



***“IN SEARCH OF A UBIQUITOUS –
CADASTRE FOR GHANA – THE
SYSTEMATIC APPROACH UNDER THE
LAND ADMINISTRATION PROJECT (LAP)”***

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GHANA**



OUTLINE

- COUNTRY LOCATION & INFORMATION
- INTRODUCTION
- OVERVIEW OF THE LAND ADMINISTRATION PROJECT
- MAPPING FOR THE PURPOSES OF LAND ADMINISTRATION
- THE PILOT SYSTEMATIC LAND TITLING PROCESS
 - THE CURRENT APPROACH
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- CUSTOMARY BOUNDARY DEMARCATION
- CHALLENGES
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COUNTRY LOCATION & INFORMATION



★ Capital City ★ Regional Capital City
● Significant City ● Important City - Town
■ Attraction - Landmark ■ River ▲ Highest Point



- ❖ Land Area -239,460 km²
- ❖ Population- 21.7 million
- ❖ Growth rate- 2.7%
- ❖ Subsistence agric accounts for 37.3% of GDP and employs 60% of workforce
- ❖ Agric accounts for 75% of export earnings and contributes 90% of food needs
- ❖ 63.3% of population is rural
- ❖ 63 % of total land area is agriculture
- ❖ GDP growth rate was 6% in 2006, with service sector having highest of 37.5%



INTRODUCTION

- **Weak land administration system**
 - Inadequate legislation
 - Fragmented institutional arrangement
 - Lack of consultation, coordination and cooperation among public sector land agencies
 - Poor capacity
- **General indiscipline in the land market**
 - Land encroachment
 - Multiple sale of land
 - Unapproved development schemes
 - Haphazard development
- **Indeterminate boundaries of customary owned lands**
 - Lack of reliable maps/plans and the use of unapproved inaccurate maps

RESULTS

- **Inadequate security of tenure**
- **Difficult accessibility to land**



OVERVIEW OF LAP

LONG TERM OBJECTIVES

- 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

- Phase 1 is from 2003 – 2010

To undertake land policy and institutional reforms and key land administration pilots for laying the foundation for a sustainable decentralized land administration system that is fair, efficient, cost effective and ensures land tenure security.



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



MAPPING FOR THE PURPOSES OF LAND ADMINISTRATION

- Topographic Maps
 - Medium scale (1:50,000)
 - Large Scale (1:2,500)
- Orthophotomaps
- Sectional Maps
- Section 15 (1) of the Land Title Registration Law, 1986 (PNDCL 152) states that's "where land or interest in land being registered is evidenced by an instrument then that land or an interest therein shall not be registered under the Law unless there is attached thereto a plan of the land which has been approved and duly signed by the Director of Surveys or officer of the Survey Department authorized by him."

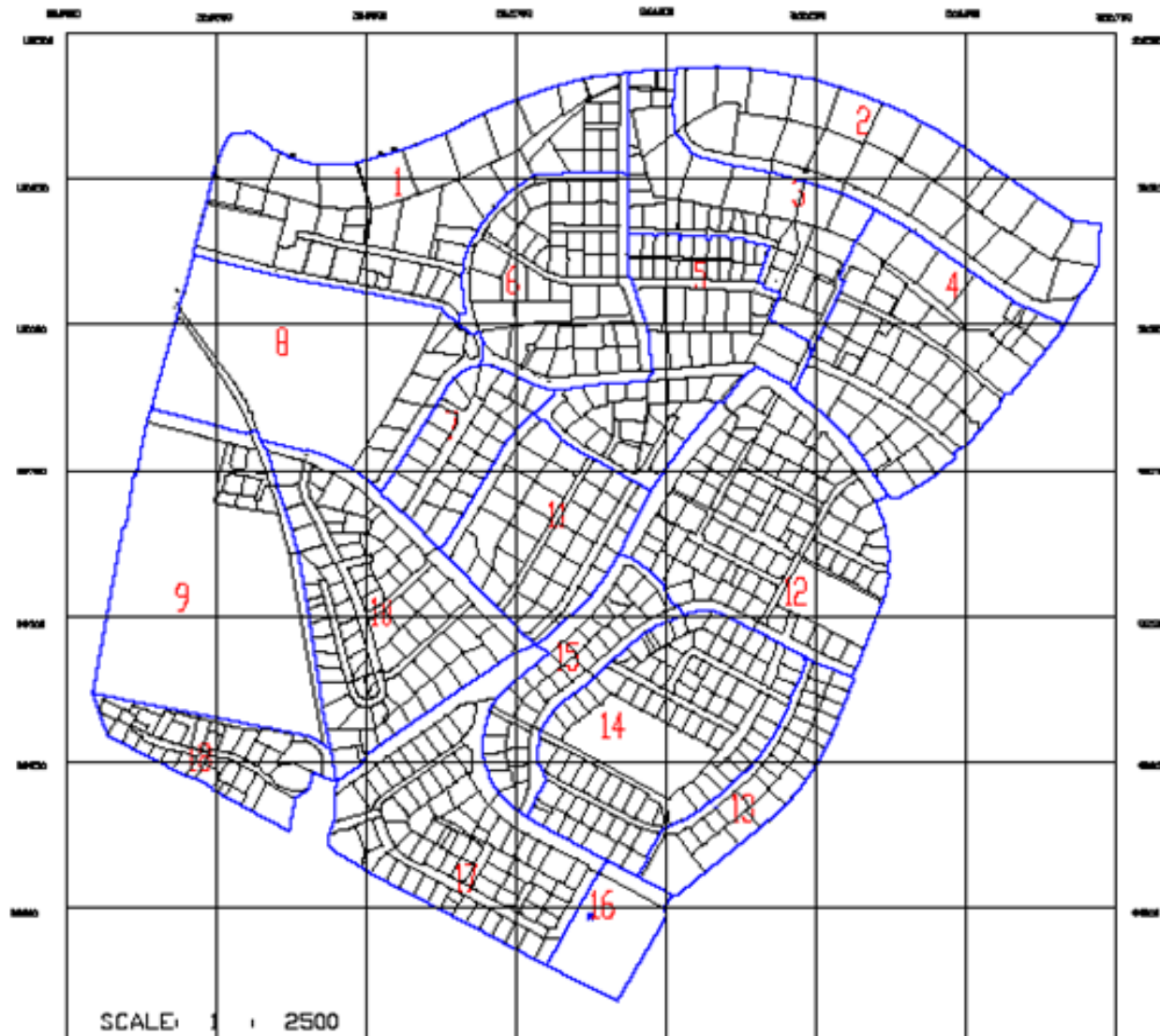


THE PILOT SYSTEMATIC LAND TITLING PROCESS

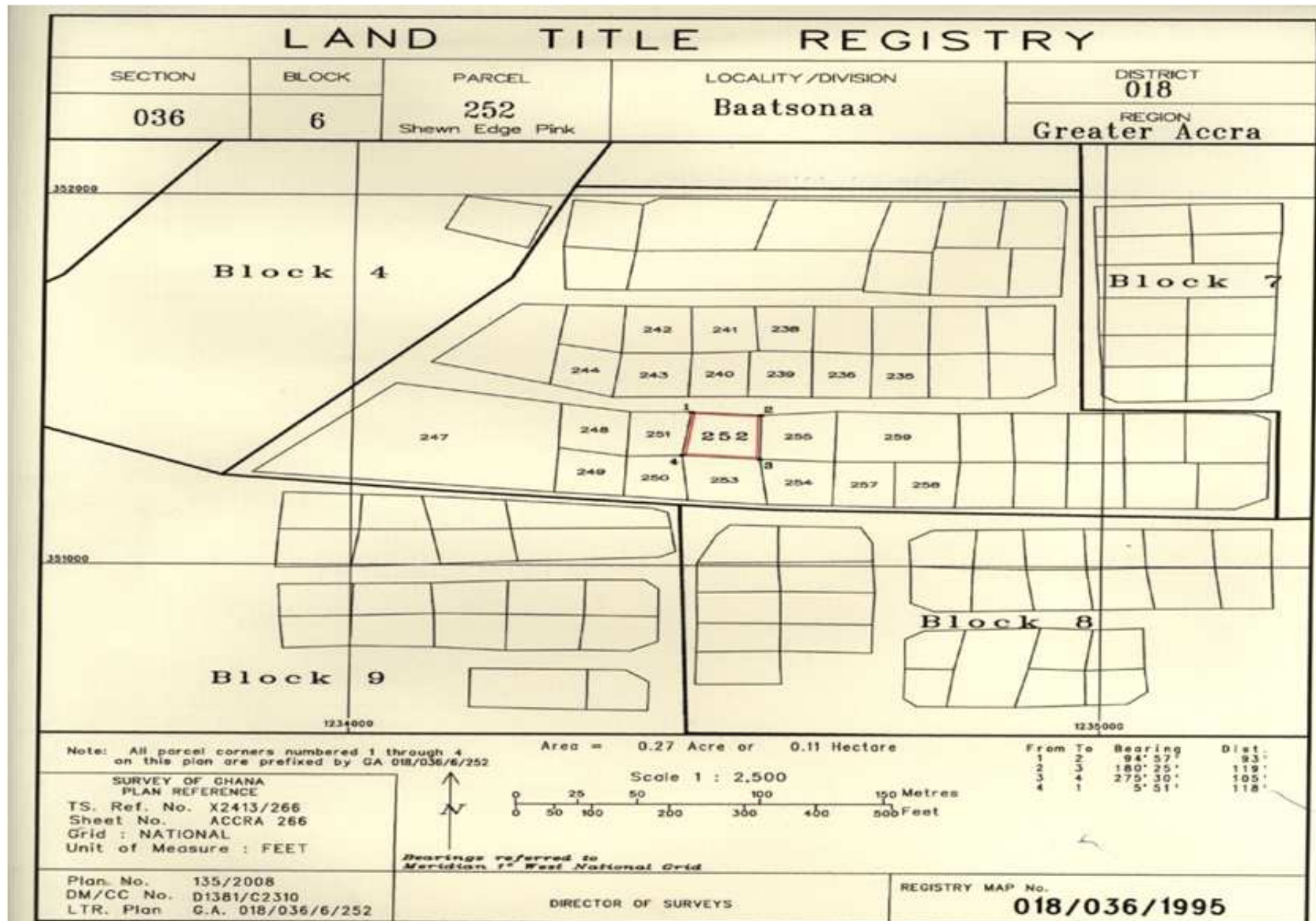
- THE CURRENT APPROACH
 - Stamping of the instrument
 - Lodgment of the instrument
 - Request for parcel plan preparation
 - Availability of sectional maps
 - Non availability of sectional maps
 - Publication, searches at PVLMD
 - Issuance of the Land Title Certificate
- Challenges
 - Demand led and slow
 - Register is not complete
 - Surveying is part-to-whole

LAND TITLE SECTIONAL MAP

DISTRICT 03
ACCRA - NORTH LABONE
SECTION 18



PARCEL PLAN

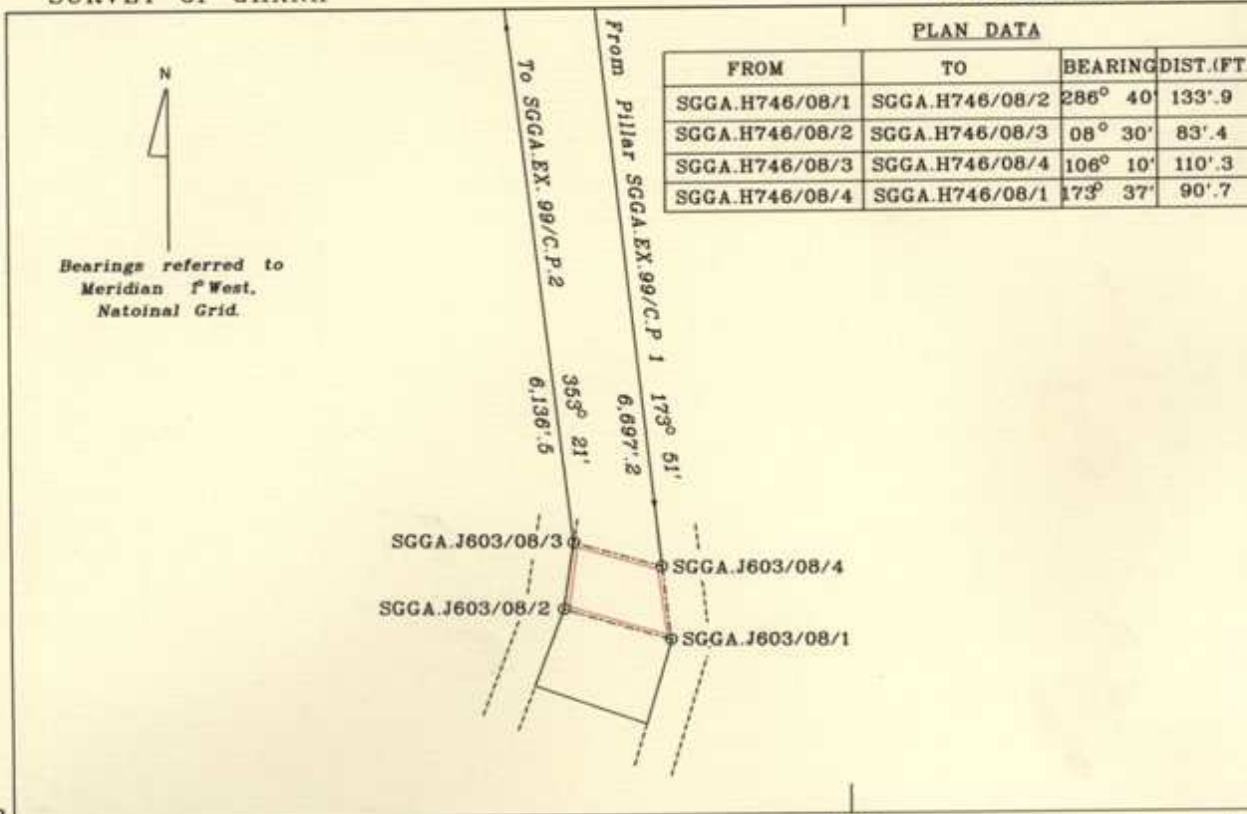


AREA - 0.233 ACRE OR 0.094 HECTARE

SURVEY OF GHANA

L.T.R. DISTRICT 020

401000



PLAN DATA

FROM	TO	BEARING	DIST.(FT)
SGGA.H746/08/1	SGGA.H746/08/2	286° 40'	133'.9
SGGA.H746/08/2	SGGA.H746/08/3	08° 30'	83'.4
SGGA.H746/08/3	SGGA.H746/08/4	106° 10'	110'.3
SGGA.H746/08/4	SGGA.H746/08/1	173° 37'	90'.7

400000

1264000

1265

1265500

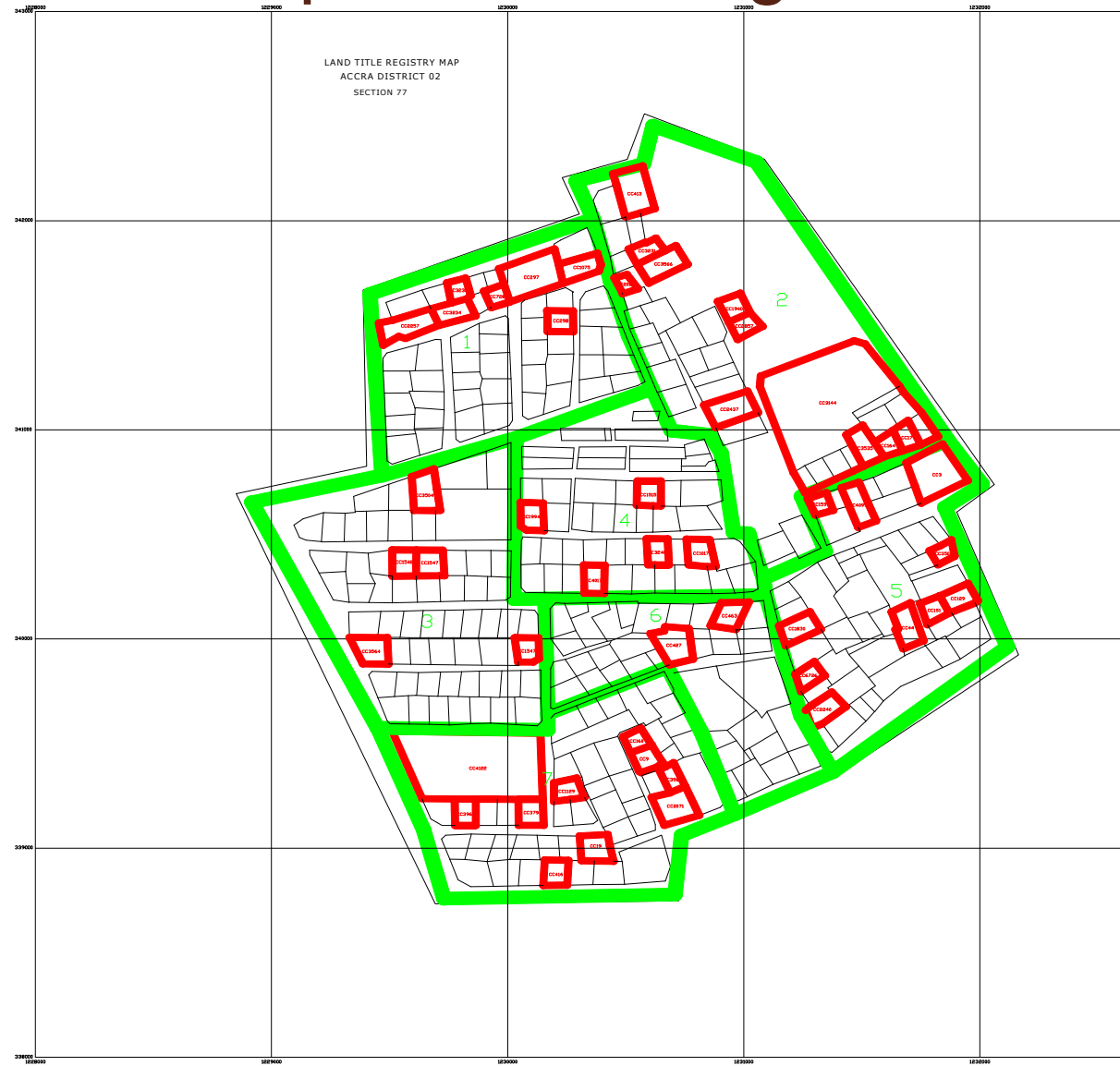
Scale 1:2500



DIRECTOR OF SURVEYS

REGIONAL NO. SSGA. H746/2008 CC 17410
 REFERENCE NO. Z 18812

Sporadic Titling





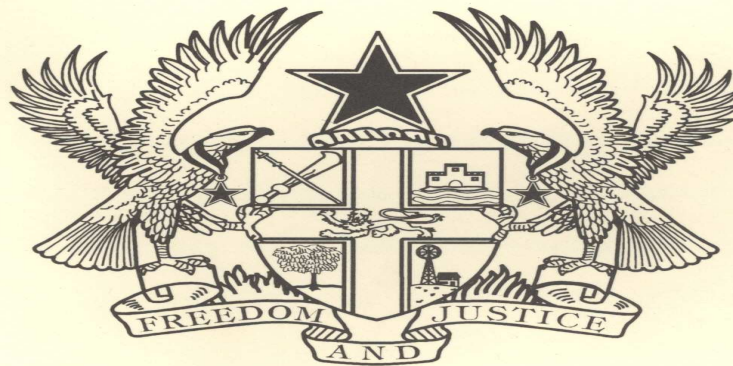
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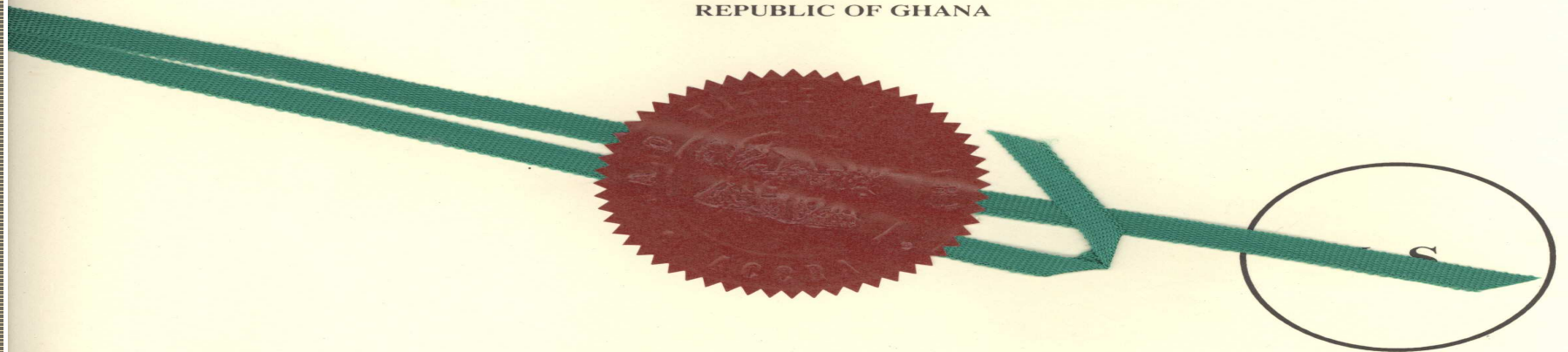
THE SYSTEMATIC APPROACH

- It involves surveying systematically from block to block and parcel to parcel, measuring, verifying, complementing and correcting existing information, including permanent structures (buildings) to enable titles to be issued.
- Mapping in the field using DPT
- Data is processed in an office erected for the purpose
- The process is out sourced to the private sector with quality control by the SMD and LRD
 - Both the parcel plan preparation and the collection of the legal information
- Publication is done in the locality

LAND CERTIFICATE

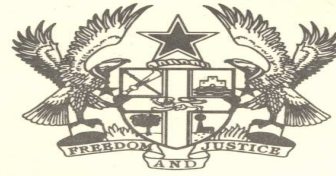


REPUBLIC OF GHANA



ISSUED UNDER THE AUTHORITY OF THE LAND TITLE REGISTRY, ACCRA.

Cert. No TD. 2524
Volume 019
Folio 1096



REPUBLIC OF GHANA

LAND TITLE
REGISTRY



LAND CERTIFICATE

THIS IS TO CERTIFY THAT JONATHAN ALLOTEY ABBOSEY and DORA AYORKOR ABBOSEY both of Accra in the Greater Accra Region of the Republic of Ghana are registered as proprietors in common in equal shares of a lease for a term of 70 years from the Fifth day of June, 2005 (with an option to renew for a further term of 20 years) subject to the reservations, restrictions, encumbrances, liens and interests as are notified by memorial underwritten or endorsed hereon, of and in ALL THAT piece or parcel of land in extent 0.160 hectare (0.395 of an acre) more or less situate at Katamanso in the Greater Accra Region of the Republic of Ghana aforesaid which said piece or parcel of land is more particularly delineated and edged with pink colour on Survey Plan No.Z14541 annexed to this Certificate except and reserved all minerals, oils, precious stones and timber whatsoever upon or under the said piece or parcel of land. _____



*IN WITNESS WHEREOF I have hereunto signed my name and affixed the seal of the
Land Title Registry this 2nd day of May 20 08*

.....
[Signature]
CHIEF REGISTRAR OF LANDS

MEMORIALS

Entry No.	Date of Instrument	Date of Registration	Registered No.		Cancellation
1	5.6.2007	21.2.2007	019/Z14541/1	Subject to the reservations, exceptions, restrictions, restrictive covenants and conditions contained or referred to in a lease (a true copy of which is annexed hereto) made between Nii Otu Akwetey IX, Katamanso Mantse, Head and Lawful Representative of Nii Adzin We Family of the one part and Jonathan Allotey Abossey and Dora Ayorkor Abossey of the other part.	



CUSTOMARY BOUNDARY DEMARCATIION



WHY BOUNDARY DEMARCATION ?

- 80% of land are owned by the customary sector where there are no determined boundaries
- Most disputes in land are caused by indeterminate boundaries
- Determined boundaries ensure peaceful co-existence of neighbors
- Determined boundaries ensure orderly development
- Determined boundaries are the basis for efficient and effective land registration system



Why Piloting?

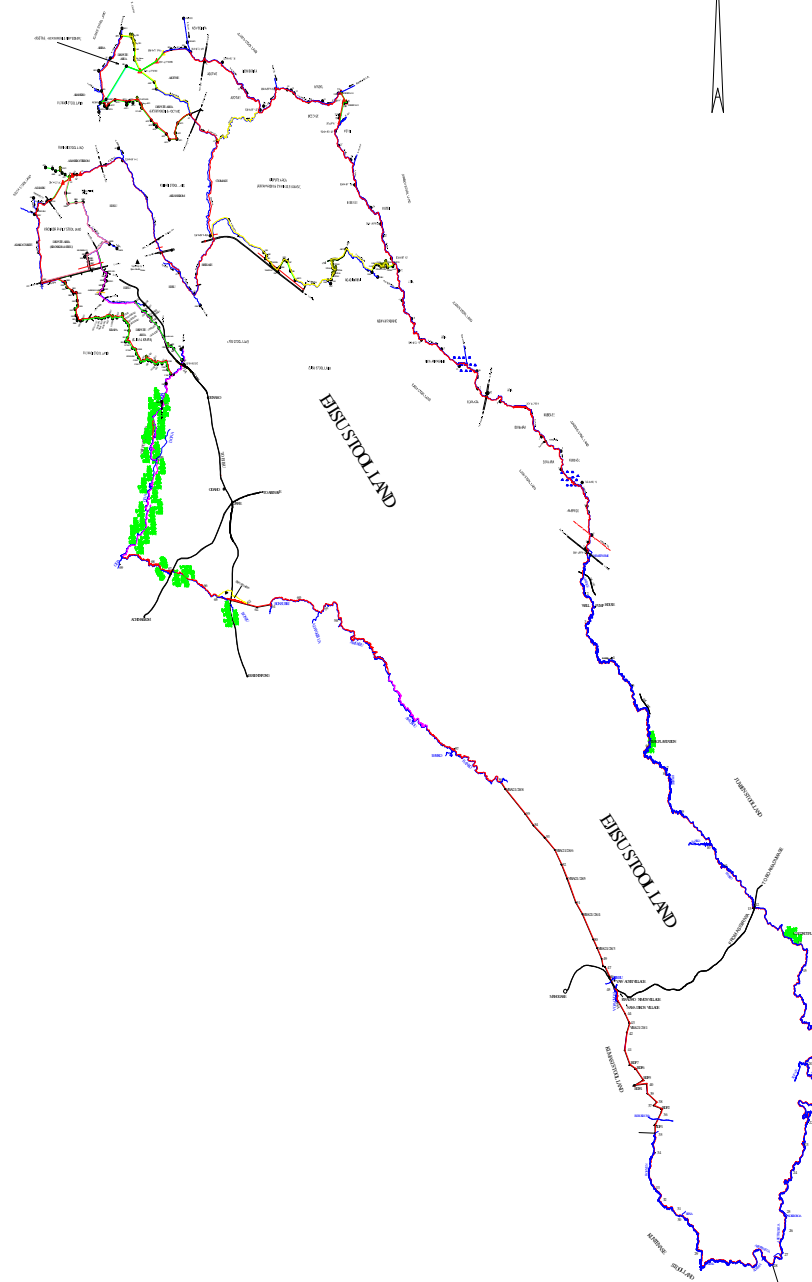
- Too many unknowns
 - Length of the boundaries
 - Unit cost
 - Duration of work
 - Acceptability of the exercise
 - Nature of disputes to be encountered and ease of resolution



Criteria for selecting a Pilot Area

- Fairly stable customary land ownership pattern
- Interest of the community in the exercise
- The presence of an overlord in the area who will help with settling of disputes
- Relatively small area that is doable within the project time

The result: Map of Ejisu Customary Area





CHALLENGES

- Institutional Capacity
- Mainstreaming and motivation
- Little public education and interest of property owners
- Difficulty in resolving disputes



CONCLUSION

- Useful lessons have been learnt from these pilots
 - It is possible to estimate cost per km
 - Those with registered deeds are not keen to participate in the title registration
 - It has provided data for input into the LIS
 - ADR should be a key component in the boundary Demarcation instead of the court
 - More permanent boundary marks have been established



THANK YOU