

Towards A Fit-For-Future Cadastral System For Jamaica: A Socio-Technical Approach

Wayneworth Hamilton (Jamaica)

Key words: Cadastre; Education; Legislation

SUMMARY

According to (De Soto, 2000; Feder and Nishio, 1999), a robust acquiescence exists regarding the significance of well-defined land and proprietary rights. The undergirding definition of these property rights is heavily reliant on cadastral systems. These systems typically record the physical location of real properties and the property rights to provide security of tenure (Krigsholm, 2020) ultimately. Cadastral Systems are composed of technical and juridical pillars. In Jamaica, the technical perspective articulates the methodologies of describing and registering land. In contrast, the juridical perspective accounts for developing a Legal Cadastre as the ultimate repository of juridical information.

Ting and Williamson (1999) opined that the dynamism between the citizenry and land is the catalytic force propelling the reform of cadastral systems. Williamson, Enemark, Wallace, and Rajabifard (2010) recognized four typical phases of development for cadastral systems: fiscal and juridical cadastre, as well as planning and multipurpose systems. It is of critical importance in Jamaica that the National Land Agency (NLA), which is the land administration agency and the membership of the Land Surveyors Association of Jamaica (LSAJ), which is the primary private sector stakeholder, and the University of Technology, Jamaica understand how this development continuum will evolve.

A foundational and fundamental acceptance that the dynamism of the relationship between people and land justifies the need to analyze land registration systems (Zevenbergen, 2004). This seemingly fluidized relationship introduces a social dimension. This view is reinforced by Ottens and Stubkjaer (2008), who postulated that cadastral systems are not simply technical systems fueled by technological advancement but logically contain a social dimension. The Jamaican reality beckons for an explorative view that is not restrained to the simplicity of linear predictions or

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FIG Working Week 2025
Collaboration, Innovation and Resilience: Championing a Digital Generation
Brisbane, Australia, 6–10 April 2025

projections from historical data but generates the comprehension of alternative outcomes and associated consequences.

The cadastral system in Jamaica can be considered a mature cadastral system as it is characterized by age-old traditions and entrenched practices (Enemark, 2009). The dynamism of the land administration domain engenders a general awareness of the need for modernization and agility in cadastral systems in Jamaica. The hypothesis is that cadastral systems evolve with time to ensure their functional relevance and provide optimum service to the burgeoning needs of society (Krigsholm, 2020).

Central to the progression of the agenda of comprehending the vistas of the future of Jamaica's Cadastral System is a comprehensive identification of the emerging change issues. Additionally, an analysis of the implications of change issues, a projection of the alternative outcomes, and a backcasting process will align current inputs to achieve the projected outcomes.