Objectives

• To identify the requirements for an urban land information system in Ghana.

• To propose step by step approach in implementation of the system where the immediate needs are taken care of first in the urban areas.

• The system should have electronic data on property and infrastructure contributing to:
  - Improvement in revenue mobilisation.
  - Increase economic development and help the assemblies to be self-financing.
  - Reduce in rural–urban migration.

Objectives (cont.)

• Design and model revenue mobilisation to improve living condition of the people and the communities.

• The proposed system should be gender oriented and allow for regularisation of informal land tenure.

Scope of work

• The proposal is limited to only three metropolitan areas.

• Study the current land tenure system operating in these areas including the informal settlements.

• Identify current and potential beneficiaries, producers and users of urban land information systems.

• Conduct a workshop with representatives of identified stakeholders for problem and risk analysis, identification of objectives, outputs, activities, inputs and indicators for the project proposal (LFA-analysis).

• Develop strategy and means of trying to convincing management and politicians to accept this proposal.

IDENTIFY THE KEY USERS

- Metropolitan / Municipal Assemblies.
- Land Valuation Board.
- Land Title Registry.
- Survey Department.
- Utility Service Providers (e.g., Water, Electricity etc).
- Postal Service.
METHODOLOGY

- Conduct interviews with authorised personnel within these assemblies.
- Use local knowledge and data available to identify and analyse the information regarding taxation management.
- Review document of the assembly related to tax mobilisation.
- Review current cadastral map of these areas.

CURRENT SITUATION

- Lack of up to date cadastral map and building properties information.
- Difficulty in locating properties
- Poor house numbering and street names
- Lack of skilled professional to manage taxation.
- Lack of law enforcement on property tax
- Rapid urban growth
- High inflation rate
- Unwillingness by property owners to pay property taxes

REVENUE GENERATION

<table>
<thead>
<tr>
<th>TAX BASE</th>
<th>BUDGET</th>
<th>% OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Rate</td>
<td>10,660,906,000</td>
<td>34</td>
</tr>
<tr>
<td>Basic Rate</td>
<td>40,000,000</td>
<td>0.1</td>
</tr>
<tr>
<td>Lands</td>
<td>297,000,000</td>
<td>0.9</td>
</tr>
<tr>
<td>Fees and Fines</td>
<td>12,327,100,000</td>
<td>39</td>
</tr>
<tr>
<td>Business Operating Permit Fees</td>
<td>7,321,600,000</td>
<td>23</td>
</tr>
<tr>
<td>Rent on Assembly Property</td>
<td>664,680,000</td>
<td>2.1</td>
</tr>
<tr>
<td>Revenue from Investment and savings</td>
<td>30,000,000</td>
<td>0.08</td>
</tr>
<tr>
<td>TOTAL</td>
<td>31347286000</td>
<td>100%</td>
</tr>
</tbody>
</table>
HOUSING CHARACTERISTICS

- Average household size: 4.5
- No. of household in Accra Metropolis: 366,550
- Total No. of houses: 131,355
- Percentage of population in compound houses: 72%
- Percentage of population in self contained houses: 3%
- Percentage of occupants of the houses in Accra being house owners: 12.5%
- Percentage of occupants as freeholders: 47%

DETERMINATION OF FISCAL POSITION OF AMA

- Fiscal Autonomy: The degree that AMA relay on central government/external sources for revenue: about 61% of AMA revenue is accrued from external sources
- Fiscal Base: The avenues that AMA can generate revenue
- Fiscal Capacity: Ability to generate revenue
- Tax effort: The degree to which AMA uses it fiscal base: About 30% utilisation of fiscal base

LAND INFORMATION SYSTEM REQUIREMENTS

- The system must consist of database management system
- Business processes must be automated using system workflow
- There must be client-server computer network system to link up the stakeholders
- The users must use internet to get access

PROPOSED REQUIRE SYSTEM

ASSEMBLY TARGET REVENUE

- PROPERTY RATE
- ANNUAL BUSINESS OPERATING PERMIT
- ANNUAL VEHICLE PERMIT
- ANNUAL SPECIAL LICENCE
- MONTHLY MARKET/LORRY PARKS FEES
- ANNUAL REGISTRATION OF PETTY GOODS TRADERS FEES
- BUILDING/DEVELOPMENT FEES
- SANITATION FEES
- WASTE MANAGEMENT FEES
- ANNUAL COMMUNICATION LEVY FROM TELECOM PROVIDERS
### RECOMMENDATIONS

- Building Register must be updated
- Adequate cadastral plan and Land use plans must be available
- There must be capacity building in the management and Technical staff to handle this system
- The Staff and management must be willing to accept changes in their way of doing business.
- Activities of the assembly must be recognised by the citizens/communities as agency working for their development, up keeping and wellbeing.

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### THE END

**THANK YOU**