Land Tenure Administration in Peri-Urban Accra: A Case Study of Bortianor

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Outline

• Introduction (Land administration in Ghana)
• Problem statement (Land related problems in Accra)
• Study area and context
• Methods
• Findings
• Lessons/Emerging Issues
Land Administration In Ghana

Land holding types

- State land - 20%
  - Statutory laws
  - Compulsorily acquired lands

- Customary (stool/skin) - 80%
  - Customary laws
  - Solidarity, spirituality

Problem statement

NB: In Ghana, about half of the court cases are land disputes 50% of total cases (Crook, 2005)
STUDY AREA (Bortianor)

- susceptible to urbanization
- high competition for land
- tenure uncertainty & disputes

Community settings & History

- Historical foundation
- Contesting factions
- Social order/structure
- Land administration

Danso (2011)
Method

- Case study
  - Interviews
    - 3 main groups
  - Newspapers, documents
  - Interview Data collection (Note taking and voice recordings)

Findings (Land Use Changes)

- Increase Economic Land value
- Increased residential devt.
- Business Investors
Securing Land

- Registration (Indenture)
- Neighbour witness
- Buildings/structures on land
- Sand deposit
- Use of Land guards

Explanatory theory

Danso (2012)
Theoretical Prepositions

- Registration usage leads to tenure insecurity

- In the midst of tenure insecurity, land development ensures security

- Increased tenure insecurity leads to forced land sale

- Chieftaincy disputes retards community development and increases poverty