct of all types of field surveys, plan preparation, and report generation. Accordingly, there remains a significant body of work to be completed in the modernization of the land surveying profession in Trinidad and Tobago.

The professional land surveyor in Trinidad and Tobago is a misnomer. As described above there are several types of surveyors that are encountered in surveying projects. The quality and confidence of their products are at times questionable. While there exists practicing “quasi professionals” who are able to produce instances of work of a high standard, the reliability is uncertain. As a developer the mitigation of risk in a project requires the minimization of unnecessary exposure. A significant advantage of the ISTT and Land Survey Board certified members is the assurance of minimum quantified standards of acceptance.

There is no requirement for a TTLS to be a member of the ISTT, however many are and some are members of the Royal Institution of Chartered Surveyors. Such membership in professional organizations provides an additional level of certification of quality in the TTLS. The ISTT has within its membership, many tertiary level graduates that are not TTLS’s who contribute towards a comprehensive view of the profession, both technically and ethically. Further, the ISTT is a member association registered with the International Federation of Surveyors.

The ISTT continues to play a pivotal role on the management of Land Surveying in Trinidad and Tobago by providing a voice for its members in the formulation of regulations, rules, policy and legislation regarding the profession.
The ordinary man, including fellow professionals, when they hear the word ‘surveyor’ they immediately think of a person, who is defined in law, as a land surveyor. Quantity surveyors in Trinidad and Tobago are regularly faced with this situation whenever they are introduced and have to undertake the first few minutes of their meeting, to advise the contact on what their roles and duties are in respect of this august profession. This is most disconcerting, especially in regard to the tremendous achievements and contributions of quantity surveyors to the Trinidad and Tobago society and the construction industry, most of who go unnoticed, unmentioned and unacknowledged.

The quantity surveyor is the construction industry’s economists, cost accountant, cost engineer, cost manager and construction legal advisor. They possess a unique blend of disciplines comprising, economics, marketing, law, accountancy, management, mensuration, information technology, construction technology, engineering, architecture, mechanical and electrical technology, mathematics, geography and surveying within the built environment.

What is Quantity Surveying?

Quantity surveying is the profession concerned with the evaluation of building and civil engineering work. This basic function of estimating has been extended to include advice on the relative costs of alternative designs and materials, considerations of cost in use and feasibility studies including the economic schemes (Hughes 1981). A simpler definition may be the assessment of the cost of a construction job based on the amount of labour and materials required to complete it (Encarta 2009). It is also defined as “an amalgam of several other disciplines within a unique context. It embraces economics, mensuration, information technology, construction and so on, all within the framework of the construction industry” (Brandon 1990).

What do Quantity Surveyors do?

In an ordinary sense, the quantity surveyor would advise on what a project would cost; advise on what size and standard of structure that can be erected for any given expenditure; advise on the economics of a project and the preparation of a budget; co-operate with the designers to ensure that a project can be delivered within an approved expenditure; advise on rendering and procurement procedures and contractual arrangements; prepare documents for obtaining tenders and arranging a contract; act with the architect, engineer or project manager to ensure that the financial provisions of the contract are properly interpreted and applied so that the client’s financial interest is safeguarded and the Contractor is paid a fair price for his work.

Quantity surveyors are important to construction clients and contractors since they add value to the financial and contractual management of their projects at the pre-construction, construction and post-construction stages of the works. They offer a professional and competent service with integrity using skilful and distinctive cost management tools and techniques to provide their clients with optimum value for money.

The Role of the Quantity Surveyor

On construction projects the quantity surveyors’ role evolved, from one of purely on-site measuring, to costing of designs options, to a more pro-active managerial role in respect of advising on all aspects of the value of the construction project in relation to cost, time and quality. The quantity surveyor provides the competence of cost analysing, planning, controlling and accounting to bear upon the financial and contractual control of the building and engineering works. Their responsibilities under a construction contract are done in essentially two major stages known as Pre-Contract Services i.e. all duties carried out by the quantity surveyor before the construction contract is executed and the Post-Contract Services i.e. all the duties carried out by the quantity surveyor after the construction contract is executed (Turner 1972).

Pre-Contract Duties

• Receive the Project Brief
• Visit the site with the Client and Design Team and advise on spot items costs
• Review preliminary designs, meet with Design Team to ensure all requirements are met.
• Prepare Preliminary Estimates for the project works.
• Undertake cost analysis and advice of the impact on the preliminary estimates as the design develops.
• Prepare Preliminary Estimates for the project works.

Who is the ‘Quantity Surveyor’?

The quantity surveyor is the construction industry’s economists, cost accountant, cost engineer, cost manager and construction legal advisor.
• Attend project meetings as required with the Client and Design Team in order to monitor detail designs against the final budget.
• Prepare in consultation with the Design Team, the specifications for construction materials and workmanship.
• Liaise with the Services Design Engineer for including the documents for the Mechanical and Electrical Engineering Services Installations in the Bills of Quantities.
• Liaise with the Client and prepare the Contract for the project works.
• Prepare the tender bills of quantities including contract conditions, preliminary construction works and services installation using Principles / Standard Method of Measurement for construction works.
• Prepare a priced bill of quantities for the Client.
• Liaise with the Client and Design Team on the issue of, and addressing the queries of the tenderers, including the issue of tender bulletins as necessary.
• Evaluate tenders once they have returned and prepare a reconciliation of the lowest acceptable tender within the approved budget and assist other members of the Design Team in identifying and evaluating possible savings, prepare bills of reduction and negotiate a revised Tender Price, if required.
• Prepare a tender evaluation report including recommending a suitable contractor for the award of the Contract.

Post-Contract Duties
• Attend site meetings for the duration of the execution stage (construction).
• Perform monthly valuation of works completed inclusive of on-site / off-site inspections.
• Prepare cost reports in consultation with the Design Team (Cost Reporting).
• Evaluation of cost relation to variation orders and value engineering proposals.
• Evaluation of contractual financial and extension of time claims.
• Preparation of a final account for agreement in consultation with the contractor, design team and client.
• Submission of the final cost payment valuation to the Client (close-out).

The local quantity surveying profession in 2016, will celebrate fifty (50) years of distinguished service to the Trinidad and Tobago community and will have made its significant contribution to its construction industry. In Trinidad and Tobago, the quantity surveying profession was overseen by the Quantity Surveyors'
Society of Trinidad and Tobago which subsequently became a sub-group of the Institute of Surveyors’ of Trinidad and Tobago when it was established in 1996. The Institute of Surveyors’ of Trinidad and Tobago has two stated objectives, being to develop and promote the surveying profession and to foster good relations with other professional organisations (ISTT 2009). This body of surveyors is responsible for the proper management of the local profession and the professional fee charges.

The ISTT provides two scales of professional charges for quantity surveying works in respect of, residential buildings and small projects and the other for commercial building and civil engineering projects. These are used as a guideline for the provision of the relevant quantity surveying services as well as those services requiring remuneration on a time charge basis. Quantity surveyors as a whole provide cost and contract advice which earns millions of dollars each year to their construction clients in savings and remunerations. They resolve many disputes occurring on construction works thus reducing the risk of their clients’ projects ending in litigation. A construction undertaking is a major investment and not having the professional quantity surveyor in a client’s team may put his project at risk.
Along the Journey...
PROGRAMME MANAGERS, PROJECT MANAGERS, CHARTERED QUANTITY SURVEYORS,
CHARTERED VALUATION SURVEYORS, ARCHITECTS & DESIGN ENGINEERS,
PROJECT CONTROL CONSULTANTS & FINANCIAL MONITORS

Our Services include:

- Architectural Concepts and Design
- Civil and Structural Engineering Design
- Construction Claims Evaluation & Defence
- Cost Management & Quantity Surveying (Delays, Variations, Final Account, EOT, etc.)
- Dispute Resolution/Adjudication
- Engineering Surveying and Development
- Infrastructure Management
- Management Consulting
- Master Planning
- Parking & Mix-Use Designs
- Planning & Landscape Architectural Design
- Pre-Contract and Post-Contract Supervision Services
- Preparation and Evaluation of Tender Documentation
- Preparation of Construction Cost Estimates
- Project/Construction Management and Supervision
- Project Feasibility & Economic Development Studies
- Project Control Consulting
- Project Financial Monitoring (Bank Monitoring)
- Property Appraisal/Valuation Surveying Services (ME&P) Engineering Design
- Structural Integrity Analysis
- Value Engineering

MEMBERSHIPS

- **Chartered Quantity & Valuation Surveyors**
  - Members of the Royal Institute of Chartered Surveyors (RICS)
  - Members of the Institute of Surveyors of Trinidad & Tobago (ISTT)
  - Practising Affiliates of the Appraisal Institute of the United States of America
- **Consulting Engineers**
  - Members of the Board of Engineering of Trinidad & Tobago (BETT)
  - Members of the Association of Professional Engineers of Trinidad & Tobago (APETT)
  - Members of the Institute of Chartered Engineers (ICE)
- **Architects & Planners**
  - Members of the Trinidad & Tobago Institute of Architects (TTIA)
- **Project Managers & Chartered Construction Managers**
  - Members of the Association for Project Management UK (APM)
  - Members of the Project Management Institute (PMI) / Certified Project Management Professionals (PMP)
  - Members of the Chartered Institute of Building (CIob)
- **Associate Members of the Chartered Institute of Arbitrators**
  - (CIarb)

CONTACT

Head Office:
NO. 44 Valsayn Avenue, Valsayn North,
Valsayn TRINIDAD & TOBAGO

TT Mailing Address:
P.O. Box 464, Valpark Shopping Plaza,
Valsayn TRINIDAD & TOBAGO

US Mailing Address:
NO. 6325 McCoy Road, Orlando,
Florida, 32822
UNITED STATES OF AMERICA
(407) 679-1600
(407) 679-3383

BY TELEPHONE / FASCIMILE AND EMAIL:
Phone: (868) 662-1991 / (868) 645-1447
Fax: (868) 662-6705
Email: admin@atlanticpcl.com
Website: www.atlanticpcl.com
By definition, surveying is the science and art of measurement. Valuation is one branch of the surveying discipline in which ‘value’ is measured as it relates to property. Valuation Surveyors, who are also referred to as ‘Valuers’ or ‘Property Appraisers’, analyse the property market in order to determine what variables affect the price a property would sell or rent for on the open market. Valuation Surveyors can provide the following services:

1. Advise on the market value of property that is under any use. This includes vacant land, residential, commercial, industrial and agricultural property as well as property that is utilised in specialised markets such as hotels, leisure parks, reserves etc.

2. Advise on the market rent of commercial and industrial property as well as appropriate lease terms, premiums and rent schedules.

3. Serve as an independent expert in rent and sale negotiations.

4. Advise on property investment and sinking funds.

5. Recommend replacement costs of buildings and site improvements for insurance purposes.

6. Provide rent and sale projections for proposed developments.

7. Appraise property for rating and taxation purposes.

8. Negotiate on behalf of property owners for fair compensation in compulsory acquisition cases.

9. Serve as expert witnesses in adjudication purposes on the subject of property settlement.

10. Advise on improvements and home renovations that would add value/equity to a property.

Some valuation surveyors go further to specialise in specific areas such as equity financing, property management, property investment and risk, and valuation of properties in specialised and unique markets.

How is a valuation done?

Every valuation survey has four important steps that must be followed:

**Step 1** – Receive instructions – it is important that the surveyor and the client are clear on what is required. At this stage, the client makes a formal request for a valuation of his/her property. The surveyor would interview the client to find out the purpose of the valuation and also to advise on alternative services where necessary. Being clear on the purpose of the valuation is essential to undertake the survey as this purpose would impact upon the computations to be used as well as the type/format of the report that would be issued to the client. Some valuation purposes include: financing; stamp duty/probate; insurance; asset management and compensation. It is even possible for two different purposes to result in different opinions of value. For example, different variables are used in determining the value of property for financing purposes as compared to compensation purposes in compulsory acquisition. At this stage, the client and surveyor would both sign a terms of engagement so that both parties are clear on what is expected.

**Step 2** – Data acquisition – Now that the surveyor is clear on the instructions, s/he would then acquire the information that is necessary to do the valuation. This includes two things. Firstly, the property itself must be inspected. The surveyor would contact the client and arrange a suitable day and time when both parties are available for the inspection. The surveyor would visit the property on this appointed time. The inspection includes a measurement of the physical dimension of the building(s) and an examination of the features of the building. Secondly, the surveyor would also acquire data on recent transactions in the property market that would impact on the value of the property being surveyed.

**Step 3** – Computations – In this stage, the surveyor would apply an appropriate methodology based on the purpose of the valuation as well as the data acquired. These methodologies are determined based
on Valuation Standards. At present, valuation surveying in Trinidad and Tobago is guided by two sets of standards – the RICS Valuation Professional Standards (commonly called the “Red Book”) and the International Valuation Standards (IVS) that was adopted by the Royal Institution of Chartered Surveyors.

**Step 4** – Reporting and delivery – Now that the value and other relevant figures have been computed, the surveyor would then report on the findings based on an approved report format. In addition to providing an opinion of value, the valuation report also describes the property in detail, refers to the instructions received from the client as well as the terms of engagement, describes the property market in a general sense, provides detailed information on the location of the property, provides photographic evidence of the property on the date of inspection as well as any other information that is relevant to the reader within the professional remit of the surveyor. Upon completion of the report, it will be reviewed and signed by the valuation surveyor who is taking responsibility for the survey. This may not be the individual who conducted the inspection of the property as inspections are sometimes carried out by a valuation assistant. The surveyor/firm will contact the client and advise on the fees payable and the report will be issued to the client.

**Fees**

Each firm has a different schedule of fees for providing advice. However fees are generally calculated based on a percentage of the value of the property. Most firms also give the option to quote fixed fees for a survey which the client and surveyor can agree to beforehand.

“Surveying is the science and art of measurement. Valuation is one branch of the surveying discipline in which ‘value’ is measured as it relates to property.”

---

**CONGRATULATIONS ON YOUR 20TH ANNIVERSARY**

The Management and staff of Prince and Associates join the rest of the surveying community in extending warm congratulations to the Institute of Surveyors of Trinidad & Tobago on their 20th Anniversary!

Prince and Associates, the only female owned and operated Valuation firm in Trinidad & Tobago, is a dynamic company providing quality services to its customers since 1990. At our core is the development of an organization that meets global standards.

Our professional services include:
- Valuation of Residential, Commercial and Industrial Properties
- Real Estate: Sales & Rentals
- Management & Consultancy Services

 Mrs. Marcia Prince-Assaad, Company President
Q. What was the profession like without an umbrella organisation?

“The Institute of Surveyors of Trinidad and Tobago (ISTT) was founded in 1996 by the merging of the three bodies representing surveying practitioners at the time viz the Land Surveyors Association, (for land surveyors), the Quantity Surveyors Society of Trinidad and Tobago (for quantity surveyors) and PROVAL (for valuation surveyors). Prior to the merger these entities would take turns hosting monthly luncheons in which other groups representing architects, engineers and contractors would also participate. At these luncheons a guest speaker would be selected by the hosting group to speak on some topic of common and current interest” Without an umbrella organisation it was necessary for each Society or Association of surveyors to propagate its own discipline. Speaking for the quantity surveyors, of which I am one, I would say that we faced an uphill task in educating the public on our true role, as I am one, I would say that we faced an uphill task in educating the public on our true role. However, I can look back at it without regret. In terms of work or projects, the World Bank Education Project for secondary schools throughout Trinidad and Tobago; the Financial Complex and The Halls of Justice, Port of Spain.”

Q. If you were not a surveyor what else do you think you may be doing?

“Had I not become a quantity surveyor I might have turned out to be a toper, or in local parlance a drunkard.”

“As a young public servant I was a regular visitor to a drinking establishment which was located opposite my workplace at the Ministry of Works. One day a draughtsman at the Ministry, who had learned something of my academic background and had been observing my movements, confronted me with the question: “You know you overqualified, maybe you should study to become a quantity surveyor?” He then invited me to his office and introduced me to a forbidding document called a bill of quantities and offered to start me off with some instructions. I accepted his offer and went on to commence a distance learning course which would later be a factor in my obtaining a civil service scholarship to study quantity surveying in the United Kingdom.”

Q. How long have you been a member of the ISTT?

“I’ve been a member of ISTT from its inception in 1996. I was elected Treasurer at the inaugural meeting and held that post continuously until I declined nomination in 2011. My colleagues jokingly referred to me as “Treasurer for Life”. Thereafter, I was elected Assistant Treasurer, a position which I continue to hold up to the present time.”

Q. Where do you see ISTT in another 20 years?

“The ISTT can become a flagship for the surveying profession in Trinidad and Tobago and may seek to extend its influence to other parts of the Caribbean and Latin America. In order to achieve this end we may need to strengthen its relationship with the RICS through its Memorandum of Understanding (MOU) and to promote research and development projects.”

Q. What advice would you give someone looking to enter the profession?

“My advice to someone entering the profession is to prepare to work hard at maintaining quality and efficiency standards; always promote integrity and transparency and be concerned not only with what the profession can bring to you but also of what you can bring to the profession.”
Surveying the Journey - ISTT

Congratulations to Institute of Surveyors of Trinidad and Tobago celebrating its 20th Anniversary

L&S Surveying Services Limited

Intelligent Surveying & Mapping Solutions

Formed in 2000, L&S Surveying Services Limited has established itself as one of the leading Surveying Companies in Trinidad and Tobago. We have continually sought to provide the innovation and flexibility required to provide the solutions needed in a continually changing industry. With a unique blend of surveying professionals specializing in different fields of surveying, the company’s aim is to provide an efficient, productive and advanced surveying and land development package.

- **Land and Engineering Surveying** — a combination of topographic, cadastral, volumetric & stock pile and general to complex engineering and construction surveys.
- **Draughting and Mapping Services** — available to the industry and public alike. Services range from individual building plans to large scale mapping projects, large scale printing and plotting, analogue to digital data conversion and alignment sheets.
- **Photogrammetric Mapping** — acquisition of aerial and terrestrial digital imagery which can be used for topographic mapping, measurement, image analysis, change detection and aerial photographic inspections.
- **3D Laser Scanning** — includes LiDAR and terrestrial 3D laser scanning to determine the precise elevation and geospatial location of terrestrial objects and features. Three-dimensional topographic plans, highly accurate surveys of both surface terrain elements and man-made structures and 3D models can be created from this form of data capture.
- **GIS Design and Implementation** — needs analysis, conceptual and database design, data input and collection as well as implementation solutions. Development of thematic and attribute databases.
- **Hydrographic Surveying** — determination of water depths, bottom topography, heights and times of tides, water stages and the location of natural and man-made objects for the purpose of underwater mapping, navigation, and subaqueous construction. The production of bathymetric charts and support for offshore and marine exploration and construction is also offered.
- **Dimension Control and Pipeline Surveying** — obtaining dimensions from engineering structures for connecting and linking infrastructures.
- **Sub-Surface Surveying (Underground Utility Protection Services)** — the locating of metallic and non-metallic features underground. This is a full service with Underground Utility Location, Above Ground Demolition and Record Preparation. We also supply a wide range of above ground markers providing innovative solutions for the protection of buried utilities.
- **Surveying and Draughting Supplies** — provides sales in surveying and draughting consumables and equipment.

L & S Surveying Services Limited is proud to be recertified with the Energy Chamber STOW board for a TWO (2) year period in the High Risk Category.
Today, the surveying profession in Trinidad and Tobago is well established, well known and recognized by the general public. That is in no small part because of the work done in promoting the profession by the Institute of Surveyors of Trinidad and Tobago (ISTT) over the last 20 years. However, that recognition was not always there and fifty years ago when I joined the ranks of the surveying profession, it was quite a different story. There was no clear understanding by the government, the business circles, the professional class and the general public about the multi-dimensional profession that is surveying. If you said you were a surveyor, people expected to see a Survey Level and Tripod in your Car Trunk.

The Land Surveyor, even in those early days, was well known and, in a general sense, the public knew what he did. The local pioneers of the Land Surveying profession had done a good job in establishing what was a prestigious profession in the people’s mind; surveyors like Boysie Prevatt, Lance Murray, Chick Jardine, Peter Samuel, Gil Thompson, Gordon Farrell, Percy Farrell, Carl Williams, Paul Williams and Hollis Eversley.

The Valuation Surveyor was only little known locally and was called ‘a valuator’, a name popularized by a well-known Auctioneer, Mr. A M Querino who, though untrained in the disciplines, was self-styled as Trinidad and Tobago’s foremost ‘Realtor, Auctioneer and Valuator’ and used his considerable skills as a showman to promote himself. The local Valuation Surveying pioneers were George Chin, Eugene Raymond and Ralph Pierre, all UK-trained Chartered Valuers, who brought professionalism to the practice.

The Quantity Surveyor, on the other hand, was unknown to locals – some mistakenly called him a ‘Quality Surveyor’. Some with a little knowledge defined him as a person who counted blocks and nails on buildings. The local pioneers of the Quantity Surveying profession in the mid-1960s were Cleveland Leonard (the first national to qualify), Victor Hart, Canute Spencer and Linclon Israel.

So little was known about the profession in the 1950s that, when in 1957 I applied for a Government Scholarship in Quantity Surveying, I thought it was a course to study land surveying on a large scale (hence ‘quantity’) – I had been flirting then with the idea of a career in land surveying. Even after I was awarded the scholarship and enrolled at the College of Estate Management in London in April 1958 (age 20), no one had corrected my error. Hence, I was totally surprised and confused by the course content that included only one subject in the rudiments of Land Surveying that was lost between several courses in legal, construction, economics and accounting subjects. I realized that I had made a huge mistake and I decided to get out of that course fast. Luckily, I was persuaded by Principal Jardine-Brown to complete the first year before deciding on making a change. I successfully completed that year and decided to try the second year, then the third year etc. and eventually qualified as a Chartered Quantity Surveyor in 1964.

When the first four local Quantity Surveyors returned home to join the Public Service, we met no Quantity Surveyors employed in government to whom we could turn for advice on professional practice and procedures. There were then four expatriate quantity surveyors in private practice who had earlier come to Trinidad and Tobago to work in the Colonial Service but we had no access to them. We found no precedents left in place to follow and every day we were challenged to establish our own precedents. It was an exciting time and it gave us the freedom to be innovative.

As fate would have it, the already established Land Surveyors and new Valuation Surveyors were men in their forties, securely embedded in the Public Service and living comfortable lives as they worked towards their retirement. On the other hand, the Quantity Surveyors were young men in their twenties and early thirties, restless to change the status quo and we embraced the challenge to lead the promotion of our profession.

Canute Spencer took the lead in resuscitating the defunct Quantity Surveyors Society of Trinidad and Tobago, formed in 1963, to bring some organisation...
to the profession through a representative body. I took the lead in promoting public awareness of the Quantity Surveyor and his work. Cleveland Leonard took the lead in expanding the Quantity Surveyor’s role beyond the Ministry of Works and took the bold step to leave the Ministry to join Eugene Raymond and Ralph Pierre to set up the first Valuation Division in the Ministry of Finance under the Valuation of Land Act Chapter 58:03 of 1969. He was in charge of training hundreds of Valuation Officers in the fundamentals of building surveying and estimating to prepare them for the field work of surveying buildings throughout the country to produce a national valuation register of every parcel of land, including buildings, plant and machinery.

My first public-awareness initiative was to get Radio Trinidad to give the Quantity Surveyors Society free radio time once per week to host a ‘Talk-Show’ called ‘Focus on Building’ with Cleveland Leonard and I alternating the role of host. Next, I got the Trinidad Guardian and the Express Newspaper to give us space for a weekly column on quantity surveying related topics. These initiatives lasted for about two years.

Soon the name ‘quantity surveyor’ and what he did began to grow in recognition and I decided to test the market by establishing the first local Quantity Surveying firm in January 1967. Hard work and good service brought success and in January 1969 Cleveland Leonard joined me to create the Hart & Leonard Partnership which, after 47 years, still exists today as a limited liability company. In time, local success led to our opening branch offices in Guyana, Barbados, St. Lucia and Antigua as we tried to promote the profession in the Eastern Caribbean.

I have always believed that a mistake led to my qualifying as a surveyor, but was it really a mistake or a design of Fate? As years went by, I learnt from my Family Tree that I am the descendant of one of the first surveyors to practice in Trinidad, Daniel McDonnell Hart (1847-1913), my great grandfather. He surveyed and supervised the construction of Hart’s Cut in Chaguaramas, that today still carries his name. Maybe, just maybe, I was destined to be a surveyor engaged in construction works and to be a leader in the exciting events involved in promoting the surveying profession locally, regionally and internationally. On my own initiative, I preached the quantity surveying gospel locally and regionally. Through membership of the Commonwealth Association of Surveying and Land Economy (CASLE), I preached the gospel in New Zealand, Sri Lanka, India, Zambia and Ghana and, in the process, vigorously waved the Trinidad and Tobago flag.

Today, the ISTT is Trinidad and Tobago’s proud standard-bearer for the surveying professions and I sincerely hope that it will continue its good work and grow in strength. However, that would happen only if the younger surveyors show more interest in and a willingness to give something back to the inherited professions that have been the source of their livelihood. Such interest must be demonstrated not only by maintaining high professional standards in their work but, more importantly, by making the necessary time sacrifices to support the work of the ISTT including offering themselves up for election to office.

The surveying professions’ pioneers of Trinidad and Tobago had selflessly done their job and left behind an important and valuable legacy. Most are deceased with only seven of us alive today to tell the tale: Gordon Farrell (93), Percy Farrell (85), Paul Williams (85), Hollis Eversley (85), Cleveland Leonard (83), Canute Spencer (79) and me (78). It is for the young generation of surveyors to recognise and appreciate what they have inherited and the opportunities that exist for them to add value to the surveying professions in Trinidad and Tobago. The pioneers had to build from scratch but this generation has been given solid foundations on which to build for the future. This is the time for them to grab the baton and assume the leadership role to take their professions to greater heights. I hope and pray that they are up to the challenge.
When I started my first job in March of 1966 as a Revenue Officer in the Public Service, I had no idea that I would eventually end up in the surveying profession. In those days the popular choices for higher education were the fields of law and medicine.

Then came the Copes report which recommended a change in the system of Property Taxation from one based on Annual Rental Value to Site Value. In order to implement this new system, a Valuation Division was set up and a recruitment drive was undertaken led by Eugene Raymond, the first Commissioner of Valuations.

Assessments under the Land and Building Taxes Act were undertaken by Revenue Officers posted at the various Revenue Offices (also known as Warden’s Offices) in each county and since the new system was intended to replace the one in existence at the time, Revenue officers were targeted for recruitment in the Valuation Division.

I was selected among 100 plus persons for training to fill the post of Valuation Assistant in the Division. This training was held in Port of Spain and I recall that Messers Ralph Pierre, Cleveland Leonard and Mr. Diaram Toolzie, all Assistant Commissioners of Valuation lectured on topics such as Valuation, Building Construction, Economics, Land Surveying, etc. They were assisted by the UN appointed advisers John Copes and Trevor Jones and a few local tutors.

After completion of the training and the examination, appointments were made and Valuation Assistants were assigned to various districts. The initial task as I recall was to have each parcel of land recorded, valued and given a unique parcel identification number. In this regard, a return to be completed by owners was introduced.

The Valuation of Land Act was proclaimed and this gave officers of the Division the authority of get relevant information for this exercise. However, the follow up legislation required in order to implement the tax itself was not enacted. This resulted in the virtual demise of the proposal to introduce this new system of property taxation.

However, the Division did not grind to a halt as it was called upon to advise the State and its agencies on various valuation related matters including Stamp Duty, compensation for land acquired under the Land Acquisition Act, private treaty purchase and rental of property, Asset Value reports, leasing rates for industrial estates, etc.

The Inland Revenue and the various City Councils also relied on the Division to provide recommendations relating to assessments for property taxation under their respective purviews. I recall that Valuation Officers were required to attend Council meetings where these matters were discussed and approved.

Most of the professionals at the Division were approaching retirement age and there was therefore the need to fill vacant positions on an ongoing basis. Training was not available locally and over a period of time scholarships were awarded for study in the UK. I recall that several trainees who were my colleagues on the course were awarded scholarships and in this regard Kenneth Subran, Cecil Quamina, Mervyn Thompson, Robert Beard, Solomon Weekes come to mind. Following these were Gopaul Mohess, Ganga Persad Kissoon and Harold Williams. Clifton Dookhoo, a former teacher was also an awardee. Messers Subran and Quamina eventually became Commissioners of Valuations. Other Commissioners as I recall were the aforementioned Eugene Raymond and Ralph Pierre, Yunus Khan, Bert Isaac, Gladstone Staple and Ronald Heeralal. The current Commissioner is Ric Ali.

The exposure and experience at the Division influenced my decision to seek professional qualifications and in 1974 I was fortunate to be awarded a scholarship to pursue a course in Estate Management at the Polytechnic of the South Bank in London. This was of the four year sandwich type where the third year was spent undergoing industrial training. This year of training was recognized by the RICS and I became a full member of the RICS in 1980.

I returned home in 1978 and was appointed to the post of Valuer in the Division.

If I did not know it before, I then became aware of the standing of the Valuation Surveyor vis a vis the other members of the surveying profession viz, the Land Surveyor and the Quantity Surveyor. We are less known to
locals and often referred to as “valuators”. This probably goes back to the time when there were no qualified persons and valuations were undertaken by others.

I spent many years in the Division and worked in just about every Region including some brief spells in Tobago.

I have always felt that we have not properly promoted the range of services which we are capable of providing. Our training is not limited to Valuation as this is just one of the areas covered. Others include Economics, Law, Planning, Building Construction, Statistics, Management, etc.

One of the key areas which we do not promote is Property Management. This is left to others who focus on the facility side of things at the expense of the other areas which fall under the purview of Property Management.

In 1992 I decided that I should make use of other aspects of my training which the Division did not afford. I took up the position of Manager, Property Development and Management Division of the former Industrial Development Corporation with responsibility for nineteen industrial estates throughout the country.

In 1992 the IDC received State subventions for meeting operational as well as developmental costs for these Estates. However, this changed in 1994 when the IDC was dissolved and all its assets were transferred to TIDCO.

I was appointed Manager of the Property Management and Investment Division of TIDCO and I recall that following the dissolution of the IDC, I was informed that there would be no more releases from the State for operational costs. I recall the Chairman of the Board telling me that Real property is an asset and that it should pay for itself.

In order to meet this challenge several steps had to be implemented. Cost reductions were achieved by a reduction in number of employees and maintenance staff. But this was not sufficient to meet our needs. We then embarked of a complete review (or I would better describe it as an overhaul) of our portfolio by updating our rents and implementing our rent reviews on a timely basis. We also identified non performing properties and introduced measures to improve their performance.

These measures went a long way in assisting us in achieving our objective in a relatively short period of time and we were one of the few State owned companies to generate a profit.

In order to function efficiently, Property Managers need a certain level of autonomy as systemic delays can result in lost opportunity and increased costs. I was able to persuade the Board of Directors that the property assets should be managed by a separate entity with the required level of autonomy to enable it to function effectively.

In 1997 PIDCOTT (now E-Tec) a subsidiary of TIDCO was incorporated and I was appointed as General Manager. PIDCOTT managed TIDCO’s Real Estate assets under a management contract.

In 2001 I retired from the State sector and went into private practice as part of the Terra Caribbean team.

It has been a long haul and I might add that in addition to the various positions I that I have held, I did some part time lecturing at UWI commencing in the 1980’s and ending last year.

I am grateful to the many persons who would have assisted me over the years including my colleagues in both the State and private sectors. Life would have been much more difficult without your support.

I hope that with the help of the ISTT and our younger members, our profession would be given the respect and recognition which it deserves and that our role as property professionals would be something of which we can be proud.
History or knowledge of what has happened in the past is an indispensable tool of the retracement land surveyor. How measurements were made, what accuracy could be attained, with available instruments, what were the customary materials used for monuments, and what were in force at a given time, and the knowledge of the land surveyors are necessary bits of background information need to relocate former surveyed lines intelligently.

The retracement surveyor’s duty, often stated as “follow in the footsteps of the original surveyor,” is feat that cannot be done without some knowledge of past events. A history of surveying and knowledge of the early customs and practices surrounding the use and ownership of land is necessary to clarify complexities of land laws and to explain why surveyors must do as they do.

The earliest land surveys were to map the country rather than to delineate property boundaries. Surveyors were needed to explore and map rivers and other waterways that were the natural means to travel. In the case of small countries or island, the land area was important. It was the precursor for the establishment of a Royal real-estate business to sell off Crown lands.

In Trinidad the development of the survey systems during the colonial era was the Spanish and the English. Underlying the system of surveys are the English measurement and methods. The establishment of the mile and the origin of the chain both play key roles in the definition of metes used to describe real property. Events of our history will help explain some of the characteristics of property lines and measurements found today.

Under Governor Chacon, (1783-1797) the Spanish Colony of Trinidad experienced its first set of procedures for the execution of cadastral surveys. The surveys were quite rudimentary by nature and surveyors were required to physically mark survey lines by the use of cutlines, the planting of the distinctive red boundary shrub Rayo along the survey lines at regular intervals, and to put marks, beacons or monuments at change points and property corners. The surveyors were also required to observe the magnetic bearing of each line and to measure their distance. This procedure was introduced when the colony was covered with dense tropical rain forest and ground cover, and there was an absence of any well-defined features such as fences, walls, roads, ditches and other linear features. This was the beginning of a ‘Numerical Boundary’ system of a sort and it was mostly used to facilitate the illustration of cadastral survey plans. However, there was an absence of any form of survey controls or regulations for the compulsory linkage of neighbouring surveys. This then led to confusion and the problem of relocation of boundaries with any force of certainty as boundary lines became over grown with dense vegetation in a very short time. It was not until 1869, after 72 years of British Rule, that these methods were changed. Under the Intendent of Crown Lands, rules and regulations were issued for the survey of Crown Lands that put some semblance of order in the structure of cadastral surveys; these were different from Chacon’s ‘Procedures’. Later a national trigonometrically control survey was commenced in 1900 and the first trigonometrical survey of Trinidad was started in 1901 to facilitate the recording of cadastral information on a national level.

In 1935, a new and more comprehensive set of survey regulations was published. Among the topics covered were the training of land surveyors; limits of errors for traverses, and the construction of cadastral plans.

For the first time there was also mention of land alienated by both Spanish and British Governments and not recorded under the Real Property Ordinance. (Land granted prior to 1889 is described as “held under the Old Law” to distinguish it from land held under the RPO). While the subdivisions of these parcels were still allowed to be done by verbal description, the rules stated that when geometrical surveys were done the following must be observed:-

- The surveyor shall define and mark the property being dealt with in the same manner as in the rule of survey for Crown Land;
- A certified copy of the plan of such surveys shall be lodged in the Surveyor General’s office within forty days after the completion of the survey by the surveyor who executed the survey;
- Every surveyor shall keep true and complete field notes of all surveys executed and shall give certified copies of the same to the Surveyor-General when call upon to do so.

There was also a revised survey regulation in 1953 but it was basically the same as that of 1935 as far as the cadastral survey was concerned. In 1996, the Land Survey Act replaced the older legislation and currently governs the practice of land surveying in Trinidad and Tobago. This act recognized the Institute of Surveyor of Trinidad and Tobago as a non-governmental organization or umbrella professional association representing Land, Quantity and Valuation surveyors.

The present high value of property and coupled with an increasingly litigious society makes property survey and its interpretation exacting and requires a cautious approach. The cadastral surveyor must have adequate understanding of the background of land title to approach property problems intelligently. Land title today is held by many people and is protected by more legislation than any other single right or possession. The property surveyor, in locating title, is charged with the tremendous responsibility that cannot be discharge lightly.
Regardless of how title to an individual's property originated, potential problems might be uncovered by the land surveyor that could cause problems in the location or relocation of boundaries.

Real Property Law (freehold), plus the Law of Landlord and Tenants (leaseholds) plus conveyancing (sale and mortgages of land) together make up a body of knowledge commonly referred to as Land law. In English Common Law, the Crown (State) can own land in the absolute legal sense - everyone else does not own land, but a variety of rights over the land and also some duties, e.g. not to cause nuisance or danger to their neighbours. This collection of rights and duties which they own is called an estate in the land. The freehold estate is the nearest form of absolute ownership. Some land is described as “freehold” and some as “leasehold”. A person who has a freehold is likely to say “I own the land” - this statement is near the truth and is acceptable for most purposes. On the other hand, the leaseholder does not own the land and in most cases pays a rent and recognise a landlord. Land Law is therefore not about land, but about an estate in land.

In support of the requirements for recording the various interests in land that an individual may have in real property, the modern cadastral survey is therefore about proving a unique and unambiguous description of real property for the purpose of conveyancing of legal rights between vendor and purchaser.

From the legal definition of land, the proprietary unit is composed of a set of co-extensive rights (constituting ownership) which attached to the solum of the land parcel. The solum is the physical entity comprising that part of the earth's surface (land or water or both) confined within the land parcel. Naturally, the solum extends from the centre of the earth upwards to the sky the sub-adjacent soil below, the surface and the super-adjacent air space above the surface.

The extent of a solum contained within a land parcel is confined by boundaries. It is a vertical surface which extends from the centre of the earth to the heavens and is the limit up to and beyond which the ownership in the land extend. In condominium, boundaries will be vertical and horizontal. The boundary is the intersection of the topographic surface and/or its representation on a map or plan. A fence, natural or artificial, is a barrier and not necessary the boundary. It may be evidence of the boundary.

The owner of a parcel of land has natural rights – the right of alienation, i.e. the right to dispose off; and the right of enjoyment of the land. The owner has a right to act as he wishes on his land, provided that he does not interfere with the rights of others. Other natural rights are the rights of support and clean air. Land must not be excavated so that it disturbs a neighbour's land or cause activity to create air pollution. Legal rights is an interest conferred and protected by the law entitling one person to claim that another person gave him something or do an act for him or refrain from doing an act. Social matrix comprise those aspects of the social organisations which uphold the land tenure systems and through the action of which that system changes. Legal rights are upheld by the law: the law is that aspect of the social organisation. If we have a weak law we will have a weak system of ownership; if we have a strong law we will have a strong system of ownership and stability.

In any particular cadastral survey the land surveyor must consider:

- if the question is one of title - who owns it and how much, or
- a question of boundary - what is the boundary and where is the boundary.

This facilitates the determination of ownership or who has a better title to a parcel of land but may in some cases be un-surveyable or un-locatable. In Trinidad and Tobago, title, as the land surveyor recognizes it, may be considered as originating from several different sources. These are

i. royal grant from a foreign power;
ii. grants of original Crown Land form the state (colonial government);
iii. grants from the Trinidad and Tobago Government from land considered as the public domain (state land);
iv. lands in the form of newly created lands (subdivision).

Regardless of how title to an individual’s property originated, potential problems might be uncovered by the land surveyor that could cause problems in the location or relocation of boundaries. In the conveyance of property, especially between parties that are unfamiliar with each other, it is highly advisable to conduct a cadastral survey prior to the purchase being completed to:

a. Address discrepancies in the legal description to land as detailed in the schedule e.g. old neighbours which cannot be located in the present time period
b. Specific quantification of the acreage where the source title document does not do so i.e. where the words “more or less” are present
c. Record of encumbrances on property e.g. underlaps or overlaps of boundaries and unauthorized buildings
d. Provide a unique position or location of the property within the national parcel fabric that cannot be degraded with the passage of time as in the case of “meets and bounds” property descriptions
e. Bring properties under the provision of the Real Property Ordinance or seek a Vesting/Possession Order from a Court where there is a break in the chain of title.

The Trinidad and Tobago Land Surveyor (TTLS) is uniquely licensed and duly authorized to conduct cadastral surveys in Trinidad and Tobago. The TTLS also provides professional surveying related services to clients to support a myriad of requirements by statutory authorities in the development of real property. Consequently the TTLS is charged with maintaining a level of performance and certification not afforded by other practitioners.
Natasha Ghitt BSc. (Hon), MSc., MRICS, MISTT

‘I am sometimes told that I have the property ‘thing’, in my blood because my father, Solomon Weekes FRICS is also a Chartered Surveyor.

I am currently a Valuer at the Valuation Division with the background as an RICS Development & Planning Chartered Surveyor, this combined with extensive experience as a Project Manager and Operational Manager.

My experience comes from the private and public sector both in the UK and the Caribbean. I pride myself with inherently strong problem solving skills and a flair for risk analysis and policy drafting and legal matters. I have been fortunate to have the experience of developing effective teams strategic planning, target orientation, financial management, procurement and project delivery.

I started my Professional pathway with the RICS at Terra Caribbean which involved valuing all types of properties and managed the asset valuation of the Government’s industrial properties. I returned to the UK and completed the APC at the salubrious London Borough of Richmond where I have had the pleasure of managing capital planned maintenance and new build projects. I successfully achieved the MRICS designation with a multi-million sports centre development all within budget.

One year on a visit to Trinidad, my dad asked how was I going to give back and so it stuck with me and I returned on a contract with BCQS in 2012. In 2013, I decided to join the Institute of Surveyors Trinidad and Tobago (ISTT) and was on the Executive Management Board for 2 years. I have created lifetime friendships with some wonderful people and was introduced to a forum with which to discuss and find resolutions for property issues in Trinidad and Tobago. The ISTT members are keen to ensure that Trinidad and Tobago is recognized as a place with standards and integrity and a country with many attributes to offer property investors the world over. Although not on the board at the moment, I still provide assistance in any way possible. I encourage property professionals to join the ISTT and take up the opportunity to contribute positively to this economy. I see the ISTT as the body that will represent the members on issues that are important for the progress of this nation and ultimately an advocate for the ordinary citizen, locally and internationally.”

Natasha spent most of her formative years in Trinidad & Tobago and is an alma mater of St. Augustine Girls’ High School. She has over 16 years experience in the property industry in various roles.

Sunil Lalloo PhD, MRICS, MISTT

I have worked on a number of international and regional consultancies in land management and I am also an annual contributor to the World Bank’s Doing Business Report. I currently works as a Valuation Surveyor at Raymond and Pierre Limited and have lectured at the University of the West Indies and the University of Trinidad and Tobago. I am also a member of the management committee of the ISTT.

I believe that joining the ISTT is necessary for all young surveyors to gain recognition within the Surveying fraternity. The Institute provides unique opportunities for networking and continuous professional development.

I envision that the ISTT would become the governing body for Surveying standards in the Caribbean region. I see the ISTT shaping into the lead professional body in the construction and property sectors that would advocate for good governance and transparency in these sectors.

Dr. Sunil Lalloo holds a Bachelor’s degree in Surveying and Land Information from the University of the University of the West Indies with first class honours; a bachelor of Law degree (LLB hons) from the University of London; a Post graduate diploma in Land management and informal settlements regularization from the Institute of Housing and Urban Development Studies in Rotterdam; and a senior diploma in classical Indian music from BVS International. He recently graduated with a PhD in Surveying and Land Information from the University of the West Indies.

“I believe that joining the ISTT is necessary for all young surveyors to gain recognition within the Surveying fraternity. The Institute provides unique opportunities for networking and continuous professional development.”
Mr. Nigel Ramsey was born and raised on the sister isle of Tobago, he was introduced into to construction sector at an early age where he learned many of trades including: masonry, carpentry, and steel bending. He left school at the age of 16 years and worked in the construction industry full time successfully building his first house for a client the following year. Mr. Ramsey has served in many a capacity within the sector project and site manager, builder, consultant and even quantity surveyor.

During the period 2008 – 2008 Mr. Ramsey made the decision to pursue his education. He therefore attained a Full Technology Diploma in Construction; a BSc in Construction Project Management and an MSc in Quantity Surveying from Heriot Watt University.

Joining the ISTT has allowed me to be formally recognized as a professional in the field of surveying. Gaining professional status will enable me to access higher paying jobs and lucrative Public and Private sector contracts as a qualified Quantity Surveyor. Getting support- in lifelong learning and training through online resources, textbooks, journals and training courses- that an organization like the ISTT can provide is also an added benefit. Additionally, being able to socialize both personally and professionally with other professionals and promoting the discipline of Quantity Surveying in society is of utmost importance. I also hope to mentor young quantity surveyors entering the profession and helping them to develop and bring them into the ISTT especially in Tobago will not only provide a sense of personal satisfaction but also fulfill a lifelong belief in imparting the knowledge and passion which was conveyed so long ago.

Trinidad and Tobago has a history of poor performance in the delivery of projects in the construction industry, especially Public Sector projects. Numerous inquiries have identified the core reason as poor procurement practices. The ISTT must lead and partner with government in the development of effective procurement legislation to govern the Construction Industry. The recruitments policies for quantity, land and valuation surveyors, especially in the public sector, should require a membership from the ISTT as one of the major qualification for employment. This will ensure that all returning scholars and qualified personnel in the field not only join but must remain members of the ISTT, thereby ensuring the future of the ISTT.
“I am monarch of all I survey; my right there is none to dispute…” – The Solitude of Alexander Selkirk by William Cowper

It is said that every choice you make is either moving you closer to or further away from something. Emerging in a competitive environment shared with other surveyors and with professionals of related disciplines such as engineers, architects and planners, I felt that it was particularly important to become a member of the ISTT in order to establish myself as a young surveying professional in Trinidad and Tobago. I have grown both professionally and as an individual by actively participating in the society and its professional and social activities. Indeed, serving on the Management Committee gave me an opportunity to work closely with highly regarded and respected members of the Land, Valuation and Quantity surveying disciplines, many of whom I can now lean on as mentors and as friends. Furthermore, serving on the Management Committee brings with it a unique and rewarding opportunity to assist in the development of the Surveying profession in our twin island republic. As the ISTT celebrates a milestone achievement of its twentieth year of existence, I hope to see it blossom in strength and in numbers to become the premiere body for surveying in Trinidad and Tobago. Together with my colleagues, I am committed to bringing energy, enthusiasm and innovation to help this vision become a reality.

Ms Tegan Medina is a licensed Trinidad and Tobago Land Surveyor (TTLS) whose journey into the discipline of surveying started with a Bachelor of Science degree in Surveying and Land Information which she obtained, with honours from the University of the West Indies, St Augustine. Having worked with Professor Opadeyi at the Centre for Geospatial Studies during the semester vacation periods, Tegan naturally gravitated towards a specialisation in Geographic Information Systems (GIS) and inevitably pursued a Master of Science degree in Geoinformatics at the University of the West Indies, St Augustine. Her knowledge and experience were further developed while working as a Geological Surveyor at the Petroleum Company of Trinidad and Tobago limited and later as the Geoinformatics Coordinator at L & S Surveying Services Limited. Ms Medina now proudly sits as the President of the Geographic Information Systems Society of Trinidad and Tobago (GISSTT) after having served diligently as the Vice President for a number of years. Tegan also dedicates her time in service to the development of surveying in Trinidad and Tobago in her present role as assistant secretary of the Institute of Surveyors of Trinidad and Tobago (ISTT). Currently, Ms Medina is reading for a Bachelor of Law degree from the prestigious University of London. As the Senior Land Management Officer at the Trinidad and Tobago Electricity Commission, she continues to draw from her extensive knowledge in surveying, GIS and real property law.

We are a happy, helpful team understanding customers’ needs, exceeding their expectations & adding value while creating an environment of trust. With knowledge on our side and over 16 years in the Real Estate industry, Terra Caribbean is dedicated to creating exceptional real estate experiences for our clients and customers.

For your Real Estate needs, contact us. Sales | Rentals | Valuations | Consultancy
T: (868) 628-2391
E: infott@terracaribbean.com
www.terracaribbean.com

We Know Trinidad
<table>
<thead>
<tr>
<th>Years</th>
<th>President</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>1996 – 1997</td>
<td>Joseph Affoo</td>
<td>QS</td>
</tr>
<tr>
<td>1997 – 1998</td>
<td>Paul Williams</td>
<td>LS</td>
</tr>
<tr>
<td>1998 – 1999</td>
<td>Derek Outridge</td>
<td>QS</td>
</tr>
<tr>
<td>1999 – 2000</td>
<td>Francis Charles</td>
<td>LS</td>
</tr>
<tr>
<td>2000 – 2001</td>
<td>Kameel Khan</td>
<td>VS</td>
</tr>
<tr>
<td>2001 – 2002</td>
<td>Joseph Affoo</td>
<td>QS</td>
</tr>
<tr>
<td>2002 – 2003</td>
<td>Keith Scott</td>
<td>LS</td>
</tr>
<tr>
<td>2003 – 2004</td>
<td>Mervyn Thompson</td>
<td>VS</td>
</tr>
<tr>
<td>2004 – 2005</td>
<td>Michael Samms</td>
<td>QS</td>
</tr>
<tr>
<td>2005 – 2006</td>
<td>Glenn Wilkes</td>
<td>LS</td>
</tr>
<tr>
<td>2006 – 2007</td>
<td>Mervyn Thompson</td>
<td>VS</td>
</tr>
<tr>
<td>2007 – 2008</td>
<td>Michael Samms</td>
<td>QS</td>
</tr>
<tr>
<td>2008 – 2009</td>
<td>Stephanie Elder-Alexander</td>
<td>LS</td>
</tr>
<tr>
<td>2009 – 2010</td>
<td>Afra Raymond</td>
<td>VS</td>
</tr>
<tr>
<td>2010 – 2011</td>
<td>Aidan Gregoire</td>
<td>QS</td>
</tr>
<tr>
<td>2011 – 2012</td>
<td>Dr. Charisse Griffith-Charles</td>
<td>LS</td>
</tr>
<tr>
<td>2012 – 2013</td>
<td>Gangapersad Kissoon</td>
<td>VS</td>
</tr>
<tr>
<td>2013 – 2014</td>
<td>Joseph Affoo</td>
<td>QS</td>
</tr>
<tr>
<td>2014 – 2015</td>
<td>Winston Doyle</td>
<td>LS</td>
</tr>
</tbody>
</table>
C. B. LAWRENCE & ASSOCIATES LTD.

CHARTERED VALUATION SURVEYOR

Property Consultants
Feasibility & Viability Studies
Appraisal of All Equipment, Plant and Machinery

Valuation of All Real Estate for: Mortgage, Sale/Purchase, Insurance, Deed Purposes, Court Settlements, Accounting Purposes, Stamp Duty, Compulsory Acquisition, etc.

Head Office: #13 Borde Street, Port-of-Spain, Trinidad, W.I.
Tel: (868) 627-1458, (868) 298-6334, Fax: (868) 622-2313

San Fernando Office: Rm. #6, 1st Floor, Cathy House, Carton Centre, San Fernando
Tel/Fax: (868) 652-7025, (868)297-6656

Chaguanas Office: No. 4 Market Street Chaguanas
Tel/Fax: (868) 671-3616, (868) 297-6661

Arima Office: No. 5I, Unit #7, Woodford Street, Arima
Tel/Fax: (868) 664-2758, (868) 297-6651

Tobago Office: Corner of Main & Robinson Circular, Scarborough, Tobago.
Tel/Fax: (868) 660-8313, (868) 620-6327

Email Address: cblaw_pos@yahoo.com

CHARLES B. LAWRENCE

Professional Member of the Royal Institute of Chartered Surveyors (U.K.)
Corporative Member of the Institute of Revenue Rating and Valuation (U.K.)
Fellow of Association of Building Engineers (U.K.)
Senior Member of the International Real Estate Institute (U.S.A.)
Senior Member of the National Association of Real Estate Appraisal (U.S.A.)
Professional Member of the Institute of Surveyors (T&T)

Congratulations are extended to the ISTT on their 20th Anniversary! Best wishes for the continued success of the Institute.