

SMART SOLUTIONS FOR ENHANCED LAND MANAGEMENT

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OUTLINE

- INTRODUCTION
- LAND ADMINISTRATION AND GOVERNANCE
- CENTRAL ROLE OF GEOINFORMATION
- GHANA'S APPROACH
- CONCLUSIONS

INTRODUCTION

- Land is a critical asset for economic growth, social development and poverty alleviation.
- The terms on which land is held, used and transferred have important consequences for economic growth, the distribution of wealth and alleviation of poverty
- **The nature of land administration/governance in a society affect the incentive to invest and to use land in a sustainable manner as well as have access to financial resources.**

LAND ADMINISTRATION

- **Land Administration** may be defined as “the process of determining, recording and disseminating **information** about ownership, value, use and development of land ...“ (UN/ECE, 1996)
- **Land governance** is the **process** by which decisions are made regarding the **access to land** and **use of land**, the manner in which those decisions are implemented and the way that **conflicting interests** are reconciled.

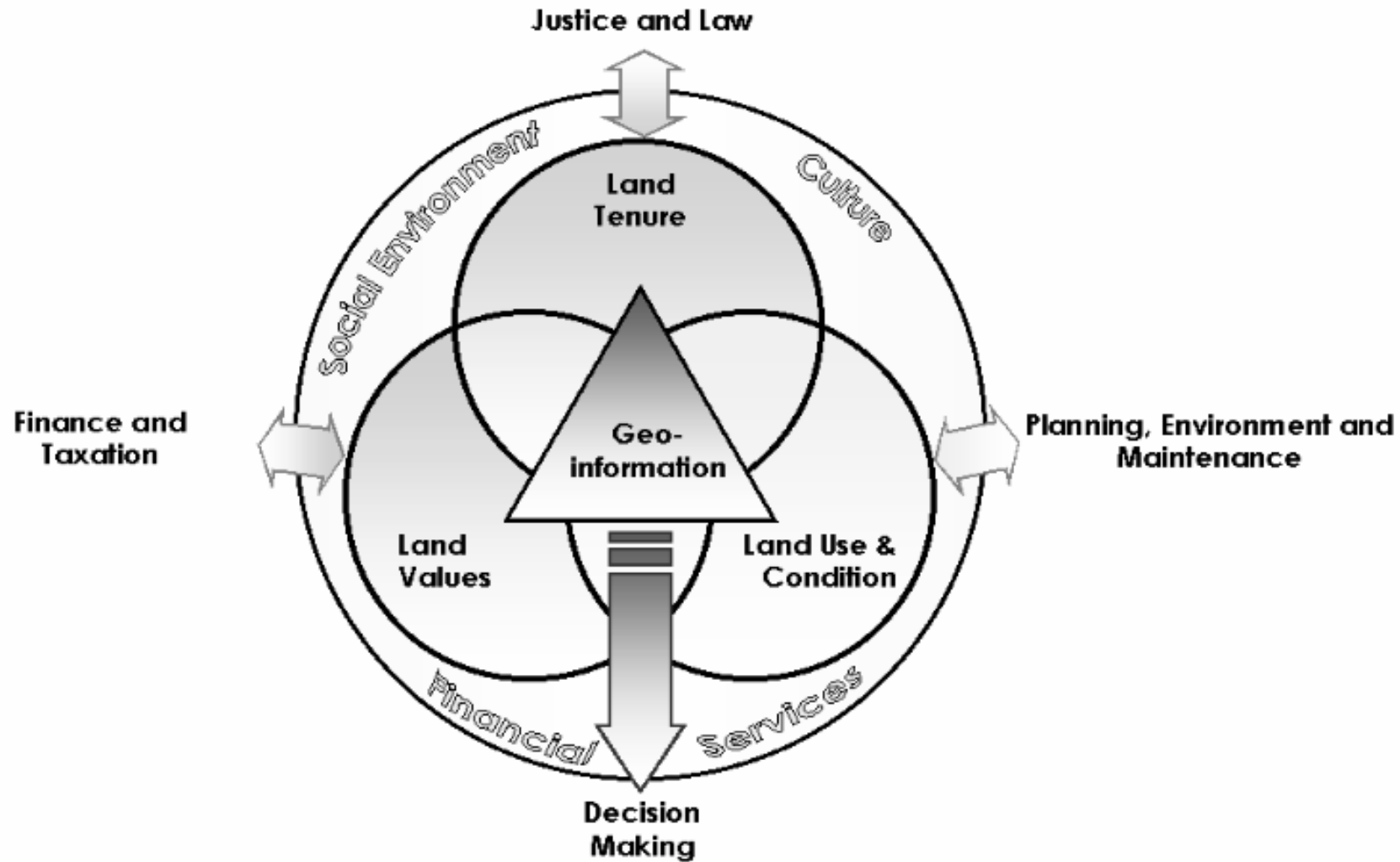
PARTNERSHIP

- Partnerships form the basis for effective land administration. It includes the creation and harnessing of strong relations within and between
 - public sector,
 - private sector (via PPPs),
 - academia,
 - civil society,
 - Nonprofit/nongovernmental organizations,
 - professional bodies,
 - coordinating organizations, and
 - international agencies and societies.

CENTRAL ROLE OF GEOINFORMATION

- Access to reliable and affordable geospatial information is a critical component of a country's economic, environmental and social development.
- Effective geoinformation management can help decision-makers visualize and understand data, including the visual overlay of multiple data sets, which can reveal relationships, patterns and trends that may not otherwise be perceived.
 - innovative mapping technologies and geospatial data collection have the potential to illustrate needs and successes in a much more understandable way.
- the applications of geospatial technology and data go beyond the mandate of National Mapping Organisations (NMOs) and therefore there is a need for an organised infrastructure that facilitates the easy generation, dissemination, sharing and access to data.

CENTRAL ROLE OF GEOINFORMATION



Source: (Dale and McLaughlin John 1999) and (FIG 2002)

GHANA'S APPROACH

TOWARDS SMART LAND ADMINISTRATION/MANAGEMENT

IDENTIFIED LAND SECTOR CONSTRAINTS IN GHANA

General indiscipline in the land market characterised by

- the spate of land encroachments,
- multiple sales of residential parcels,
- unapproved development schemes,
- haphazard development, etc.,

Indeterminate boundaries of stool/skin lands due to

- lack of reliable maps/plans, and
- the use of unapproved, old or inaccurate maps,

Delayed payment of compensation for Compulsory acquisition by government of large tracts of lands

Conflicts of interests between and within land-owning groups and the state,

Weak land administration system

- reliance on inadequate and out-dated legislation,
- lack of adequate functional and co-ordinated GIS and networks,
- poor capacity and capability of the various land agencies

Lack of consultation with land owners and chiefs in decision-making, generating intractable disputes between the state and land owners.

- Lack of consultation, coordination and cooperation among land agencies.

THE GOAL: Address critical challenges in the land sector to optimize the contribution of land to the socio-economic development of Ghana.

Enhance credibility of land records and digital maps for use by multiple agencies

Improve tenure security in order to reduce land disputes

Improve operational efficiency and LC organizational culture

Improve access to land administration services

Improve the general business environment and facilitate job creation

Improve land-based revenue

INTERVENTIONS

Partnership with the private Sector to transform the Land Administration system through the following interventions:

Land Reform Project is to be executed with private sector financing and project execution.

INTERVENTIONS

1

Improved Maps and Spatial Data (Production of Digital Base Map, and Establishment of GRN and CORS)

2

Implementation of National Spatial Data Infrastructure (NSDI)

3

Digital Transformation of Land Services (Data Conversion and Integration, Business Process Reengineering & LIS)

INTERVENTIONS

4

Decentralization of Land Services Delivery (Construction, Equipping & Establishment of Satellite CSAUs and Regional Offices)

5

Systematic Recording, Verification and Creation of National Cadastre

6

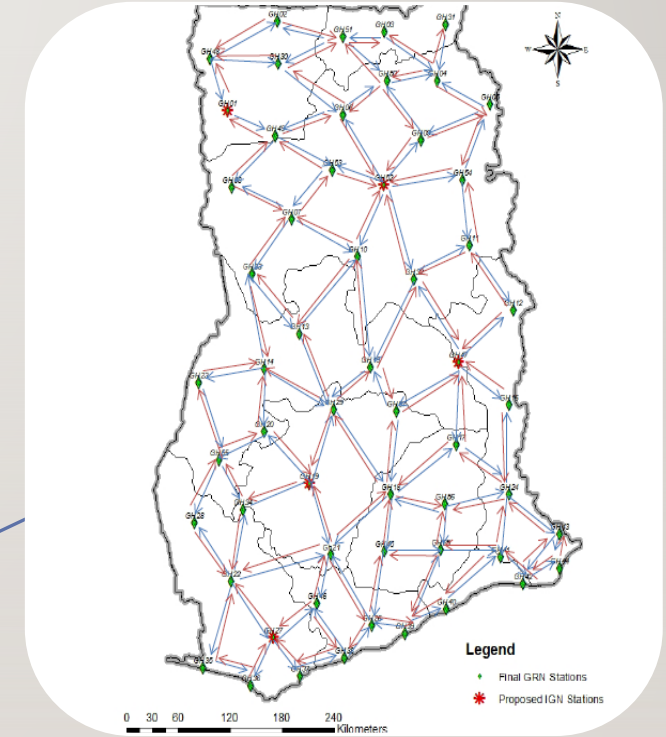
Capacity Development, Improved Work Culture and Corporate Governance

IMPROVED MAPS AND SPATIAL DATA

National Digital Base Maps



IMPROVED
MAPS AND
SPATIAL
DATA

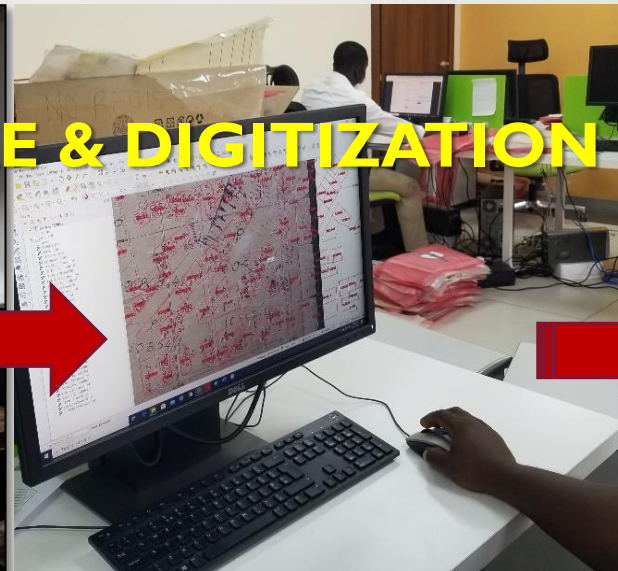


Establishment of CORs

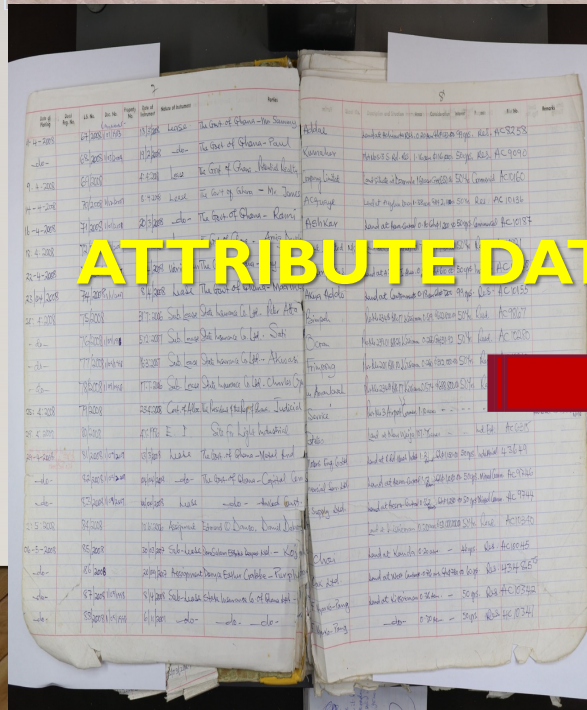
Establishment of GRN

DIGITAL TRANSFORMATION OF LAND SERVICES DELIVERY

DATA CAPTURE & CONVERSION



MAP CAPTURE & DIGITIZATION

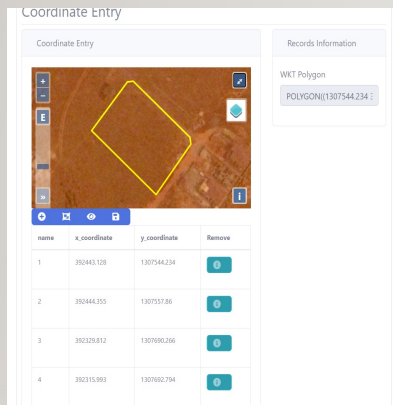


ATTRIBUTE DATA CAPTURE

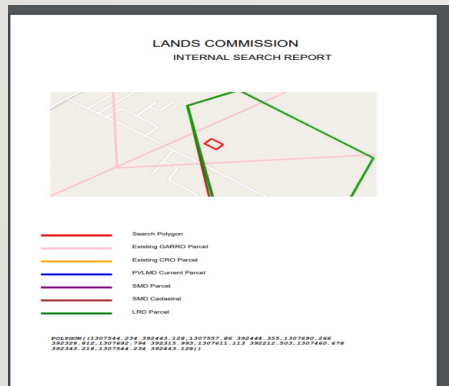
MODERN STORAGE, ARCHIVAL & RETRIEVAL SYSTEM

DIGITAL TRANSFORMATION OF LAND SERVICES DELIVERY

LAND INFORMATION SYSTEM TO AUTOMATE BUSINESS PROCESSES



TITLE PLAN PREPARATION



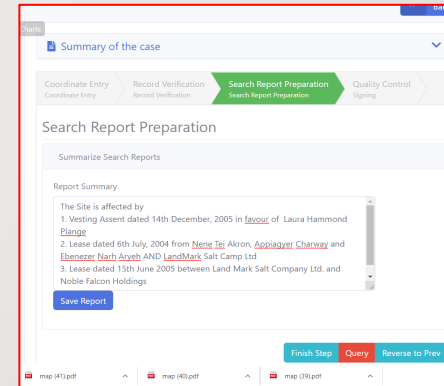
ACCESS RECORDS SEARCHES

Existing GARRD Data

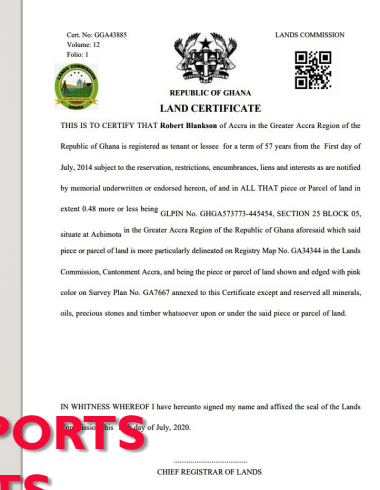
Property No	Instrument..	Instrument Ty...	Grantor	Grantee	Ta...	Commencement...
D08322	14/12/2005	VESTING ASS...	LAURA HAMMOND PLANGE...	null	null	null
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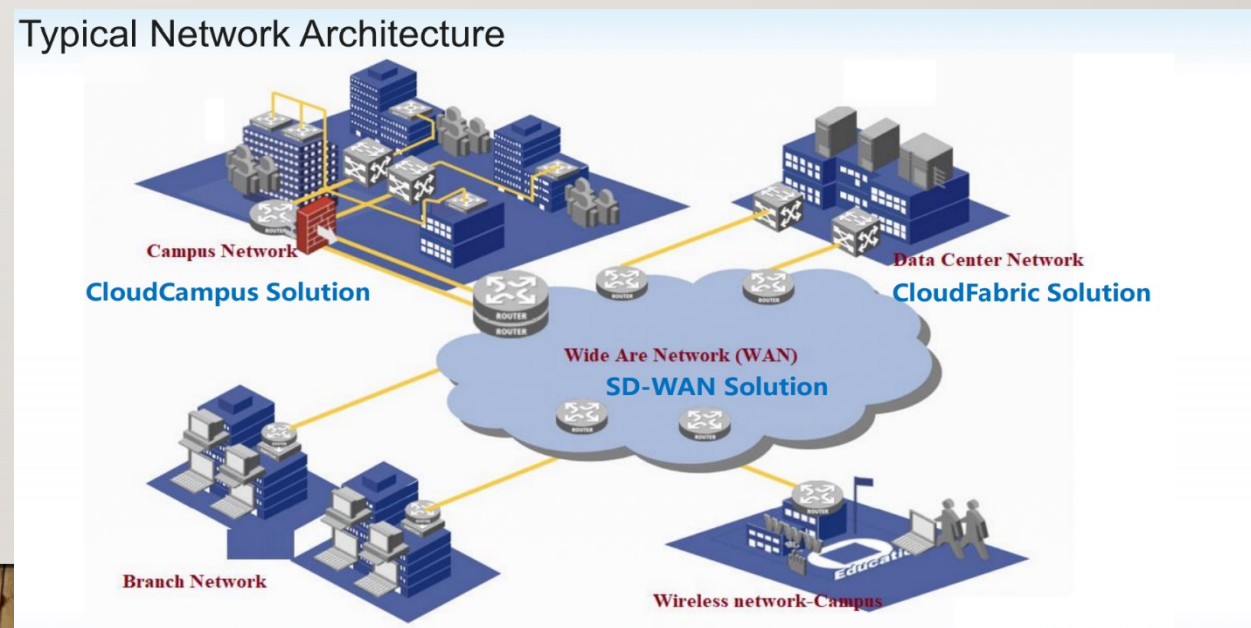
JOB ALLOCATION & TRACKING



FINAL REPORTS & OUTPUTS



ROBUST CENTRAL DATA CENTRE



LOCAL & WIDE AREA NETWORK INFRASTRUCTURE

DECENTRALIZATION OF LAND SERVICES DELIVERY

CENTRALIZED SYSTEM FOR DELIVERY OF ONLINE SERVICES NATIONWIDE



Welcome to ELIS!

Enter User Name

Password

Remember Me

Login

[Forgot Password?](#)

Jude Yamoah 471229 Account Notification Log out

LC ACCESS PORTAL

DASHBOARD

REQUEST NEW SERVICE

SERVICES

BILLS & PAYMENTS

SUPPORTS

OPEN LC WEBSITE

Your Applications Submitted

CASE NUMBER	JOB NUMBER	APPLICANT NAME	APPLICATION TYPE	CREATED DATE	LOCALITY	Actions
LCGARGACN98342020	LVDGAST109872020	James Asare	Application for Stamping (Non Landed Document)	25 June 2020	Airport City	Application Details Track Progress Add New Application Further Entries
LCGARGACN98342020	LVDGAST109872020	James Asare	Application for Stamping (Non Landed Document)	25 June 2020	Airport City	

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Track Job Status - Job Number: LCGACS193473972021

View Job Details below:

Job Details

Date Created: 26 Oct 2021
Job Number: LCGACS193473972021
Status: Application is ready for collection at CSAU as 18 A COMPLETED 18

Main Service: APPLICATION FOR SEARCH
Secondary Service: APPLICATION FOR OFFICIAL SEARCH (CONSOLIDATED)
Submitted By: Equality Law

1. Milestones

SN.	Milestone	Status
1	Coordinate Entry and Records Information	Completed
2	Summary of Report	Completed
3	Sealing and for signing	In Progress
4	Process Completed	Not Completed

APPLICATION SUBMISSION

COMPLAINTS & FEEDBACK

TRACKING OF APPLICATION

Welcome to Ghana's Digital Services and Payments Platform

INDIVIDUAL BUSINESS

Search in Gov't Agencies Lands Commission

FEATURED SERVICES

Passport Office Ghana Revenue Authority Ghana Immigration Service

LANDS COMMISSION
Government of Ghana E-Receipt

REF: LC0000135
Bill Number: LC0003
08/07/2020, 9:03 PM

RECEIVED FROM *Kofi Ghana*

THE SUM OF *One Hundred and Sixty Five Cedis Fifty Pesewas* In respect of *Stamp duty*

GHS 165.50
ISSUED BY *Joe Bloggs*

Security Code: 8a5342a9-7d37-4fa6-8d45-a74173709613

LANDS COMMISSION

5th October, 2021

OFFICIAL CERTIFICATE OF RESULT OF SEARCH
Job Number: LCGACS179282672021

To: DODOO MABEL, H/N B572/13 RUSSIA, ACCRA
Pursuant to your application dated 2nd day of October, 2021 made by DODOO MABEL, H/N B572/13 RUSSIA, ACCRA, a search has been made against the land delineated on the plan(s) attached with the following result(s):

PVLMD
1. (Whole Site)
a. Not State Land.
b. Declaration dated 24/6/1976 By: Ebenezer Nii Arde Tackie & Nii Ofel.
2. (Portion Marked A)
Lease dated 16/12/1998 From: Ebenezer N. A. Tackie & Another To: Theresa O. Beeko.
N.B: The Site falls within Nii Arde Nkpa Family Lands.
SMD
Parcel does not affect any plotted activity
LRD
It does not affect any land certificate in our records.

The Seal of this Registry was affixed to this Certificate at the hour of 12:52:30 PM on the 5th day of October, 2021

EFUA NYANEBA KOOMSON
ASSISTANT LAND ADMINISTRATION OFFICER
FOR: REGIONAL LANDS OFFICER
LANDS COMMISSION

ONLINE PAYMENTS -GHANA.GOV

E-GCR RECIEPTS (CAGD)

FINAL SERVICE OUTPUT

Payment Details

Credit Card Mobile money Bank Deposit

Valid Card Number

MM / YY

CVC

SYSTEMATIC CREATION OF NATIONAL CADASTRE – (LUSPA, GhIS, LISAG, MMDAs, CLSs,etc)

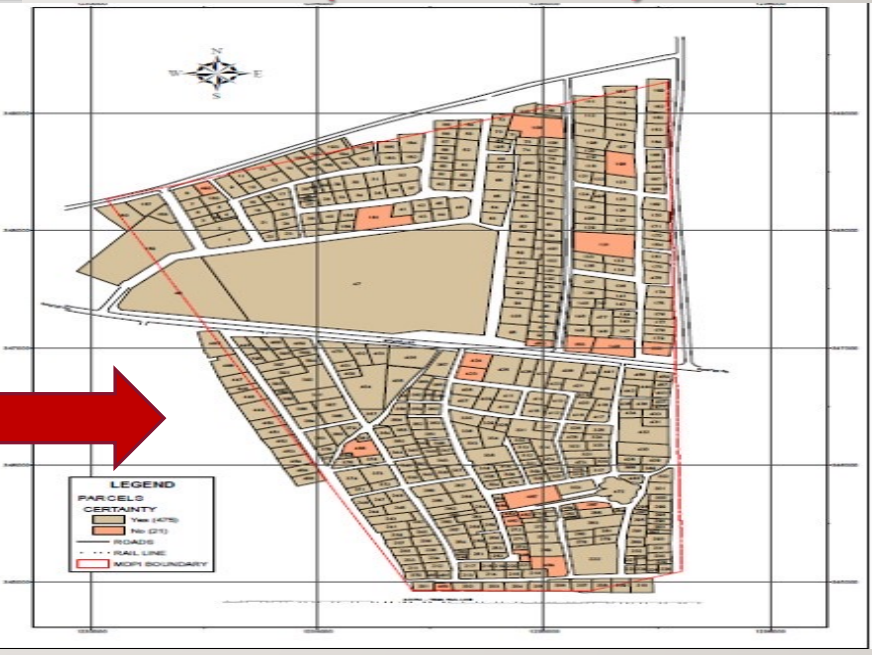
DIGITAL BASE MAPS



SURVEYED BOUNDARY



LINE (SECTIONAL) MAPS



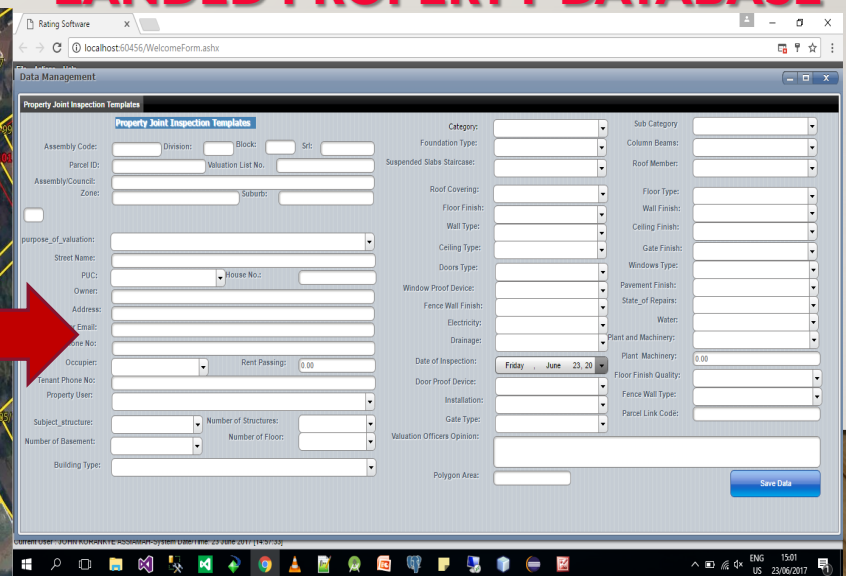
BUILDING FOOTPRINTS



LC RECONCILED RECORDS



LANDED PROPERTY DATABASE



CAPACITY DEVELOPMENT & IMPROVED WORK CULTURE

STAFF RATIONALIZATION, RETRAINING AND REDISTRIBUTION – CHANGE MANAGEMENT

CONTINUOUS TRAINING AND CAPACITY DEVELOPMENT

COMMUNICATION & PUBLIC ENGAGEMENTS

RETOOLING THE LANDS COMMISSION

- **COMPUTERS AND ACCESSORIES, PRINTERS ETC**
- **SCANNERS**
- **OPERATIONAL VEHICLES**
- **FURNITURE**
- **SURVEY EQUIPMENT**



EXPECTED PROJECT OUTCOMES

Digital map and spatial data for use across multiple agencies (Centralized Mapping)

Cheaper, faster and Standardized Land Surveying (Layout of Sectional Maps across the country)

Improved credibility in existing records (resulting in reduced fraud and litigations)

Fully digital records and automated business processes

Speedy delivery of land administration services (Searches, Plan Preparation, Stamping, Title Registration, etc)

Decentralized land services (improved citizens access to land services)

Improved revenue for Lands Commission and other agencies including Financial Institutions, GRA (Rent Tax, Capital Gains Tax etc) & MMDAs

Improved Inter-Agency Collaboration through data sharing (GRA, Judiciary, Police, MMDAs, DVLA, ECG etc)

Enhanced ICT infrastructure & modernized working environment at the Lands Commission

Adequate and Well Trained Human Resource with adequate working tools to deliver services at all levels

Improved buoyant property market by Providing Opportunities for more formalized Property and Mortgage Market

Well Recorded Land occupation/possession to provide legal title and/or security for several thousands of land occupants

THANK YOU

