

Land administration and management in Ghana, the emerging trends.

Land administration and management systems are crucial for sustainable economic growth and development. In Ghana, land is a vital asset for individuals, communities, and the government, and its proper management is essential for social stability, economic growth, and poverty reduction. However, weak land administration and management systems have been a long-standing challenge in Ghana, leading to various issues, including multiple land sales, encroachment, and weak compensation systems.

Although the issues in the land sector have been discussed for an extended period, progress has been achieved in recent years. For instance, successive governments have implemented various interventions to address these challenges. Some of these interventions and emerging trends are outlined below:

1. The Land Administration Project (LAP) phases 1 and 2 was introduced to improve land administration and management systems in Ghana which established the 'new' Lands Commission, enacted the Land Use and Spatial Planning Act, established Client Service Access Units, established Customary Land Secretariats, and drafted the Land Act, 2020 (Act 1036), which consolidated fragmented legislations that caused challenges in the land sector for several years.
2. Public-private partnership (PPP) has been a successful way for the government to engage private sector actors in various activities, including the comprehensive PPP project between the Lands Commission and Property Databank Ghana Limited (PDB), aimed at significant reforms in Ghana's land administration system. PPPs have also been prominent in the government's redevelopment agenda, enhancing public service delivery.
3. The government's urban renewal program aims to optimize land usage in main cities across the country.
4. A public lands protection team was established to continuously monitor public lands and ensure they are free of encroachments.
5. The maiden National Land Conference brought together over 500 stakeholders in land administration, producing a comprehensive communique and forming a multistakeholder platform to coordinate the implementation of recommendations.
6. The Lands Commission has introduced new business processes to enhance efficiency, including Electronic Land Information System (ELIS), online searches, and the digital transformation of manual records.

In conclusion, the Government of Ghana is committed to improving on its existing interventions and embracing emerging trends to ensure that the land administration and management systems in Ghana are transformed to meet the highest international standards, thereby contributing to social stability, economic growth, and poverty reduction.