



# OVERVIEW OF THE GHANA LAND ADMINISTRATION PROJECT-(LAP)

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# OUTLINE

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



# BACKGROUND

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- 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

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- 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 policies and laws supported by appropriate institutional structures



# OBJECTIVE OF PHASE 1

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- 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.



# FINANCIAL ARRANGEMENTS

<b>Fund Source</b>	<b>Amount (US\$)</b>	<b>Remarks</b>
IDA (WB)	20,509,409	
DFID	9,020,000	
CIDA	1,029,793	
GTZ	3,975,927	
KfW	8,137,800	€6.03 million
NDF	9,100,000	€7.0 million
GOG	7,562,043	
<b>TOTAL</b>	<b>59,340,000</b>	



# THE FOUR COMPONENTS

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- 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

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- 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

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- 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 – GhIS, 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

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- 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

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- 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

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- 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.



# PROGRESS TO DATE – COMPONENT 2

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- 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

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- 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

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- **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



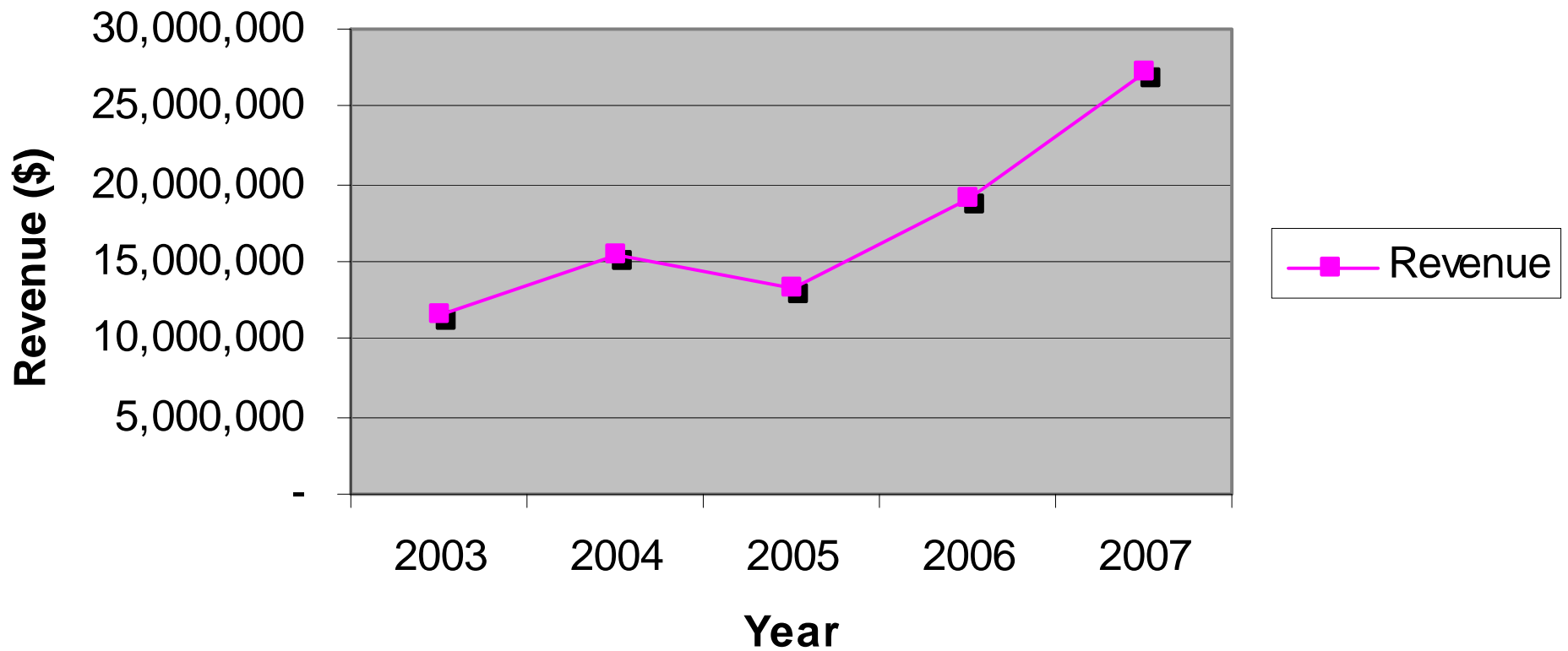
## PROGRESS TO DATE – COMPONENT 4

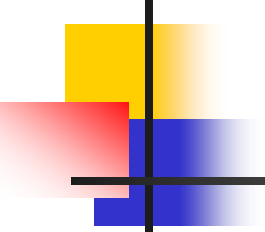
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- Short Term training being undertaken
- Communication Strategy being implemented
  - Website launched: web address [www.ghanalap.gov.gh](http://www.ghanalap.gov.gh)
- Fund administrator being recruited to manage the SGP
- Request for restructuring 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/Swed survey/SIDA)

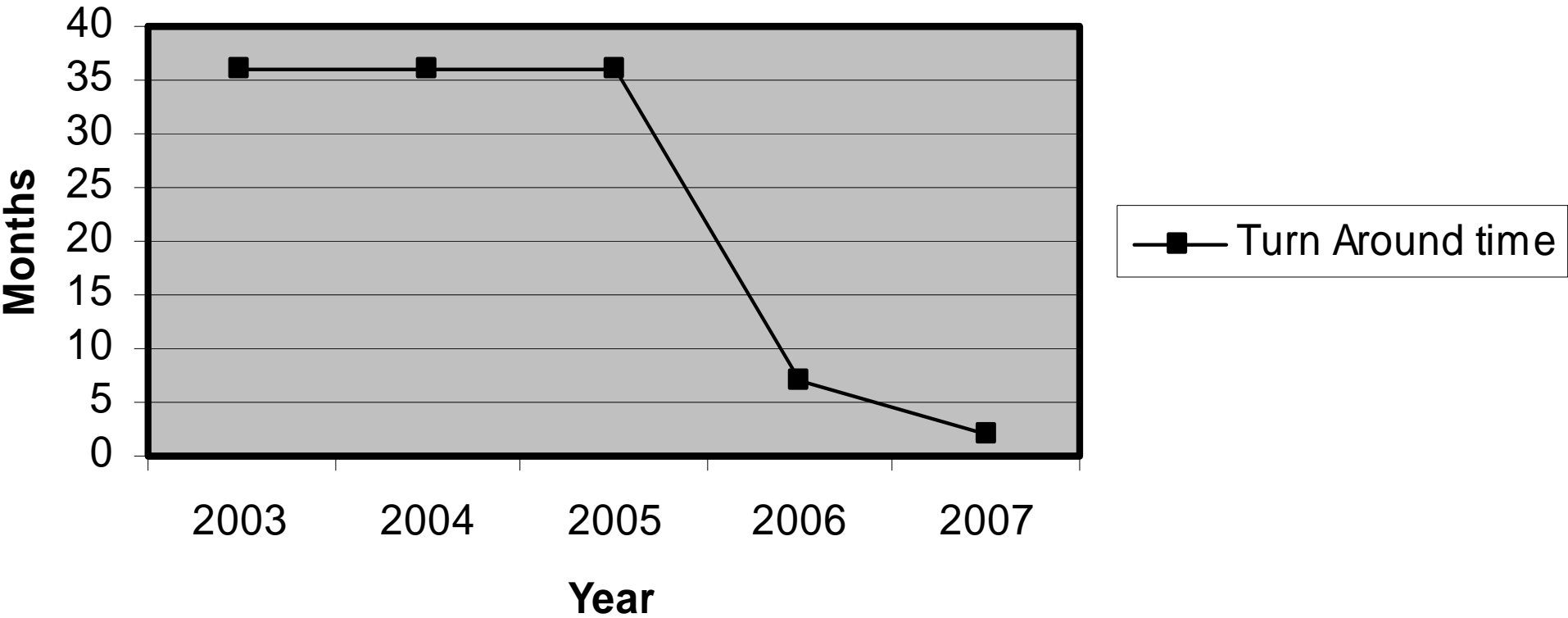


## Analysis of Revenue Generation 2003 - 2007





# Turn Around time 2003 - 2007





# CHALLENGES

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- Implementation Capacity
  - Mainstreaming
- Procurement
- Motivation



# CONCLUSION

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- 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