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DIGITIZING LAND ADMINISTRATION AND STANDARDS IN GHANA

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OUTLINE

Key Drivers for Digitizing of Lands Commission

Digitizing Journey

Transformation Agenda

Framework for Standards

Conclusion

KEY DRIVERS FOR DIGITIZING OF LANDS COMMISSION

Reducing time and cost in the process of services (e.g. Land Title, Building permit)

Improving accuracy in the 'linkage' between polygons (spatial units) and people (right-holders).

Providing public access to information relating to land.

Enhancing transparency in land administration practices.

Integrating land record information with other services.

Improving collection of property taxes.

Controlling of double allocation and unauthorized use of land.

- Since each land parcel is unique in its location having distinctive geographic coordinates

Simplifying application forms and processes.

Reducing the influx of illegal intermediaries

DIGITIZATION JOURNEY

Reengineering of Business Processes

- Streamlined and integrated processes of the four Divisions.
- Removed bottlenecks and duplications within the processes.
- Introduced efficiency to improve turn around time for Title and Deed Registration
- Reduced cost and improved service delivery.

Scanning and digitization of manual records

- Scanning and conversion of Map Sheets into digital formats
- Digitization of Scanned map sheets for easy access in digital environment
- Piloting of GELIS (Ghana Enterprise Land Information System) in 4 Registration Districts in Accra.

Online Services

- To improve access to land services and provide convenience for the general public
- Directly apply for and receive land services remotely
- Enhanced digital applications
- Eliminated to a large extent physical contact and congestion at the CSAU.

Establishment of the CSAU

- Operationalized the merger of the divisions.
- One stop shop (Single point of access for Land Administration services)
- Reduced some manual processes at the front end and introduced digital elements for;
 - Receiving
 - Batching &
 - Tracking applications.

The Enterprise Land Information System

- Data collected at various stages of processing an Application is used to generate key output
- Key Milestones to Facilitate the internal and external tracking of applications
- Generation of Bill and Payment for Services
- Different payment options such as Mobile Money, Debit/VISA/Master

THE TRANSFORMATION AGENDA

- In the medium to long-term, the Lands Commission, under the auspices of the Ministry of Lands and Natural Resources is in discussions with experts in the Private Sector for possible collaboration to transform the operations of the Commission.

THE GOAL: Address critical challenges in the land sector to optimize the contribution of land to the socio-economic development of Ghana.

Enhance credibility of land records and digital maps for use by multiple agencies

Improve tenure security in order to reduce land disputes

Improve operational efficiency and LC organizational culture

Improve access to land administration services

Improve the general business environment and facilitate job creation

Improve land-based revenue

PROPOSED INTERVENTIONS

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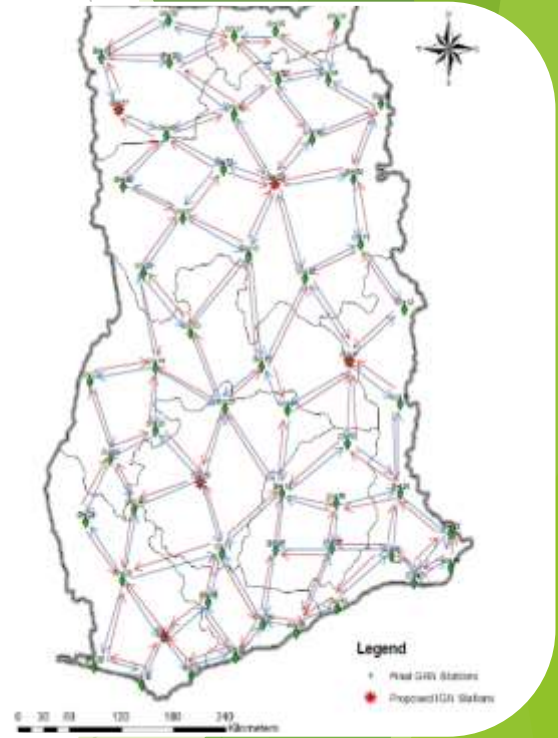
1. IMPROVED MAPS AND SPATIAL DATA

National Digital Base Maps



Establishment of CORs (51 Stations)

IMPROVED
MAPS AND
SPATIAL
DATA



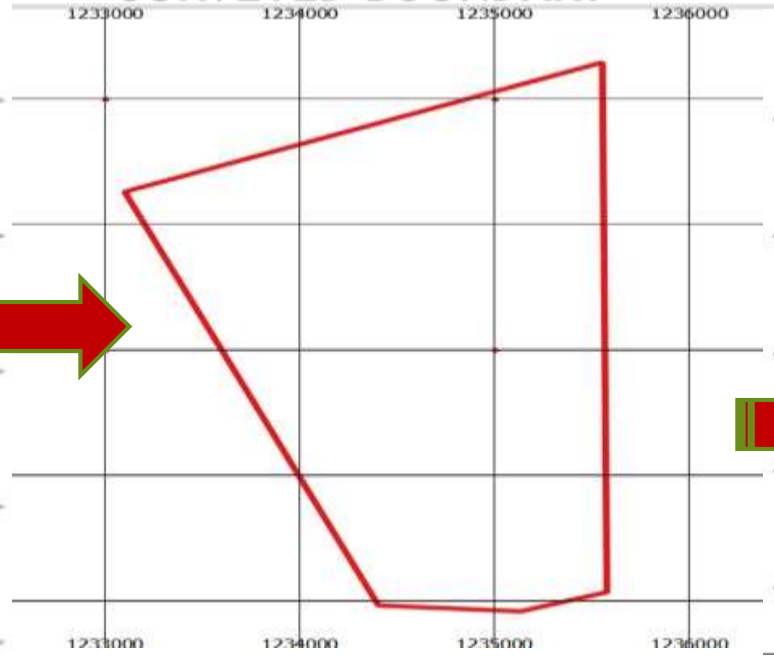
Establishment of GRN

2. SYSTEMATIC CREATION OF NATIONAL CADASTRE - (LUSPA, GhIS, LISAG, MMDAs, CLSs, CICOL)

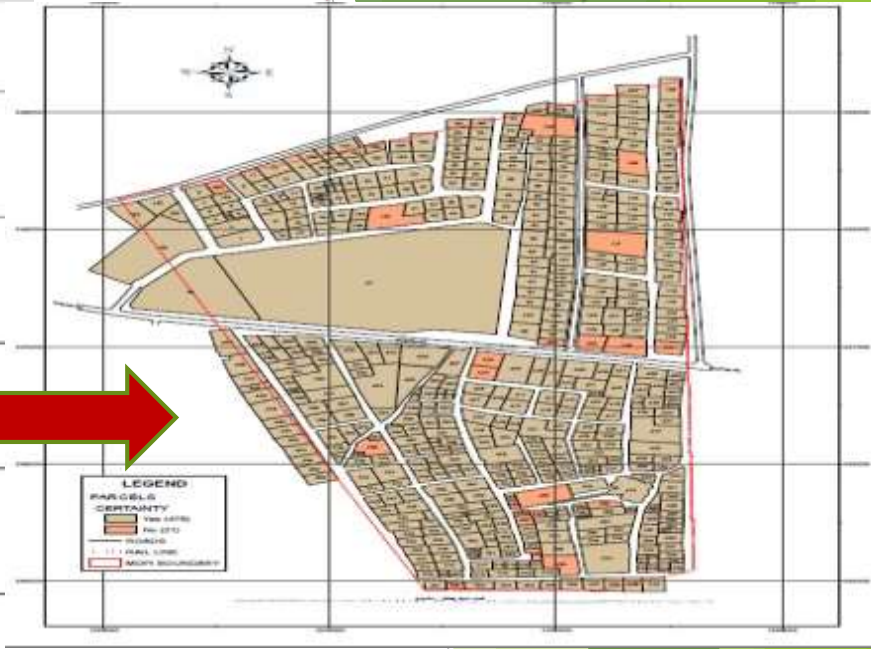
DIGITAL BASE MAPS



SURVEYED BOUNDARY



LINE (SECTIONAL) MAPS



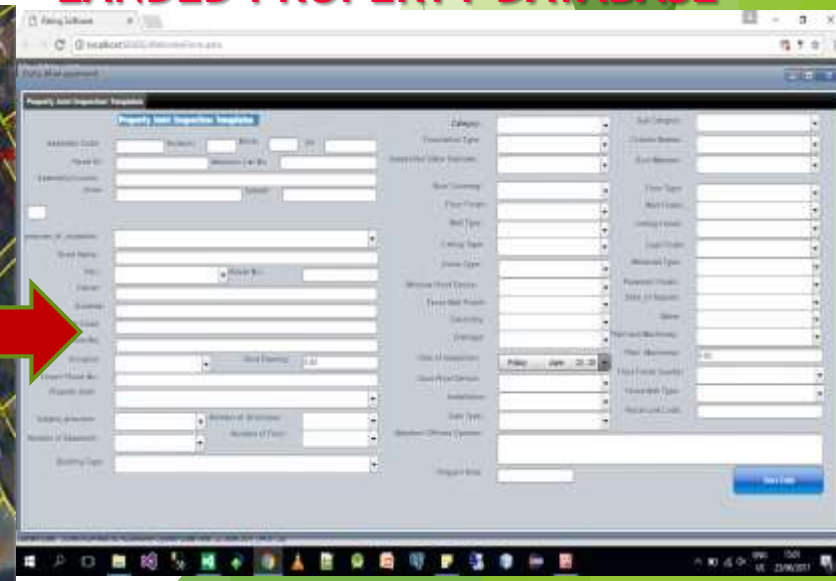
BUILDING FOOTPRINTS



LC RECONCILED RECORDS



LANDED PROPERTY DATABASE



3. DIGITAL TRANSFORMATION OF LAND SERVICES DELIVERY

DATA CAPTURE & CONVERSION



3. DIGITAL TRANSFORMATION OF LAND SERVICES DELIVERY

LAND INFORMATION SYSTEM TO AUTOMATE BUSINESS PROCESSES



TITLE PLAN PREPARATION



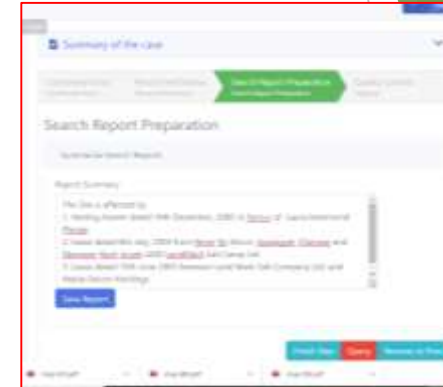
ACCESS RECORDS SEARCHES

Extracting GIS Data

Property No.	Instrument	Instrument Type	Sector	Grade	%	Comment
00001	M/2000	VESTING ACT	LARA HARMOND PLACE	rd	rd	rd
00002	M/2000	VESTING ACT	LARA HARMOND PLACE	rd	rd	rd
00003	C/2000	VESTING ACT	LARA HARMOND PLACE	LARA F. KANGEL	rd	rd

BULLETING DATE: 20/10/2018 L.C. ... rd rd rd rd rd rd

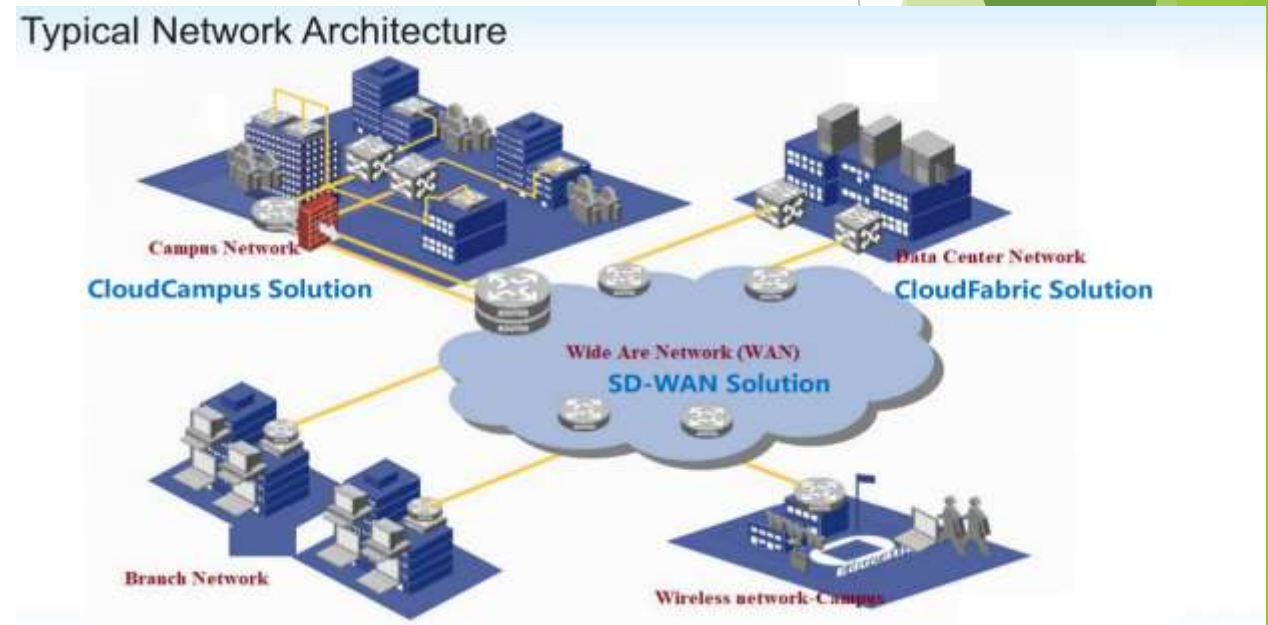
JOB ALLOCATION & TRACKING



FINAL REPORTS & OUTPUTS



ROBUST CENTRAL DATA CENTRE



LOCAL & WIDE AREA NETWORK INFRASTRUCTURE

4. DECENTRALIZATION OF LAND SERVICES DELIVERY

CENTRALIZED SYSTEM FOR DELIVERY OF ONLINE SERVICES NATIONWIDE



Welcome to ELIS!

First User Name

Password

Remember Me

Login

Forgot Password?

LC ACCESS PORTAL

Track Job Status - Job Number: LCGACS193473972021

Job Number	Application	Applicant	Applicant Address	Submission Date	Location
LC04010981200	LC04010987200	JAMES ANNE	Application for Stamping (New Land)	25 June 2020	Abetifi, Abetifi
LC04010981200	LC04010987200	JAMES ANNE	Application for Stamping (New Land)	23 June 2020	Abetifi, Abetifi

Track Job Status - Job Number: LCGACS193473972021

Job Details

Date Created: 25/06/2020

Main Service: APPLICATION FOR SEARCH

Job Number: LCGACS193473972021

Secondary Service: APPLICATION FOR OFFICIAL SEARCH CONSULTATION

Status: Pending (Completed)

SL	Milestone	Status
1	Complete ID No and Record information	Completed
2	Complete all Search	Completed
3	Issuing and fee paying	In Progress
4	Process Completed	Not Completed

APPLICATION SUBMISSION

COMPLAINTS & FEEDBACK

TRACKING OF APPLICATION

Welcome to Ghana's Digital Services and Payments Platform

Individual BUSINESS

Search in Gov't Agencies: Lands Commission

FEATURED SERVICES: Passport Office, Ghana Revenue Authority, Ghana Immigration Service

LANDS COMMISSION
Government of Ghana E-Receipt

REF: LC0000135
Bill Number: LC00003
08/07/2020, 9:03 PM

RECEIVED FROM: Kofi Ghana

THE SUM OF: One Hundred and Sixty Five Cedis Fifty Pesewas In respect of: Stamp duty

GHS 165.50

ISSUED BY: Joe Bloggs

Security Code: 8a5342a9-7d37-4fa6-8d45-a74173709613

E-GCR RECIEPTS (CAGD)

LANDS COMMISSION

9th October, 2021

OFFICIAL CERTIFICATE OF RESULT OF SEARCH
Job Number: LCGACS193473972021

To: DODOO MABEL, IN 8132/13 BUSSIA, ACCRA

Passed to your application dated 2nd day of October, 2021 made by DODOO MABEL, IN 8132/13 BUSSIA, ACCRA, a search has been made against the land delineated on the plan(s) attached with the following result(s):

P/LMD

- (Whole Site)
 - in New State Land.
 - Declaration dated 24/05/1976 By: Ebenezer Nii Arde Taakie & Nii Ofei.
- (Portion Marked A)
 - Lot(s) dated 19/12/1988 From: Ebenezer N. A. Taakie & Another To: Theresa O. Beeko.

N.B: The Site falls within Nii Arde Nkpa Family Lands.

SMD
Parcel does not affect any plotted activity

L/RD
It does not affect any land certificate in our records.

The Seal of this Registry was affixed to this Certificate at the time of 12:52:30 PM on the 9th day of October, 2021.

EPUSA NYANBERA EDUMANSIN
ASSISTANT LAND ADMINISTRATION OFFICER
FOR REGIONAL LANDS OFFICE
LANDS COMMISSION

FINAL SERVICE OUTPUT

ONLINE PAYMENTS -GHANA.GOV

5. CAPACITY DEVELOPMENT & IMPROVED WORK CULTURE

STAFF RATIONALIZATION, RETRAINING AND REDISTRIBUTION - CHANGE MANAGEMENT

CONTINUOUS TRAINING AND CAPACITY DEVELOPMENT

COMMUNICATION & PUBLIC ENGAGEMENT

RETOOLING THE LANDS COMMISSION

- COMPUTERS AND ACCESSORIES, PRINTERS, ETC
- SCANNERS
- OPERATIONAL VEHICLES
- FURNITURE
- SURVEY EQUIPMENT



EXPECTED PROJECT OUTCOMES

- Digital map and spatial data for use across multiple agencies (Centralized Mapping)

- Cheaper, faster and Standardized Land Surveying (Layout of Sectional Maps across the country)

- Improved credibility in existing records (resulting in reduced fraud and litigations)

- Fully digital records and automated business processes

- Speedy delivery of land administration services (Searches, Plan Preparation, Stamping, Title Registration, etc)

- Decentralized land service (improved citizens access to land services)

- Improved revenue for Lands Commission and other agencies including Financial Institutions, GRA (Rent Tax, Capital Gains Tax etc) & MMDAs

- Improved Inter-Agency Collaboration through data sharing (GRA, Judiciary, Police, MMDAs, DVLA, ECG etc)

- Enhanced ICT infrastructure & modernized working environment at the Lands Commission

- Adequate and Well Trained Human Resource with adequate working tools to deliver services at all levels

- Improved buoyant property market by Providing Opportunities for more formalized Property and Mortgage Market

- Well Recorded Land occupation/possession to provide legal title and/or security for several hundred thousand land occupants

FRAMEWORK FOR STANDARDS

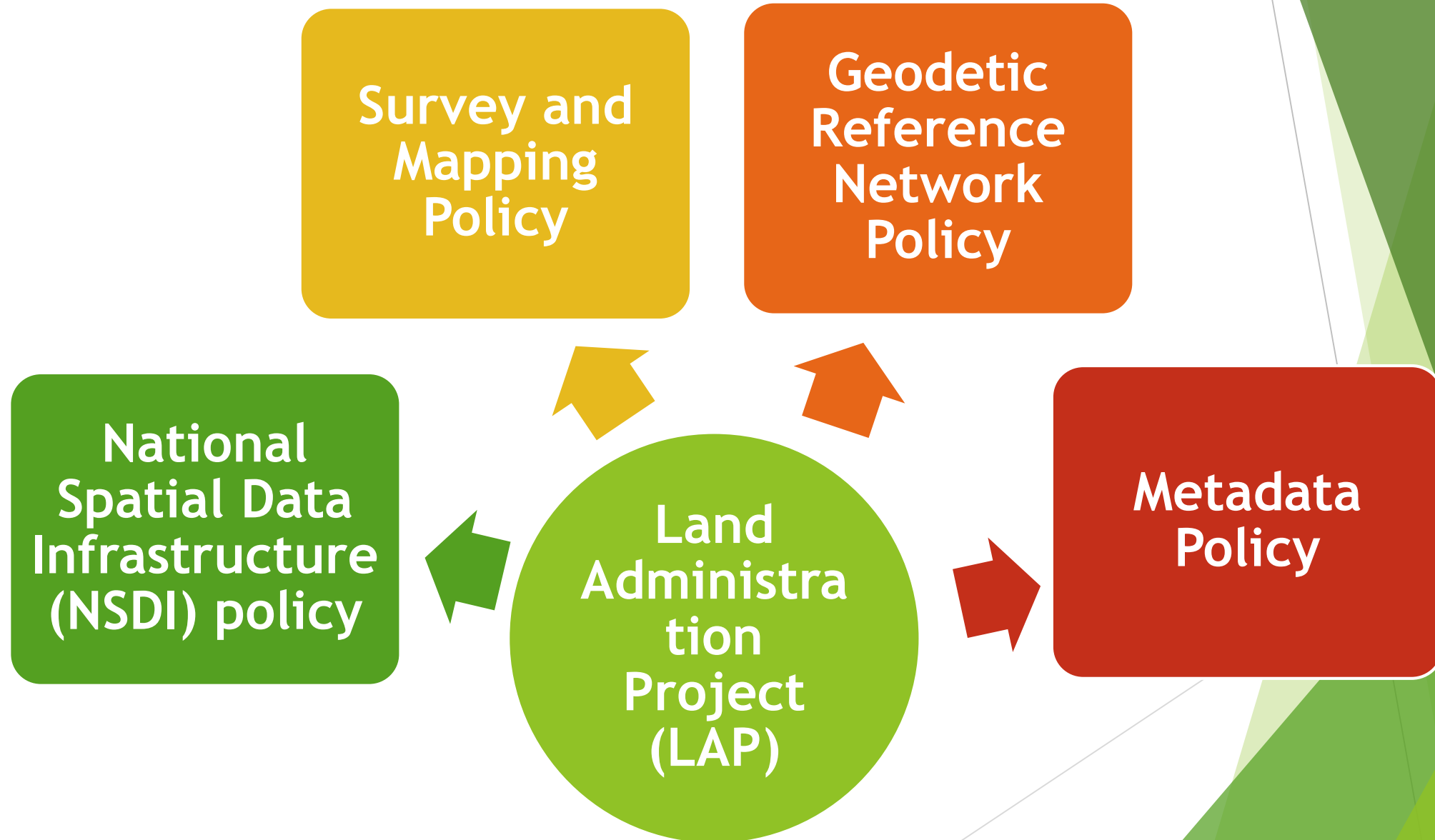
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THE NATIONAL LAND POLICY

Provides for the “judicious use of the nation’s land and all its natural resources by all sections of the Ghanaian society in support of various socio-economic activities undertaken in accordance with **sustainable resource management principles** and in maintaining viable ecosystems”.

Land Act, 2020 (Act 1036)

SPATIAL POLICY DEVELOPMENT



NATIONAL GEOSPATIAL POLICY (NGP)

Consolidation of the
Spatial Policies

- provide an environment for open and easy access to high quality and **up-to-date standardised and interoperable geospatial data** that can be used to support the Government in achieving the overall social and economic development of the country.
- Provides the basis for the future **development of a NSDI** in Ghana in order to:
 - avoid costly duplication of effort and
 - realise the benefits from sharing and being able to access and use up-to-date, reliable and high quality geospatial data.

THANK YOU

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the right side of the frame, creating a modern, layered effect against the white background.