



Land Governance in an Interconnected World

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RURAL PARCEL RIGHTS DEMARCATION IN GHANA EXPOSITION AND CRITIQUE

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Abstract: The absence of reliable maps, plans and land data in Ghana has for some years impacted negatively on development both at national and local levels. The use of unapproved, old or inaccurate maps has resulted in boundary disputes and litigations leading to congestion at the law courts making the judiciary inundated with land cases and unable to function efficiently. The problem continues to drive investors away to neighboring countries. This has denied the country access to Foreign Direct Investment an important driver for economic development. The result of all these is that the country continues to lose development projects.

To help ease this bottleneck, the Government with the assistance from her development partners including the World Bank launched the medium to long term (15-25years) Land Administration Project (LAP) in 2003. The aim of LAP is to improve the land administration system through institutional and process reforms for both the state and the customary land owners. The reforms aim at improving tenure security, simplifying the processes of land ownership, identification, registration, acquisition and ultimately enhance economic and social growth to reduce poverty.

A Rural Parcel Rights Demarcation (RPRD) program is being implemented as part of LAP based on substantial innovation and on strong, fruitful collaborative relationship between different actors. RPRD started slowly, building with caution on lessons as they emerged.

This study seeks to expand understanding of the Rural Parcel Rights Demarcation program to highlight implementation successes and challenges. The work aims to demonstrate the outcome of the implementation of the Rural Parcel Rights Demarcation over a period of 5 years (2012 to 2017).

Keywords: Security of Tenure, rural lands, farmland Demarcation, Ghana



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BACKGROUND: The Government of Ghana with the assistance of the World Bank and development partners launched the medium to long term (15-25years) Land Administration Project (LAP) in 2003 to implement the policy recommendations specified in the National Land Policy document. The aim of LAP is to improve the land administration system through institutional and process reforms for both the state and the customary land owners via four components. The reforms aim at improving tenure security, simplifying the processes of land ownership identification, registration, acquisition and ultimately enhance economic and social growth to reduce poverty. The specific objectives of LAP is to lay the foundation for sustainable land administration system that is fair, efficient, cost effective, decentralized and increasing land tenure security.

Under LAP, the implementation of a Rural Parcel Right Demarcation (RPRD) commenced to help address the many problems particularly the risks of poverty and to ensure greater security and certainty of land tenure for land users to encourage further investment in agricultural productivity and sustainable natural resource management by helping individual land holders clearly demarcate their lands with the option to registering their interests. Principal beneficiaries were expected to be the majority of people for whom the land administration system was effectively inoperable, due to uncertain and mostly unregistered tenure held by many stools, traditional authorities, indigenes and secondary rights holders. The design and implementation of RPRD depended on substantial innovation and on a strong, fruitful collaborative relationship between the different actors: the customary land authorities, public land sector agencies, local and national government.

The Millennium Development Authority (MiDA) Agricultural Project under its Land Tenure Facilitation Activity carried out a similar land rights project through a systematic land title registration process. The process consisted of a series of activities which include community sensitization, inventory of land rights and occupations, surveys of land parcels, Alternative Dispute Resolution and conversion of oral agreements to written grants and finally registration of land rights which proved a good lesson to be learnt and replicated. That pilot was implemented in twenty-nine communities within the Awutu-Senya district in the Central Region of Ghana.

The RPRD under LAP was designed to be tailored along the lines of the MiDA project in selected Customary Land Secretariats (CLS's) areas using a team of consultants mostly Non-Governmental



Organizations from the private sector to promote public private partnership and help build the capacity of agencies under the direction and supervision of the Office of the Administrator of Stool Lands (OASL) in collaboration with the Survey and Mapping Division (SMD) of the Lands Commission (LC). The RPRD has so far been implemented in selected Customary Land Secretariat (CLS) areas.

RURAL PARCEL RIGHT DEMARCATION AREAS:

The RPRD is being undertaken in three (3) out of the ten (10) administrative regions of Ghana. Ashanti, Brong-Ahafo and Western Regions. So far a total of 3,592 out of 5,118 parcels have been demarcated and forwarded to the Survey and Mapping Division of the Lands Commission by both consultants Messrs. AM Surveys and Rudan Engineering Limited for quality control and the plans approved, signed and distributed to beneficiaries. RPRD under LAP entailed parcel demarcation - the delineation (identification, demarcation and survey) of individual parcels. RPRD depends on substantial innovation and on strong, fruitful collaborative relationship between the different actors: the customary land authorities, public land sector agencies, private sector, local and central government, subjects and individuals.

Application of a Demand Led Approach: The demand led approach was adopted for the RPRD. The demand led approach represents a departure from the previous Supply-led system which proved to be unsustainable for many reasons. The people saw the exercise as an imposition and as a result there was a lack of the necessary ownership and buy-in to ensure project success. The Demand Led approach to the RPRD project has ensured that land owners give their utmost support and commitment to the project implementation. The characteristics of the RPRD are:

- Demand-Led - This means that the service must be demanded
- Cost sharing – This requires that, there should be a commitment by the land holder to identify and clear the boundary.
- There should be proof of no major dispute within and among adjoining communities
- Communities with their Customary Boundaries Demarcated will have an added advantage.

Why Rural Parcel Right Demarcation?

A number of reasons have been put forward as to why rural land holders must take advantage of RPRD. First of all, the cost of normal land survey and demarcation is very expensive and because of the financial



outlay, it would be very difficult if not impossible for many rural folks to demarcate their lands on their own without any external assistance.

Secondly, the implementation of the RPRD presents a more reliable way for land owners and their neighbors to know their respective boundaries. Most surveyors don't operate in the rural areas as there is little incentive.

Aside of this, the parcels once demarcated can be registered with the Land Sector Agencies which will go a long way to enhance the value of land and promote highest and best use of the land. It will enable rural land holders to be able to secure financial assistance from financial institutions.

RPRD presents a huge opportunity for rural land holders and their adjoining stakeholders to resolve existing boundary and ownership disputes since there is a neutral state backed institution at the center of affairs.

In addition, the RPRD provides a big opportunity for established CLS and rural land inventory activities particularly in the processes of attribute data and property enumeration as it promotes the recording of accurate data on land boundaries. Additionally, it will help in revenue mobilization

RATIONALE:

- The rationale for RPRD abound. It is believed that documenting land rights of peasant farmers who make up the backbone of the economy will do a lot of good.
- It will reduce land related conflicts and contestations
- Clarify boundaries and enhance tenure security
- Improve access to credit and encourage investment and expansion of farms
- Help ensure fairness in rent assessment and mobilization
- Improve revenue mobilisation

Processes involved in a Demand-Led approach to RPRD

Altogether, there are some 10 steps and processes involved in the implementation of the Demand-Led Approach to Rural Parcel Right Demarcation. The foremost step is **sensitization and awareness creation**. Sensitization and awareness creation involves making information available to stakeholders and all entities likely to be affected one way or the other in the actual process of the demarcation. Therefore, information on the RPRD is made available to the traditional authorities, families and individuals to



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enable them have in-depth knowledge on what the activity is all about and the criteria applied in selection. This process affords traditional authorities, families and stakeholders the opportunity to ask pertinent questions which they need to make informed decisions.

This process of sensitization and awareness creation is undertaken in conjunction with the National and Regional Houses of Chiefs, other traditional authorities and land owning communities through town hall meetings, durbars, workshops and radio discussions.

The next process is the **application** and **selection**. During this process, land holders willing and able to meet the conditions of cost sharing make a formal request. Requests are reviewed and applicants informed of the outcome. Once the sensitization has been successfully conducted, there is required to be executed by the land holders an Memorandum of Understanding.

Memorandum of Understanding. As part of the Memorandum of Understanding, the parties are required to agree to the process of cost sharing. The Memorandum of Understanding is executed between the individual land holder and the Project implementation Team to provide some kind of agreement between the parties, which has since proved to be useful and beneficial to project success.

Alternative Dispute Resolution: One critical feature of the Customary Boundary Demarcation program being implemented under LAP is the use and employment of Alternative Dispute Resolution (ADR) in conflict resolution. The use of ADR is underscored by the fact that, majority of people in rural Ghana prefer the use of ADR and Mediation in land boundary and conflict resolution compared with formal litigation which tends to be expensive, time consuming and wasteful in terms of resources.

There is also the process of Social Accountability Assessment, the actual survey and demarcation, the preparation and submission of reports, Quality Control by the Land Sector Agencies, and a system of Monitoring and Evaluation. This is succeeded by a validation workshop on the RPRD process and a possible registration of the surveyed plans by the beneficiary customary land owners.

Applying for Rural Parcel Right Demarcation: There were conscious efforts by the Ministry of Lands and Natural Resources to make the process of applying for RPRD simple and straightforward. The rural land holder should express interest in the engaging project by formally applying. The applicant must express willingness to share cost by way of identifying the boundaries and providing the manpower to cut and clear the path for the actual demarcation work.



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Who can apply? Interested customary land holders prepared and willing to share cost as their contribution to the RPRD from inception through to completion of the survey of the land are suitable candidates. Not only that, but they must be prepared to subject themselves to ADR as the first option to resolve all conflicts related to the boundary demarcation. The traditional authority must necessarily be within a CLS area or be prepared to apply for one and meet the requirements for establishing one and willing to enter into an MOU as indicated and discussed earlier.

PROJECT DESIGN AND IMPLEMENTATION

With funds provided by the International Development Association (IDA), Canadian International Development Agency and the Government of Ghana, the Project Development Objective of LAP is **to consolidate and strengthen urban and rural land administration and management systems for efficient and transparent land service delivery**. The project built on the foundation laid during LAP-1.

The project is being implemented through four-interrelated components:

- Strengthening the Policy, Legal and Regulatory Framework for Land Administration,
- Decentralizing and improving Business and Service Delivery Processes,
- Providing improved Maps and Spatial Data for Land Administration;
- Engaging in Human Resource Development and Project Management.

In selected areas the project supported the piloting of systematic process of demarcating and documentation of rights to parcels and undertook Rural Parcel Right Demarcation.

THE ASSIGNMENT

The assignment required the combined expertise of the following key professionals:

- Sensitization Specialist(s),
- ADR specialist(s) and
- Surveying firm(s)

For the sensitization specialist, the project recruited a Non-Governmental Organization (NGO), Land Resource Management Centre with expertise in Customary Land Governance, Community Development and Gender or other appropriate Consultant who undertook sensitization of activities towards Rural Parcel Right Demarcation incorporating general issues of vulnerability and exclusion in the formalization of Customary Boundary Rights.



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The overall aim and objective of the consultancy is to inform and educate all stakeholders affected by the RPRD process, especially locally affected owners, adjoining land owners, and other users including women and vulnerable groups. The project also had as an objective to ensure that the local people, including women and other vulnerable groups understand the procedures of Rural Parcel Right Demarcation and surveying that they were well informed in respect of their rights and responsibilities for their rights to be recorded. The consultant also engaged stakeholders to explain to them the steps involved in the RPRD process, what was expected of them and obtain needed feedback that was valuable for implementation.

The Community Sensitization consultant worked in consultation and close collaboration with identified stakeholders under the coordination of the Office of the Administrator of Stool Lands and undertook a vigorous sensitization exercise that created awareness in the communities about the exercise.

In phase two, the Sensitization consultant led the ADR and Survey consultants who had been recruited separately to work with the Customary Land Secretariats, Land Owners, tenants and existing users and Community representatives, the Lands Commission during the Survey and demarcation of the boundaries and undertook a vigorous sensitization exercise to sustain awareness in the area.

Thus the sensitization was lead by a consultant with other assistants and technicians included in the team. The sensitization took community and gender issues into full consideration and used the opportunity to advance their collective understanding as to their rights to access land and the process for registration while at the same time provided them full opportunity assert themselves within the process.

The consultant also sensitized all land owning groups and communities and users in the areas on the overall process and what was expected of them. In order to have the desired impact, the sensitization was continuous and sustained during the field based activities in the RPRD area.

The consultant and his team were required to consult and sensitize all interested stakeholders in the communities as well as those who had grants of land within the area. With regards to land owners who lived outside the community, the consultant and his team packaged messages that reached all such people using appropriate information dissemination methods.



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Sensitization activities commenced with general sensitization before the commencement of the different stages of the demarcation process such as Alternative Dispute Resolution (ADR) Inventory, Surveying and Pillaring Demarcation. These required separate messages drafted for different and separate stages. The consultant relied also on the expertise of other communication consultants (at the national project coordinating unit) to deliver messages relating to their scope of work and also developed a channel for receiving and processing feedback and concerns from stakeholders, including land owners and other land users, the local authority, the public land sector agencies as well as policy makers, legislators, civil society organizations and the general public during the entire phase of the process.

There were specific tasks and responsibilities. The sensitization consultant identified all target stakeholders who had to be reached including affected Traditional Authorities (TA's), Land Owners and Users, Community Leaders, Local Officials, Settlers, Tenant Farmers and Women Groups while taking cognizance of the inclusion of vulnerable groups.

The consultant also designed tailor messages that suited the different categories of the target audience such as chiefs in relation to demarcation and other users of land in relation to the exercise. The messages explained the nature of the exercise, the objectives, timing, potential benefits expected and the roles to be played by the various participants.

In partnership with other experts namely the National Project Monitoring Committee, Inventory Consultant and the ADR consultant, there was developed appropriate tailor messages for the different steps in the demarcation process, and the follow-on activities of conversion from oral arrangement to written grants and finally to the registration where possible.

The consultant selected different types of media delivery that were used based on the intended audience and determined who should deliver the message, the specific tools to be used, the location, frequency, coverage in the local dialect. The consultant did a good work to develop a channel for receiving and processing feedback and concerns from stakeholders, including land owners and land users, the public land sector agencies as well as policy makers, legislators, civil society organizations and the general public during the entire demarcation process.

In connection with the sensitization process, the expected results included the fact that it would be continuous and the consultant visited the communities at least five (5) times within the phase of the



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assignment to ensure that all members of the community as well as those with interests but who resided outside the communities were sensitized on the exercise. The consultant planned and held key stakeholder consultation meetings. In all there were three major workshops held jointly by the consultant with chiefs and local community leaders within the contract period to discuss issues relating to the demarcation and the key stakeholder meeting included participation from diverse groups including both women and men.

In terms of reporting, the sensitization consultants produced 3 reports altogether as follows: inception report for actual sensitization work, draft final sensitization report and final sensitization report. The inception report for the actual sensitization work was submitted to the Office of the Administrator of Stool Lands six weeks after the commencement of the consultancy and included the methodology employed, the plan and description of the consultant and the meetings to be carried, the different categories of stakeholders to be consulted, the different messages to be delivered and different mediums to be used, the expected outcome of the first of the sensitization, critical and or risks issues that will require further deliberations, the expected work plans of the consultancy including timelines and deliverables and recommendation to LAP and the OASL's consultants who were carrying out other field works on the concerns community members and residents and officials were having regarding the process and recommendations as to how to address them.

A draft final sensitization report for the entire assignment was submitted at the end of the sensitization activity which provided detailed information on the tasks performed incorporating lessons learned, The report was comprehensive and covered the following:

- How stakeholders were sensitized on the steps and procedures required for the boundary demarcation
- Target audiences identified and reached including vulnerable groups
- Data, that was disaggregated and analyzed by gender
- Messages tailored for different categories of audiences in relation to demarcation and
- Messages crafted for different phases of activities such as inventory, survey and conversion from oral arrangement to written arrangements.
- The media delivery tools used, location frequency and the language used in the dissemination of information
- The channels of communication including the channels developed for receiving and processing of feedback and concerns from stakeholders



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- The description of the meetings and workshops and other stakeholder consultations that were held to disseminate information and lastly
- Observation as to the extent the strategy of continuous sensitization created awareness on the boundary demarcation exercise.

The project implementation unit provided separate comments on the reports within three weeks of receiving the reports and the consultants in turn considered the comments and incorporated them in their final reports which they did submit within 6 weeks of receiving the comments.

SENSITIZATION: The sensitization exercise was continuous and covered the entire phase of the demarcation exercise. The project was very cautious in awarding the contract and had as a minimum requirement an NGO with at least 5 years demonstrated experience in workshop facilitation, the development and implementation of public information programs and research related to rural development projects, land tenure, community land allocation and use issues and associated rural issues.

The key personnel was required to possess a minimum first degree in social science or sociology, preferably Land Economy or Natural Resources from a recognized University with at least 8 years' experience and excellent research background in rural development and land related issues. The specialist demonstrated competency in facilitating skills and experience in delivering interventions in rural settings. Ability to communicate in the local dialect of the community was also a preferred choice.

In terms of coordination, the OASL arranged a number of meetings with the consultants and this was on average once every month and minutes of the meetings sent to the Project Unit which provided technical directives as and when the need arose.

For undertaking Alternative Dispute Resolution (ADR), the project recruited a consultant with expertise in ADR, customary land governance and community development to undertake ADR within the demarcation area, incorporating general issues of conflict resolution in formalization of boundary demarcation. The ADR specialist worked closely with the sensitization specialist.

The overall objective of engaging the ADR specialist was for him to undertake ADR within the demarcation process among the traditional authorities, land owners, locally affected existing land users and other land users. The ADR specialist was also to ensure the understanding of the procedure of the ADR to beneficiaries and also ensure that, identified land ownership and boundary conflict between and



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among traditional authorities, local parcel owners were identified and resolved. The ADR specialist worked closely and in consultation and collaboration with the Sensitization consultant to identify stakeholders under the supervision and coordination of the Office of the Administrator of Stool Lands to undertake a vigorous dispute resolution exercise to facilitate the customary boundary demarcation inventory exercise. The ADR consultant also worked with the traditional authorities, the customary land secretariats, land owners, existing land users including tenant farmers and community representatives and officers of the Survey and Mapping Division of the Lands Commission during the survey and demarcation process.

The specific tasks of the ADR consultant was to identify all areas of boundary disputes between the traditional authorities and adjoining land owners indicating how long it could be resolved. The consultant also identified all boundary disputes along the boundaries as they were surveyed and procured from all owners, relevant data and documents supporting their respective claims. The ADR consultant also investigated and provided detailed information on the land dispute and took into consideration all available historical, social, economic and judicial antecedents. The Consultant also resolved all boundary disputes and related disputes that were likely to affect the demarcation process within a stipulated time after identifying the dispute. The ADR consultant also resolved most of the disputes that arose during the demarcation and prepared composite and dispute maps and plans, and with the aid of a cartographer indicated the conflict areas graphically. The Consultant then brought these to the notice of the Project for consideration and possible resolution, other relevant or related activities that either facilitated or eased or expedited the demarcation process. The consultant also described the steps and processes in a logical sequence that eventually led to the resolution of the boundary dispute or difference.

The ADR consultant produced three reports in all - the Inception report for the actual ADR work which was submitted six weeks after signing the contract, the draft final report and the final report. The inception report included the methodology to be employed, the different consultations to be carried out, the categories of stakeholders to be consulted and the critical issues that will require deliberations. The ADR exercise was continuous. In selecting the ADR consultant, the project took a number of factors into consideration.

The consultant of the firm seeking to undertake the assignment was expected to have at least five (5) years demonstrated experience in conflict management and facilitation and research in rural development projects, land tenure and administration, community land administration and use and associated rural issues. Specifically, the personnel had the following qualifications.



The leader of the team was required to have a minimum of a degree in Social Science or sociology, Law, Land Administration, Land Economy or Natural Resource Management or Rural Development or a relevant field from a recognized university with at least eight (8) years' experience and excellent research experience in rural development and land related issues. The specialist should also have demonstrated competency in facilitation skills and experience in delivering reports in rural settings was an advantage.

Ability to communicate in the local dialect while performing skills in the community setting was preferable. The ADR specialist arranged, organized and held meetings with all the consultants engaged in the RPRD process frequently to coordinate their activities on the field and submitted minutes of the meetings to the LAP coordinator and the Coordinator provided directives where appropriate. The coordinator provided the ADR consultant with a number of documents and report on similar projects held in the country to enable him have a full grasp of the assignment. The documentation provided included the Gender Guidance Notes for Land Facilitation Activity in Awutu-Senya PRD and lessons learnt.

Project Execution and Deliverables: The scope of work involved:

- Clearing of the parcels boundaries
- Pillaring of boundary
- Data capture and processing and
- Production of Map and Site Plans.

Reconnaissance and Planning: Prior to the start of the actual survey work, meetings were held with the local organizing team to agree on the best and acceptable approach to undertake the works taking due cognizance of the local public's reaction and concerns of the assignment to be carried out which was to involve clearing of vegetation affecting some farms and planting of pillars. Before that, the Surveying Firm – Rudan Engineering Limited was introduced to the traditional Authorities and people of the area. A formal letter of introduction was also provided by the Office of the Administrator of Stool Lands which was used to further inform people who were not present at the initial introductory meetings. The police was engaged and briefed about the works to be undertaken.

Demarcation of Boundary Lines: Once the boundary was identified by the land holder in the presence of adjoining neighbors and interested parties and stakeholders, the survey then started with the clearing



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and demarcation of the boundary line. This was done with the aid of GPS survey equipment as well as local laborers engaged by the land holder.

Construction of Pillars: concreted pillars were then erected in accordance with the specification set out in the contract. Pillars were constructed to the dimension 0.3 by 0.3 by 0.6m buried in the ground.

DETAILS OF THE RURAL PARCEL RIGHT DEMARCATION

Attempts at Dispute Resolution: During the process of conducting the field work, several attempts were made by the survey team comprising of the Office of the Administrator of Stool Lands and the Alternative Dispute Resolution consultant to resolve disputes.

Main challenges: Disagreements among adjoining tenants affected smooth progress and speed of the actual survey works. This also affected the project cost as the surveyors spent a much longer time waiting for disputes to be resolved.

Supposition: Altogether, Three Thousand, One Hundred and Eighteen parcels of land was involved with the breakdown as follows:

AREAS WHERE RPRD WAS UNDERTAKEN

Town	Number of Farmers	Completed Farms
Omanpe	1816	1816
Gyema	892	892
Bekwai	80	80
Adankragya	494	494
Kwamokrom	935	43
Sankore	216	216
Donkro-Nkwanta	262	No work done
Dadiesoaba	320	241
Mim	199	No work done



Lessons learnt:

- The rugged terrain made some areas inaccessible and the work very difficult especially in the rainy season.
- Traditional festivals and taboos affected the speed of undertaking the work.
- Farmer turn-up increased significantly when all interested (unregistered) farmers became eligible for their farms to be surveyed
- Delays in the release of funds to the consultants delayed the progress and speed of the demarcation work
- Conveying the concrete pillars to the site was a major challenge primarily due to the distances over which they had to be conveyed and the age of some of the farmers
- Adjoining farmers were not always present during some of the boundary identification and demarcation processes and this meant that, there were slight changes in the boundaries which had to be revisited long after the work had been completed.
- Due to the success of the exercise, the Office of the Administrator of Stool Lands has received quite a number of fresh requests for Rural Parcel Right Demarcation in the following communities: Bekwai, Adankragya, Juaben, Tapa, Offinso, Adansi, Bompata, Kumawu, Manso-Nkwanta, Kramokrom, East Nzema, Sefwi Wiawso, Asankragwa, Mim and Atti-Morkwa.

CONCLUSIONS

The study acknowledges the enormous contribution of the Survey and Mapping Division (SMD) of the Lands Commission (LC) in providing quality control for the survey work conducted by the surveying consultant.

Results confirm that there is a great potential to reduce land boundary and ownership conflicts through the Rural Parcel Right Demarcation exercise. The study has established that, the Demand Led approach to implementing the Rural Parcel Right Demarcation guarantees up to 60 percent success of the demarcation program of this magnitude.

It is important to say that, the Rural Parcel Right Demarcation project is a major pro-poor attempt to help rural farmers particularly women to initiate steps to formalize and record oral grants and have some form of documentation of their interests in the land. The study found a slow but increasing number of women registering their interest in land either alone or jointly with their spouses.



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The strong enthusiasm and support shown needs to be sustained. The work has underscored the importance of Customary Land Secretariats in resolving disputes that arise among lessees of land. Customary land Secretariats have helped in sensitizing community people on the demarcation process and aid in the quick resolution of conflicts as and when they arise.

The study found that, the RPRD provides many useful lessons that will enable other land owning communities in Ghana improve upon land management at the customary level through a participatory approach.

RECOMMENDATION:

The work recommends that for future Rural Parcel Rights Demarcation programs of this nature, a process of monitoring set within Civil Society at the community level with individuals acting as monitors to help sensitize the local folks should be set up so as to whip up interests and encourage more people to take advantage of the program.

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APPENDICES

Appendix “A” - Acronyms

ADR	-	Alternative Dispute Resolution
CLS	-	Customary Land Secretariats
CBD	-	Customary Boundary Demarcation
DLA	-	Demand Led Approach
DB	-	Disputed Boundary
GPS	-	Geographic Positioning System
GTM	-	Ghana Traverse Mercator
LC	-	Lands Commission
LAP	-	Land Administration Project
LBP	-	Land Boundary Pillars
LOT	-	Local Organizing Team
MLNR	-	Ministry of Lands and Natural Resources
NBP	-	Natural Boundary Pillars
OASL	-	Office of the Administrator of Stool Lands
SMD	-	Survey and Mapping Division