Managing Peri-Urban Land Development: Building On Pro-Poor Land Management Principles

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OVERVIEW

• Introduction
• Objectives
• Current trend of land development
• Main issues
• Conclusion
INTRODUCTION

- Peri-urban
- Land development
- Land management
- Land administration
- Pro-poor land management

OBJECTIVES

- investigate current trends of land development in some peri-urban areas in Kumasi, Ghana,
- assess impact on the natives of the communities.
- examine land management and administration practice in the peri-urban areas.
- identify principles of pro-poor land management as outlined by the UN HABITAT,
- recommendations
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Source: Town and Country Planning Department, Kumasi (2010)
CURRENT TREND
FIG Working Week 2012
Rome, Italy 6-10 May

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MAIN ISSUES

**IMPACT**
- Loss of agric lands
- Inadequate compensation
- Insecurity of tenure
- Haphazard development
- Multiple sale of land
- Conflicts
- Stiff opposition
- Environmental effects
- Unbalanced land use pattern
- Unemployment
- Social vices
- Increase in poverty levels
- Loss of revenue

**CHALLENGES**
- Plural land mgt. Centralised land administration
- Centralised land administration
- Cumbersome and expensive land administration process
- Uncontrolled development
- Skewed land use pattern
- LAP – CLSs (37)
- LAP 2 – mapping of 4 regions
- Piloting decentralisation
- The poor are not considered in our LM&A processes

**RECOMMENDATIONS**
- Develop pro-poor land mgt. Policies
- Equitable distribution of land uses
- Include old settlements in new plans
- Traditional authorities should consider subjects
- Education on land mgt. & administration
- Assemblies should be proactive
- Accessible & affordable land administration
- Decentralise land administration

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**PRO-POOR LAND MANAGEMENT PRINCIPLES**

- Make the poor visible, legal citizens of the city.
- Include old settlements in plans.
- Develop standards and procedures that the poor find accessible and affordable.
- Decentralize land management responsibilities to local authorities.
PRO-POOR LAND MANAGEMENT PRINCIPLES

• Decentralized systems should allow for more accountable and transparent processes.
• Have appropriate cadastral and land registration systems.
• Developing countries need to aim for arrangements that enhance tenure security through simplified procedures that promote transparent, accessible, user friendly and accountable land administration. (UN-HABITAT, 2004).

CONCLUSION

The poor in our society deserve attention, and since land is the basic resource for all human activities, it is important that land management and administrative systems are built on pro-poor principles.
THANK YOU

DISCUSSION, QUESTIONS, COMMENTS.