OVERVIEW OF THE GHANA LAND ADMINISTRATION PROJECT (LAP)

PRESENTATION BY
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OUTLINE

- Background
- Long Term Objectives of the LAP
- Objectives of Phase 1 of LAP
- Financial arrangements
- The Components
- Progress to date
- Challenges
- Conclusion
BACKGROUND

- Weak land administration system characterised by fragmented institutions
- General indiscipline in the land market
- Indeterminate boundaries of customary owned lands – stools, skins, families, etc.
- Outstanding issues from compulsory acquisition of large tracts of land
- Lack of consultation with landowners
- Lack of consultation, coordination and cooperation among public sector land agencies

RESULTS

- Inadequate security of tenure
- Difficult accessibility to land
LONG-TERM OBJECTIVES OF LAP

- To reduce poverty and enhance social and economic growth:
  - Improving security of tenure
  - Simplifying processes of land acquisition
  - Fostering prudent land management practices
  - Developing the land market
  - Establishing an efficient and sustainable system of land administration, both state and customary

Based on clear, coherent, and consistent polices and laws supported by appropriate institutional structures
OBJ ECTIVE OF PHASE 1

- Phase 1 is from 2004 – 2008
- Objective is to lay the foundation for the establishment of a self-sustaining land administration system that is fair, efficient, transparent, cost effective and which guarantees security of tenure.
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<th>Fund Source</th>
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THE FOUR COMPONENTS

COMPONENT 1: Harmonizing land policy and regulatory framework

COMPONENT 2: Institutional Reform and development

COMPONENT 3: Improving Land titling, Registration, Valuation, Land Use Planning and Land information system

COMPONENT 4: Project Management, Human Resource Development and Monitoring and Evaluation
COMPONENT 1 – HARMONISING POLICY AND REGULATORY FRAMEWORK

- Legislative review to harmonise laws
- Support to the Judiciary to reduce backlog and establish sustainable system for quick adjudication of land cases
- Development of ADR to facilitate land dispute resolution
- Inventory of state acquired/occupied lands for policy on compulsory acquisition and compensation
- Participatory approach to policy formulation and policy review processes
COMPONENT 2 - INSTITUTIONAL REFORM AND DEVELOPMENT

- Restructuring public land administration agencies into a **One stop shop** for efficient delivery of services – LVB, SD, LC, LTR - (TCPD & OASL)
- Strengthening customary land administration through establishment of CLS
- Strengthening private land sector institutions – GhI S, GBA, GIP
- Strengthening land administration and management training and research institutions
COMPONENT 3 – IMPROVING LAND TITLING, REGISTRATION, VALUATION, LAND USE PLANNING AND LAND INFORMATION SYSTEMS

- Development of a Computerised Land Information System
- Improvement in Geodetic Reference Network
- Improvement of deeds registration systems
  - Decentralising and strengthening land registration
- Revaluation of properties for revenue generation
- Pilot demarcation and registration of allodial land boundaries
- Pilot systematic land titling
COMPONENT 4 - PROJECT MANAGEMENT, HUMAN RESOURCE DEVELOPMENT, MONITORING AND EVALUATION

- Project management structure
  - Land Policy Steering Committee
  - Land Sector Technical Committee
  - Land Administration Programs Unit
- Development Partners coordination
- Human resource development
- Communication, consultation and participation
- Monitoring and Evaluation System and impact assessment
PROGRESS TO DATE – COMPONENT 1

- Approval given for legal reforms
  - Drafting Committee for new land law formed
  - Regional and National Land Fora held
- 37% of backlog of land cases in High Courts and Circuit Courts in Regional capitals disposed of
  - Selected High Court Judges started sitting daily to deal with backlog
  - 5 New Land Courts constructed to start operation in October
- ADR facilitator recruited
- Inventory of State acquired lands completed in one region and partly in another
  - Broad policy directions on outstanding issues on compulsory acquisition given
  - Inventory on-going in 10 pilot districts by the Private sector.
Approval given for the institutional reform
  - New Lands Commission Bill before Cabinet for consideration
  - Approval given for the commencement of the construction of the new Head Office building for the New Lands Commission.

Recruitment of consultants to carry out OMO studies being finalised

LSAs strengthened with logistics

Eight CLS established and two existing secretariats strengthened. Plans underway to establish more
  - Over 20 applications received for establishment
  - Spatial and attribute data captured on land users in some of the CLS areas.

Support given to Professional Bodies

Equipment pool to be set up for private sector surveyors
PROGRESS TO DATE – COMPONENT 3

- Inception and Assessment phases for stage one of the design and development of a LIS has been completed
  - Design phase has ongoing
- Implementation Consultant for the adjustment of the GRN has presented his final report
  - Directives given for the NMA to issue new survey instructions
  - Phase 2 which is to cover the rest of the country is to commence
- Seven Land Registries in 7 regions of the country have been established and functioning. Last one to be inaugurated in May 2008
  - Proposals received from short listed firms for intelligent scanning of land registry records.
Progress to date – Component 3

- **First Phase of Customary Boundary Demarcation in Ejisu completed.** (KfW financed)
  - Finalising contract for two other areas- Wassa and Gbawe (WB financed)

- Award of contract for revaluation of 3 District Assemblies being finalised

- Ground truthing completed for sections 18 & 19 of District 03 in Accra for systematic land titling (1500 parcels to be titled)
  - Door-to-door exercise to register properties ongoing

- Draft report of the legal and institutional framework for land use planning prepared
  - Pilot areas for intervention under the LUPMP selected and circulated
PROGRESS TO DATE – COMPONENT 4

- Short Term training being undertaken
- Communication Strategy being implemented
  - Website launched: web address www.ghanalap.gov.gh
- Fund administrator being recruited to manage the SGP
- Request for restructuring of project, reallocation of funds and extension of the project sent to WB and other DPs
- Results based M & E operational.
- Collaboration with MiDA on land activity
  - IEA signed between MiDA and the Ministry
  - Rural land Titling to commence
- Collaboration with UMLIS (MLGRDE/Swedesurvey/SIDA)
Analysis of Revenue Generation 2003 - 2007
CHALLENGES

- Implementation Capacity
  - Mainstreaming
- Procurement
- Motivation
CONCLUSION

- LAP holds great prospects for re-engineering the land administration system in the country
- Expectations are great, but we must get it right at the onset
- Requires the active participation of all stakeholders to succeed

THANK YOU