Introduction

- Access to land essential for basic urban infrastructure
- Clean water and sanitation
  - Fundamental human rights
  - Crucial in achieving MDG
- Partnerships
  - Local government/Relevant government agencies
  - Traditional authority
  - Beneficial community

Land rights in Ghana and the nature of customary tenure

The necessity of land for infrastructure in peri-urban areas

Appeadu case study
Customary Tenure

- Land under customary tenure:
  - Belongs to the community
  - No written records/survey plans/registration
  - No boundaries or Ill-defined boundaries
  - Security of tenure depends on:
    - Publicity during transfer
    - Occupancy
    - Oral tradition
  - Security of tenure in peri-urban areas is problematic

Disbursement of urban land in case study area

- 1/3 Golden Stool
- 2/15 Chief
- 2/15 Stool
- 2/15 Indigenes
- 2/15 Council of Elders
Peri-urban areas

- Peri-urban areas are outside formal urban boundaries and jurisdictions
- Some characteristics:
  - Rapidly changing land use
  - Increasing land value and land conflicts
  - Land tenure insecurity
  - Planning and building guidelines and regulations not enforced
  - Basic infrastructure unavailable or inadequate.
  - Earn less income but pay more for services
  - Institutional vacuum

Great disparity in peri-urban areas

[Images showing infrastructure in peri-urban areas]
Land for Infrastructure

- Approved layouts
  - Functional customary systems
- Group allocation
  - Group application for a block of land
  - Design layout and assign parcels for water and sanitation infrastructure
- Purchase of land by community
- Gift: individual or family donation
  - Transfer of land to community
- Community land provided by allodial owners

Infrastructure provision in Ghana

- The Local Government Act of 1993, mandate District Assemblies (DA) among other things to:
  - Plan/ develop /improve and manage human settlement
  - Grant permits for all physical development
  - Provide infrastructure and services
  - Enforce development plans
Community water and sanitation Agency (CWSA)

- Mandated to provide technical support to District Assembles (DA) to promote:
  - Safe water supply and sanitation services
- CWSA selection criteria:
  - Availability of land and transfer of ownership of the land to the community
  - Absence of conflicts: land, chieftaincy and ethnic
- Community driven process:
  - Communities apply through their DAs
  - Investment cost: Community -(5%), DA -(5%), External- (90%),
  - Operation and maintenance of facility
Appeadu Water supply

- Initial Problems
  - Stream water supply only
  - Guinea worm infection

- Initial Solution and Failure to Deliver
  - Partnership-chief/community/GWCL.
  - Municipal supply and management
  - Irregular supply –breakdown of equipment
  - Re-appearance of guinea worm infestation

Appeadu Water supply

- New approach
  - Chief, Community, GWCL Partnership
  - Mechanized bole hole
  - Managed locally
  - Constant flow of water
  - Individuals connect to their homes
  - Bole hole area declared sacred forest reserve (myth?)
    - No farming activity/ fetching of firewood whatsoever
    - Taboo to visit the forest on Tuesdays
Benefits

- Eradication of guinea worm
- Regular water supply
- Increased land values

Lessons learnt

- Self help – motivated by common need
- Able leadership crucial
- Partnership
- Local knowledge - investigate and use

Conclusions

- Land is crucial for the development of urban infrastructure
- Land for community infrastructure should be appropriately transferred to community and documented
- Partnerships would ensure sustainable urban infrastructure
- Community initiatives works best with a shared vision
- Local knowledge may enhance sustainability of natural resource, investigate before discarding
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Appeadu Community Initiative