



# FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:  
Resilient Environment  
and Sustainable  
Resource Management  
for All

Presented at the FIG Working Week 2024,  
19-24 May 2024 in Accra, Ghana

## THE MODERN TRENDS IN LAND ADMINISTRATION COUPLED WITH PRIVATE SECTOR ARRANGEMENT FOR TECHNICAL SUPPORT AND FUNDING.



Presented by:



**Jones OFORI-BOADU, Ghana and Carsten BJORNSSON, USA**





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## Outline

1. Overview of the Lands Commission
2. Regulatory framework for Public Private Partnership in Ghana
3. Land Administration Reform; Experiences from Ghana
4. The Transformation Project
5. PPP in Land Administration; Experiences from Ghana
6. Challenges & Lessons Learnt

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GEOSA  
General Authority for Survey  
and Geospatial Information





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## Overview of the Lands Commission

### Institutional Framework

Ministry of Lands & Natural Resources

National Lands Commission &  
16 Regional Lands Commissions

LC Head quarters

#### Four (4) Divisions

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

### Legal Framework

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



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## Regulatory Framework for Public Private Partnership in Ghana



The **Public Private Partnership Act, 2020 (Act 1039)** Regulates contracts between **public contracting authorities** and **private parties** for the provision of public infrastructure and/or services.

- **BOT, DB, BBO**
- **PPP Office @ MoF**



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## Land Administration Reform; Experiences from Ghana

LAP ended in 2018 after 15yrs of implementation with some modest achievements

- Institutional reforms; Passage Lands Commission Act 2008 (Act 767)
- Turnaround time for Deed Registration reduced from 3months to 1 month
- Establishment of Client Service Access Units in six (6) Regions
- Digitization of 10% of records at Lands Commission & Re-engineering of business processes
- Development of Enterprise Land Information System (ELIS)
- Establishment of 124 Customary Land Secretariats
- Enactment of Land Use and Spatial Planning Act 2016 (Act 925)
- Establishment of six (6) land courts
- Decentralisation of deeds registry to nine (9) regions

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## There still remain substantial challenges in land service delivery in Ghana.

- Lack of up-to-date & fit-for-purpose maps
- Poor work environment
- The LC works mostly in a manual environment (90% manual records)
- Weak human resource capacity
- Insufficient CORS/GRN
- Inadequate office equipment & logistics for effective service delivery.

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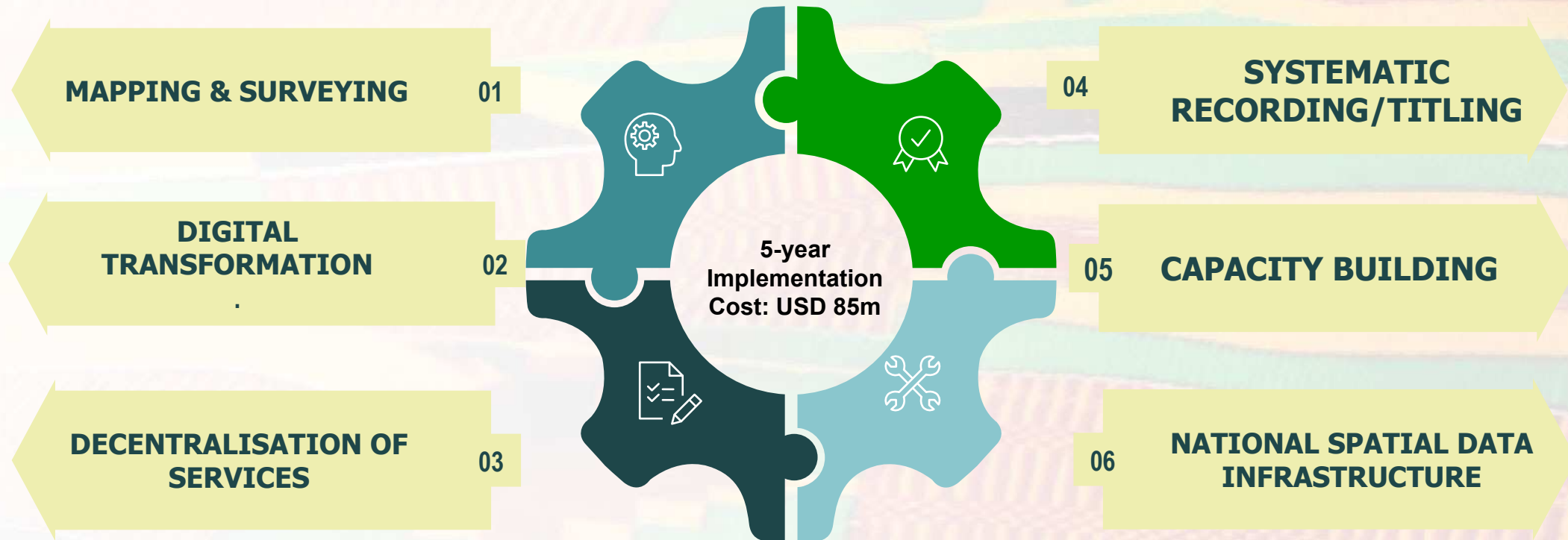
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## Proposed Transformation Project



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## Expected Outcomes

Credible Land  
data/records  
reflecting the actual  
ground situation

Completely  
digitized land  
records

Digital maps  
available for use by  
all Agencies &  
Companies

Instant online Title  
Certificate searches

Significantly  
reduced turnaround  
time for land  
services

Improved security  
of tenure

Faster adjudication  
of land disputes

Improved access to  
land services at the  
district level

Digitalized Ground  
Rent Collection for  
Increased Revenue  
Base

Expansion of Title  
Registration to  
other regions

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## PPP for Land Administration; Experiences from Ghana

- Lack of funding to execute the identified land administration activities in Ghana.
- Recommendations made on the possibility of exploring **private sector capital and technological competencies in land administration.**
- Market Sounding event held under the auspices of the Office of the Vice President & MLNR to measure the level of interest of the Private Sector in 2018.
  - Almost 100 prospective investors attended.

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## PPP for Land Administration; Experiences from Ghana

- **Technical requirements** and **Financial model** developed in collaboration with MLNR, Ministry of Finance, Attorney Generals' Department and a prospective private investor
- Prospective private investor selected through a public procurement process
- Technical and financial proposals submitted by a private investor
  - PwC Ghana Limited (as Financial Advisors).
- Several engagements held with relevant stakeholders
- An independent firm engaged by Ministry of Finance to undertake Value for Money (VFM) Audit on the proposal.

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## Challenges & Lessons Learnt

The legislative framework governing land administration in Ghana.

- LC not able to cede aspects of it's mandate to a private investor.

Elaborate appraisal of existing regulatory framework to determine the type of PPP to adopt.

PPP in Land Administration is a complex subject that requires multi-talented expertise.

Extensive involvement and sensitisation of LC staff to remove all forms of doubt about job security.

The need to clearly define the scope of the project and determine the extent of private investors involvement.

Ensure adequate budgetary allocation for project preparatory phase.

- Extensive stakeholder engagements
- Outsourcing to experts in particular fields.



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# Thank You

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## SUSTAINABLE DEVELOPMENT GOALS

International Federation of Surveyors supports the Sustainable Development Goals

# Commission #

Commission's name

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