

## TOWARDS AN APPROPRIATE FRAMEWORK FOR THE EFFECTIVE UTILIZATION/MANAGEMENT OF GEOINFORMATION: A CASE STUDY OF GHANA

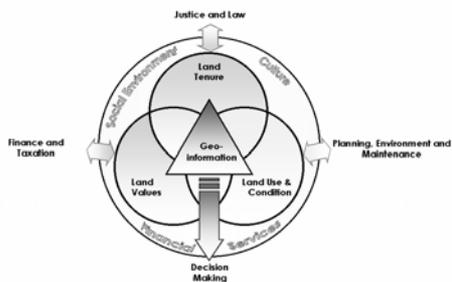
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## OUTLINE OF PRESENTATION

- INTRODUCTION
  - IMPORTANCE OF GEO-INFORMATION
  - THE PROBLEM
  - OBJECTIVE
- INSTITUTIONAL/ORGANISATIONAL FRAMEWORK OF LAND MANAGEMENT IN GHANA
- THE CASE STUDY
- SYNTHESIS OF CONSTRAINTS
- TOWARDS AN APPROPRIATE FRAMEWORK
- CONCLUSION

## INTRODUCTION

### Central Role of Geoinformation in Decision-making



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

## INTRODUCTION cont'd

### THE PROBLEM

- Lack of cooperation among the various agencies
- Agencies enabled by different mandates, set of objectives and legislation
  - Duplication of work
- Numerous legislation
  - unclear and contradictory

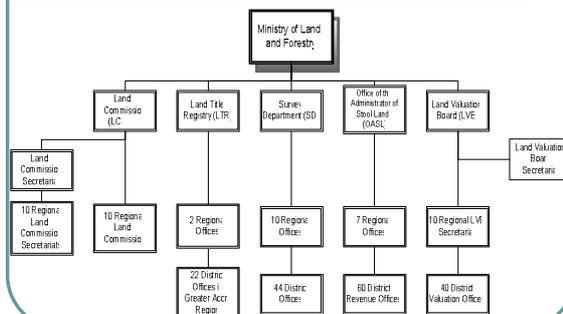
### OBJECTIVE

- Examine of the institutional/organisational setting of land management in Ghana with a view to pointing to a framework for effective and efficient use of geoinformation for land management

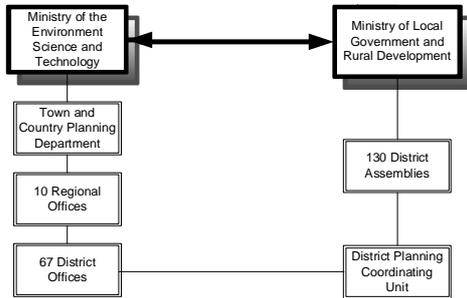
## LAND MANAGEMENT IN GHANA: Institutional/Organizational Setting

- Dual system of land ownership
  - Legal/formal
  - Customary/informal
- Numerous laws and subsidiary legislation
  - Scattered, unclear and often contradict each other
- Several organisations/agencies to implement aspects of these laws
  - Unclear roles and responsibilities
- Associated problems

## Organizational Arrangements



## Organizational Arrangement cont'd



## THE CASE STUDY

- CONCURRENCE/CERTIFICATION of customary land transactions
  - Constitutional Provision
- REGISTRATION of interests in land
  - Dual System of Registration
    - Deeds Registration – Land Registry Act, 1962
    - Title Registration – PNDC Law 152, 1986

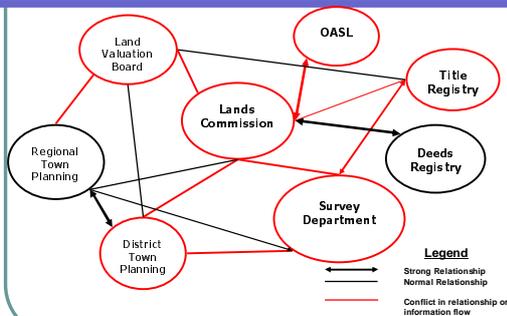
## Phases in the Concurrence and Registration Process

- Six (6) distinct phases recognised:
- Land Use Planning and Implementation
  - Survey and Demarcation
  - Certification and Plotting
  - Stamping and Valuation
  - Rent Collection and Disbursement
  - Registration

## Information and Data Needs

Organisations	SD	LC	LVB	OASL	TCPD	LTR
<b>Spatial &amp; Attribute Data</b>						
Geodetic	X					
Topographic (Base) Maps	X	X	X	X	X	X
Administrative Boundaries	X	X	X	X	X	X
Cadastral/land ownership boundary	X	X	X	X		X
Transportation/roads	X		X		X	
Land use/zoning	X	X	X		X	
Physical features/buildings	X		X		X	
Land value		X	X	X		X

## Inter-organisational Interactions



## SYNTHESIS OF CONSTRAINTS

- Poor Organisational/Institutional Setting
  - The agencies do not see themselves as part of a continuum of processes leading to the achievement of an overarching goal
  - Unclear mandates
  - Inter-organisational rivalry
- Lack of Comprehensive Training Policy
- Inadequacy in Data Management
  - Information not seen as a corporate resource
  - Unwillingness to share information
  - Incomplete coverage
  - Lack of ICT usage

## SYNTHESIS OF CONSTRAINTS cont'd

- Poor supervision of Private Sector Surveyors
  - LI 1444
  - Non-involvement of the Ghana Institution of Surveyors
- Absence of Leadership
  - NAFGIM

## TOWARDS AN APPROPRIATE FRAMEWORK

- Organisational and Institutional Framework
  - Identify and re-engineer core processes
    - One-Stop-Service
- Data Management Policy Framework
  - Set up procedures and rules to guide inter-organisational interaction,
    - structure and integrate organisational entities, functions, and processes.
    - specify roles, obligations, rights and procedures of each agency
    - clear and well defined data distribution policy
  - Use of Information and Communication Technology to leap-frog the country.

## TOWARDS AN APPROPRIATE FRAMEWORK cont'd

- Human Resource Development
  - Comprehensive training policy
    - all level of staff members in the land sector agencies are exposed to new techniques and tools in information handling
- Identification of a Lead Agency
  - Survey Department's responsibility for the envisaged Geospatial Framework under LAP

## CONCLUSION

The success of any effort at improving the management of geoinformation would depend to a large extent on:

- the availability of a long-term strategic vision
- high level political support,
- the importance of a lead agency,
- a focus on key priorities, and
- the re-engineering of business processes

**THANK YOU FOR YOUR ATTENTION !!!**