

LAND RIGHTS DOCUMENTATION IN GHANA: EXPERIENCES FROM LOW -INCOME KEY WORKERS

Stephen Agyeman-Yeboah

Kwame Nkrumah University of Science and Technology
College of Art and Built Environment
Faculty of Built Environment
Department of Land Economy
GHANA

ABSTRACT

The land administration system in Ghana can be described by two adjectives: multiple and complex. The system has been governed by multiple laws, regulations, processes and standards and has been managed by multiple land agencies with limited collaboration. This is because the system is co-existence of land tenure and administration -state and customary land institutions. This paper explores public perception of the provision of relevant land documentations. Three focus groups, attended by public key workers who had contacted land institutions before to register their land rights were used to explore experiences and perceptions. Focus group content was analysed using a content analysis approach to identify themes. These findings suggest that in general many people are not inclined to register subsequent dealings, including perception of high fees and charges, the perception of complex rules and procedures; and lack of awareness of procedures. As a consequence, many people still do not have legal rights, and if they have legal rights they do not have formal documents to prove it. Improving land registration systems, planning, and permitting procedures were recommended.

Keywords: Land administration, institutions, Ghana, land tenure, documentations.