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Understanding the Effects of Commodification of Land on the Indigenes' Land Tenure Security in Peri- Urban Ghana.

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Understanding the Effect of Commodification of Land on the Indigenes' Land Tenure Security in Peri-Urban Ghana

*Lands belong to a vast family of which many **are dead**, **few are living**, and countless hosts are **yet unborn** (Ollennu, 1962)?*

Opanyin Kwadwo Manu was born on a farm of 120 acres. He lived and worked with his grandfather and father on the land for the past 72 years. As of 2020, the land has shrunk to 8 acres in addition to the 7-room cottage at the outskirts of Dormaa Ahenkro in the Bono Region of Ghana.

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That is the effect of the commodification of land on the Indigenes' rights in the Peri-Urban area of Ghana. As a result, they are becoming landless, and their land rights are diminishing.

- How is this happening?
- Is it exclusion through formalisation or something else?
- Who is responsible for this exclusion and demonic inequalities?
- Government officials, legal reforms or customary usurpation of trust?

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You must Read this paper!!!

- Under communal ownership, indigenes or members of the land-owning community have inherent rights to occupy and use part of the land that another indigene has not occupied for any purpose, such as agriculture which is the primary source of livelihood for both rural and peri-urban dwellers.
- Commodification of Land due to urbanisation, globalisation and foreign aid intervention has posed a challenge to communal ownership.

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- This paper examines and synthesises empirical studies on urbanization in Ghana to identify how it influences land commodification and the consequent impact on the tenure security of peri-urban indigenes.
- Chiefs, Family Heads, and Tendamba are to manage customary lands because of their culturally rooted legitimacy and accessibility to the people they lead.
- The traditional authorities, by custom, are, therefore, trustees only.

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- Are they becoming beneficiaries in exclusion of those they hold in trust for?
- The growing commodification of land often culminates in redefining land ownership and tenure by customary authorities and contesting land rights. At the heart of the contestations lie the issues of the authority to allocate rights to customary land and the entitlements to the proceeds from such allocations

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- Peri-urban areas witnesses most of these contestations and severe struggles between indigenous farmers on the one hand and chiefs, family heads, and tendamba on the other hand over who has the legitimacy to grant lands to outsiders.
- At best Unsufrusts (Customary freehold) are becoming leaseholders?????!!!!!!!!!!!!
- **Exclusion through formalization?**

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The way forward.

- Let's keep on the debate
- Establishment and empowerment of Customary Land Secretariats (CLSs)
- Decentralization of Land Service Delivery
- Education, Sensitization and Engagement with Customary Land Authorities (Law and Best Practices)
- Formalization and developed land Market is good and must be done not to exclude and evaporate the customary rights of indigenous.

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*Medaase
Akpemanni
Thank you*