Urban Management Land Information System (UMLIS) project in Ghana

Presentation at FIG
TS 1 F Property Taxation
Sydney, Australia
12 April 2010

Linda Johansson / Kofi Yeboah
Population: 23 million inhabitants
(June 2009)
Capital: Accra (1.7 million inhabitants)
more people during the day
Land area 173 km sq

Land Administration in Ghana
- Customary Land (80 %) and Governmental Land (20 %)
- Leasehold /Freehold/Informal
- Land sector agencies
- Local authorities
Current Situation of Local Authorities

- Urbanisation
- Expanding municipal activities
- Poor & isolated record management
- No geographical reference
- Low revenue collection rates (about 35%)
- Poor infrastructural development

Typical Situation of Property Owners

- Poor community service development
- Informal ownership of property
- Insecurity of land tenure
- Difficult to find financial means
- Non-transparency of property collection
- Poor information on person
FIG Congress 2010
Facing the Challenges – Building the Capacity
Sydney, Australia, 11-16 April 2010
Objectives of the UMLIS Pilot Project, 2005 - 2009

- Develop and test UMLIS in a pilot scale
- Develop a platform for Urban Management at AMA
- Develop an application for collection of property rates
- Support and strengthen AMA through capacity building
Involving Local People

- Community leaders meetings
- Property owners sensitization
- Collection of information
- Showcase of the system

Experience 1 - Owners are Important!

- The names on the property rate bill need to be correct.
- The owner has to be unique in the system.

Solution

- More detailed information about owners was collected and stored in UMLIS.
- Control functions.
- The system supports storing of former owners
Experience 2 - Not all Rateable Buildings are Valued

- 40% of the buildings in the digital map has not been valued.
- Some areas have not been valued

**Solution**

- Unvalued buildings have been identified.
- Unvalued property lists and maps have been sent to the Land Valuation Division

Experience 3 - Conflicts in Building Boundaries and Parcels

- 18% of the buildings have been constructed without being within the boundary of a parcel.

**Solution**

- Bringing building and parcel together indentify inconsistencies in land information.
- Buildings are uniquely correctly identified using the parcels.
Experience 4 – Unauthorised buildings

- 18% of the buildings have been constructed without being within the boundary of a parcel.

**Solution**

- Unauthorised buildings can be identified using UMLIS.

Experience 5 – Manual Procedures and few Controls

- Valuation block/units are drawn manually and not referenced
- No link between computerised systems.
- Difficult to track payments.

**Solution**

- Digital platform with controls.
- Link between systems
Experience 6 – Poor Feedback to Citizens

- Poor feedback to citizens and infrastructure provision and this makes them unmotivated to pay their bills.

Solution

- Citizens know how much a community/block is paying in relation to the service they require.

Conclusion

- System development needs to be carried out in close cooperation with the client.
- The information in the system needs to be of good quality in order to increase the revenues from property rates.
- Cooperation between the land sector agencies and the local authority is a perquisite for the success of UMLIS.
- Accurate information on persons are required for a complete secure system.
Gradually Changes

- Quality of data will increase
- Transparency in property taxation
- People will start paying property rates
- Banks and other agencies will begin to rely on the data
- Infrastructure development will commence

Next Step: Full-scale Implementation in Accra - sourcing for funds

Expected property rates collection today: 35 % of 10 000 MUSD
Increase after implementing UMLIS 2011-12: 15 % units/year up to 80 %
Outline of Presentation

- Background
- Methodology
- Experiences
- Conclusions
- Way forward
Implementation Strategy

- Develop UMLIS and test in a pilot scale 2005-2009
- Full scale implementation in Accra, including an address register
- Replicate UMLIS to other municipalities
- Additional functionalities

Information on Land for Co-ordinated Urban Management

- Most information has co-ordinate
- Parcels
- Addresses
- Sanitation
- Transport
- Utility Services
- Land use
- Revenue
- Healthcare
- Education
- Population
- Housing/Real Estate
- Commerce
- Industry
- Housing etc…
Information Sources versus Holistic Urban Management

- Population Authority
- National Health Service
- Education National Education Services
- Buildings, Use, Permit, Addresses, Planning Schemes, etc.
- Local Authorities
- Buildings, Use, Permit, Addresses, Planning Schemes, etc.
- Land Sector Agencies
- Other urban service initiatives
- Partners/Service Providers

Pilot Activities

- Project management
- Capacity building
- Data capture
- System development/pilot test
Pilot Area

Ayawaso
- Area 36.6 km²
- No of properties 30 000
- Population 335 000

- Urban area
- Well defined
- Planned and informal settlements
- Public- and customary land tenure
- Movement in land (holding) owners
- Different land use

Design and Development

Urban Management Land Information System
Pilot testing UMLIS in November – December 2009

- 150 properties in planned and informal settlement areas
- Register customers and buildings
- Public awareness
- Print and deliver bills
- Register payments and do follow-ups

Urban Management Land Information System