

# **A Systems Approach to Land Registration and Cadastre**

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**Key words:** systems approach, land registration, cadastre, trustworthiness.

## **ABSTRACT**

Land registration and cadastre together play an important role in a society, as long as they function well and fulfil the goals set by that society. Unfortunately in many cases the land registration and cadastral functions are organized independently, and often do not cooperate in the most effective way. Improvements, both technological and others, in quite some cases only mend one or a few links in the chain. Regularly not even the weakest link.

In my PhD research, called ‘Systems of Land Registration – Aspects and their Effects’, a systems approach is used to study systems of land registration and cadastre as a whole. This to avoid the traditional divisions. The focus is on the technical, legal and organizational aspects and their interrelations. The research includes a case study of four countries (the Netherlands, Indonesia, Austria and Ghana). An important role within the systems approach is played by emergence; an attribute contributed to the system as a whole and not to one or more elements as such. It is argued that ‘trustworthiness’ is an example of emergence within the wider system of land registration. This and other main results of the research are presented.

This paper can be seen as a follow up to my paper “The interrelated influence of the technical, legal and organisational aspects on the functioning of land registrations (cadastres)” presented at the XXI FIG International Congress in Brighton in 1998 (Commission 7, p. 130-145).

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TS7.2 Cadastral Innovation II  
Jaap Zevenbergen  
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FIG XXII International Congress  
Washington, D.C. USA, April 19-26 2002