

The Lands Commission, National Development Plans and Economic Development

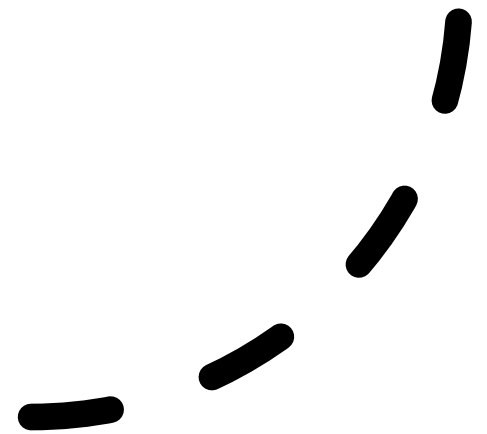
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Chairman, National Lands Commission

Accra

OUTLINE

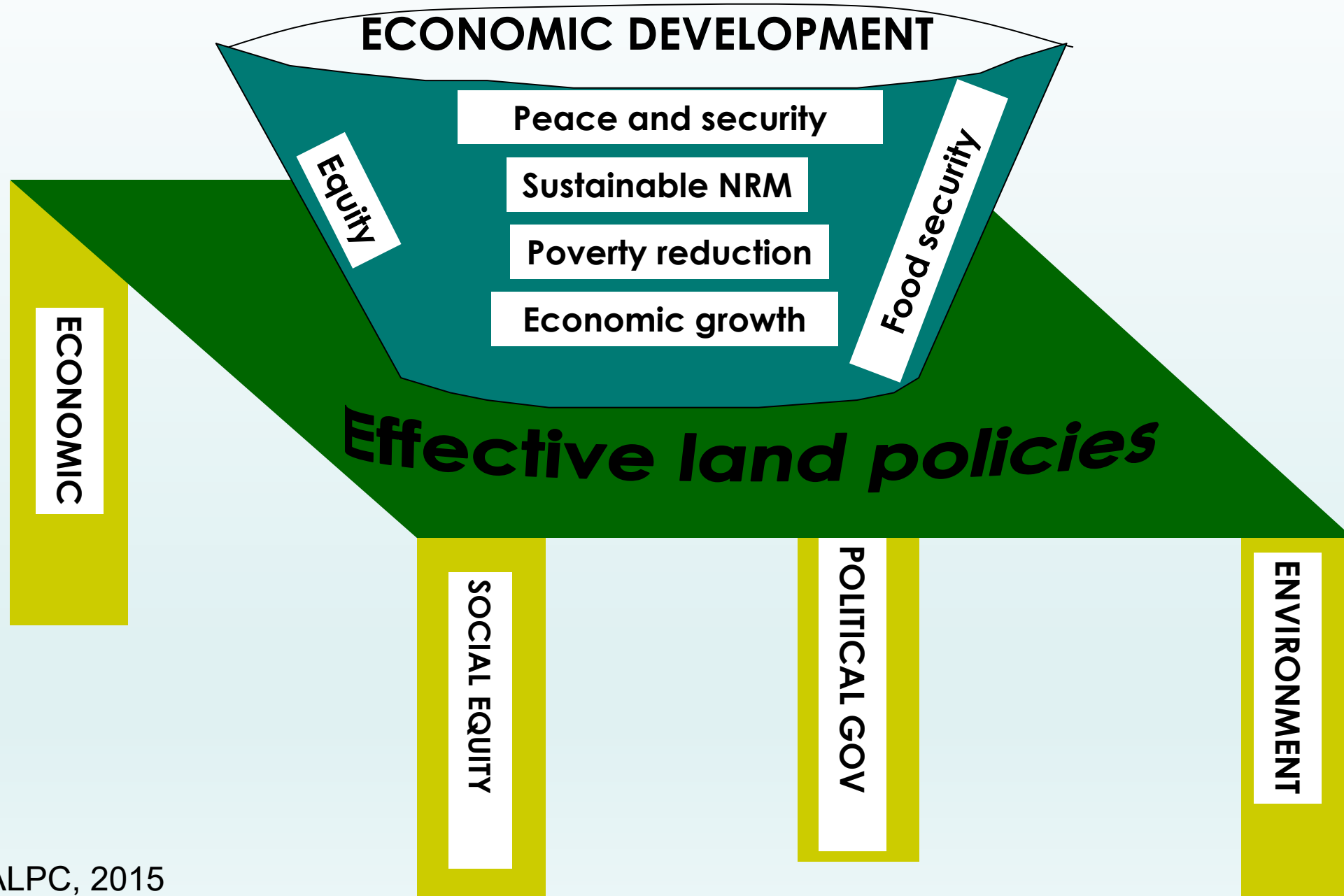
- Land and Economic Development
- Ghana Medium Term-Development Framework
- The Lands Commission
- Five-year Transformative Agenda
- Conclusion






- Small country – 238,533 km²
- Population – 33.79 million (56.7% urban)
- Economy – Largely subsistence agriculture (35.37 % of population in agriculture of which 50 – 55% are women)
- Majority of food production comes from smallholder farms, particularly in the northern regions.
- About 1.2 million people, representing 5 percent of Ghana's population, are food insecure.
- 80% of land falls within customary tenures, characterized by tenure insecurity and difficulty accessing land and ultimately food insecurity
- Land tenure and access to land play a key role in agriculture and food security, soil management and productivity, and environmental management, all of which affect food security in Ghana

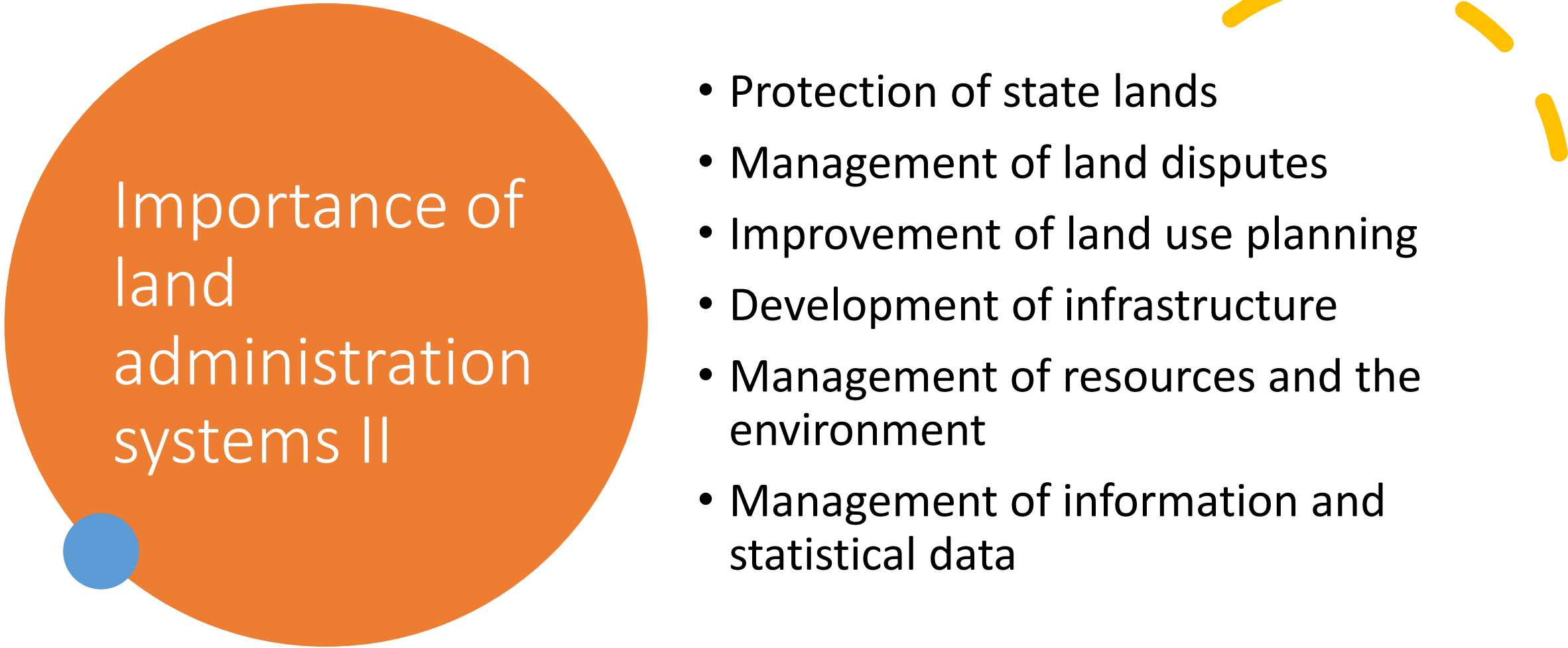
Economic Development – Land Nexus





Importance of Land and Land Administration Systems

- Support for governance and rule of law
- Alleviation of poverty
- Security of tenure – The fundamental benefit of formal land administration
- Support for formal land markets
- Security for credit
- Support for land and property taxation



Importance of land administration systems II

- Protection of state lands
- Management of land disputes
- Improvement of land use planning
- Development of infrastructure
- Management of resources and the environment
- Management of information and statistical data

National Medium-Term Development Policy Framework: 2022 -2025

Vision: “create an optimistic, self-confident and prosperous nation, through the creative exploitation of our human and natural resources, and operating within a democratic, open and fair society in which mutual trust and economic opportunities exist for all”

Land-related medium-term Goals

- Promote resilient urban development
- Efficient and effective land administration
- Expand digital landscape
- Promote sustainable spatially integrated development of human settlements
- Enhance the quality of life in rural areas

Good Land governance, land management, land administration and land use planning are pivotal to achieving these medium-term goals

Medium Term Objectives and Strategies to Promote Efficient and Effective Land Administration

- Continue on-going land administration reforms to address title and ownership rights
- Fully decentralize land administration on an automated platform
- Accelerate digitization of land records and automation of land services delivery
- Accelerate efforts for the development of National Geo-Spatial Policy
- Promote the production of reliable maps and site plans to ensure security of tenure
- Domesticate and implement fully the AU Framework and Guidelines on Land Policy in Africa
- Promote gender equity in land reforms, management and land use planning
- Establish and maintain a geodetic reference network for mapping and engineering
- Deploy the Ghana Enterprise Land Information System (GELIS) nationwide
- Fully implement the Land Act, 2020 (Act 1036)

Flagship Initiatives

- Create land banks and provide infrastructure in partnership with landowners and MMDAs
- Improve maps and spatial data
- Digital transformation of the Lands Commission
- Decentralise land services delivery
- Systematic recording, verification and creation of national cadastre
- Sustain capacity development programmes to improve work culture and corporate governance
- Strategic national industrial initiative including facilitating access to dedicated land in every region for the establishment of multi-purpose industrial parks, industrial enclaves and enterprise free-zones

Key Land Tenure Issues in Ghana

Increasing Competition for Land and other natural resources

- Population growth
- Rapid urbanization
- Demand for Energy
- Climate Change
- Poverty

- *Complex customary system of land governance*
 - *General indiscipline in the land market*
 - *Indeterminate and unmapped boundaries*
- *Compulsory acquisition by the state without compensation*
 - *Inequitable access to land*
 - *Corruption*
 - *Expensive and difficult Procedures*
 - *Lack of accountability and transparency*
 - *Weak enforcement of laws*
- *Inadequate ICT infrastructure and weak online data protection*
- *Limited contiguous land for large-scale land-based investments*

Governing Institutions lag behind in finding solutions

- **Limited capacity**
- **Resources**
- **Technology**

Property/Land Registration Data - Analysis from PHC 2021 Data

Description	Percentage	Quantity
Total structures		10,700,000
Temporary structures	20	2,140,000
Permanent structures		8,560,000
Uncompleted structures	20	1,712,000
Completed structures		6,848,000
Description		
Total properties registered as at 31 December 2022		448,106
Permanent structures	5.2%	
Permanent completed structures	6.5%	

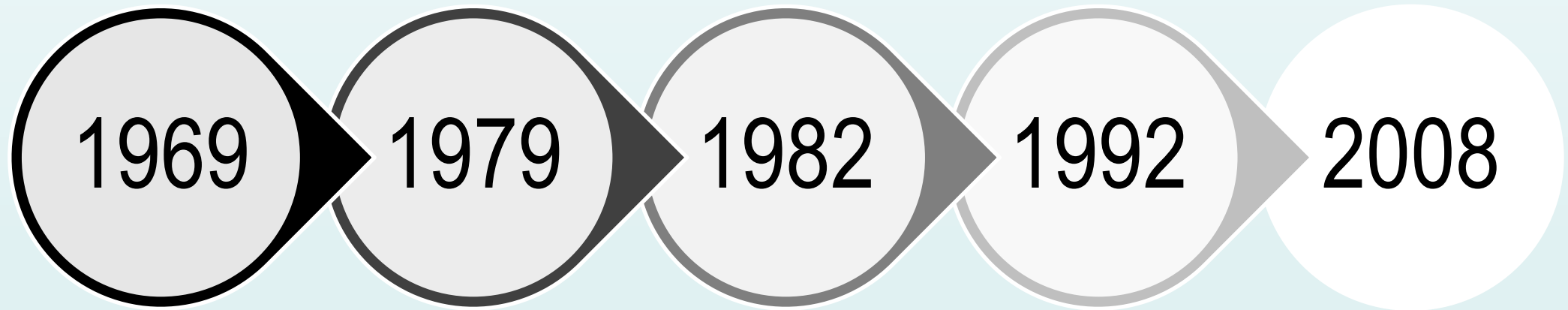
Assumptions:

Ignore all registered mortgages, assignments, subleases
Ignore double registered properties (under deeds and title)
Assume one property on one registered plot

THE LANDS COMMISSION



Evolution of the Lands Commission



2008

- Lands Commission Act, 2008 (Act 767) passed
 - Merged independent Land Sector Agencies as Divisions of the Commission
 - Provided for Regional Lands Commissions
 - Mandate expanded to include survey and mapping, land registration, valuation and public lands management.



Overview of the Lands Commission

Institutional Framework

MLNR

**National Lands Commission
&
Regional Lands Commission**

LC Head quarters

Four (4) Divisions

- Survey and Mapping Division
- Public and Vested Land Management Division
- Land Valuation Division
- Land Registration Division

Legal Framework

- **Article 258 of the 1992 Constitution**
- **The Lands Commission Act, 2008 (Act 767)**
- **Land Act 2020 (Act 1036)**

16 Regional Lands Commissions

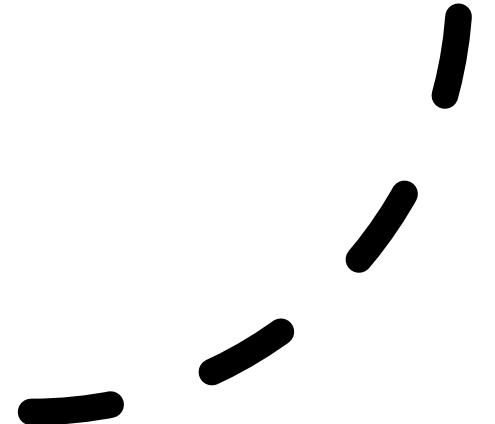
MANDATE

- On behalf of the Government, manage public lands and any lands vested in the President
- Advise the Government, local authorities and traditional authorities on the policy framework for the development of particular areas of Ghana
- Formulate and submit to government recommendations on national policy with respect to land use and capability
- Advise on, and assist in the execution of, a comprehensive programme for the registration of title to land throughout Ghana
- Perform such other functions as the Minister responsible for lands and natural resources may assign to the Commission

DIVISIONS OF THE LANDS COMMISSION

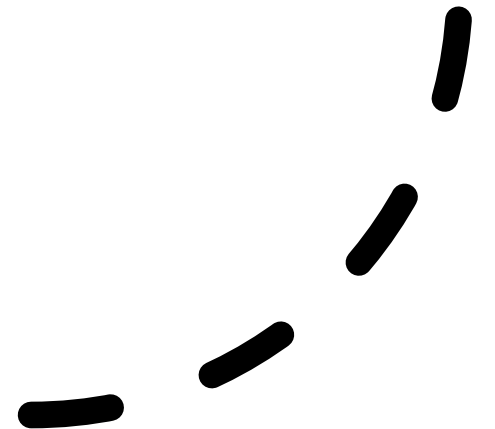
SURVEY AND MAPPING DIVISION

- Supervising, regulating, and controlling land surveys and demarcations
- Directing and supervising trigonometric, hydrographic, topographic, and engineering surveys, as well as coordinating the preparation and amendment of related plans.
- Coordinating photogrammetric surveys, including aerial photography, orthophoto mapping, and remote sensing.
- Surveying, mapping, and maintaining national territorial boundaries, including maritime boundaries.
- develop and maintain the national geodetic reference network for the country;



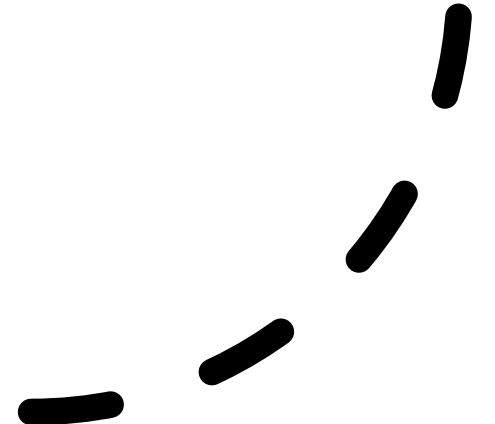
LAND REGISTRATION DIVISION

- Publication of Registration Notices
- Registering titles to land and other land-related interests.
- Registering deeds and other instruments affecting land.
- Maintenance of Land Registers



LAND VALUATION DIVISION

- Assessing compensation payable upon government acquisition of land.
- Assessing stamp duty.
- Determining property values for rental, purchase, sale, or lease involving the government.
- Preparing and maintaining valuation lists for rating purposes.
- Valuing land and land-related interests for the general public for a fee.
- Valuing land interests for estate duty administration.



PUBLIC AND VESTED LANDS MANAGEMENT DIVISION

Facilitating the acquisition of land for government purposes.

Management of State Acquired and Vested Lands:

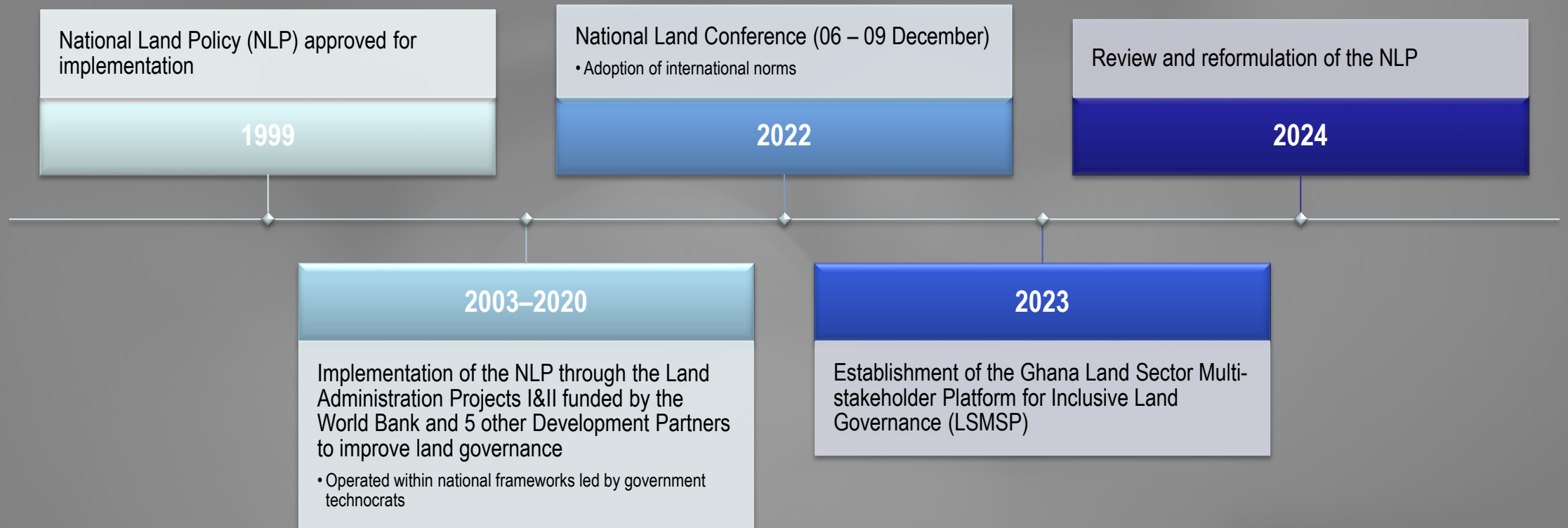
Concurrence of Stool land transactions

Assist in the Registration of Deeds

CURRENT SITUATION

- PLURAL ENVIRONMENT
 - Legal Pluralism
 - statutes and customary laws continue to operate.
 - Multiple Institutional Structures
 - public and indigenous institutions, - LC, OASL, LUSPA, Traditional Authorities
 - Traditional values and corporate norms operating side by side
 - Multiple Land Administration processes
 - Deeds and Title, Concurrence and Consent

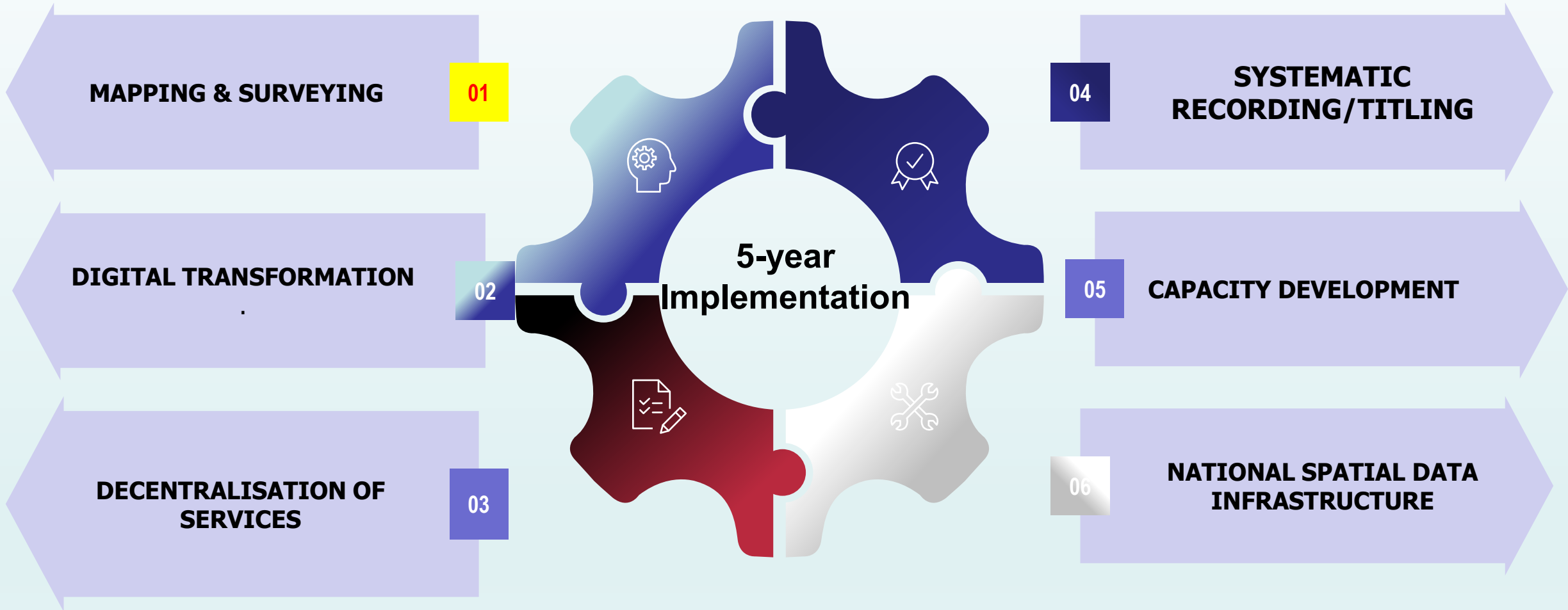
Interventions in the Land Sector



IDENTIFIED GAPS

- Piecemeal approach to the digitalization efforts
 - Manual processes alongside digital operation
- Poor work environment
- Adequacy of capacity of staff of the Lands Commission
- Inadequate logistical base of the Lands Commission

LC Transformation Agenda





COLLABORATION WITH OTHER COUNTRIES

- Cross-learning with other countries through Study Tours
 - The Gambia: 14 – 20 September 2025
 - IGAD Region (Djibouti, Eritrea, Ethiopia, Kenya, Somalia, South Sudan, Sudan, and Uganda): 29 September – 03 October 2025
 - Uganda Lands Commission: 12 – 18 October 2025

CONCLUSION

- The Lands Commission is pivotal in the socio-economic transformation and growth of the country
- The Commission is re-tooling its structures, processes and procedures to ensure delivery of its strategic goals and to contribute to the achievement of the medium-term goals
- More collaboration from key stakeholders is needed:
 - Innovative solutions to technical problems
 - Capacity development
 - Application of technology
 - Participatory and inclusive strategies

