

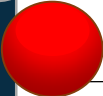

# ACHIEVING LAND BASED TARGETS FOR SUSTAINABLE DEVELOPMENT

## GOALS

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-  History of SDGs in Brief
-  Land Administration and Management in Ghana
-  Ghana's Progress towards SDG Land Related Targets and Indicators
-  Challenges of Land Administration and Management in Ghana
-  Conclusion

# History of the SDGs



## SUSTAINABLE DEVELOPMENT GOALS



# History of the SDGs



- 2030 Agenda for Sustainable Development adopted by UN General Assembly (UNGA) in September 2015 and became operational from January 2016
- Renewed commitment (unfinished business of the MDGs)
- Focus is to eradicate poverty; put the world on a sustainable development path with a pledge to “Leave No One Behind”

# Integration of SDGs into CPESDP

## National Development Dimension

Economic Development



Social Development



Environmental, Infrastructure, and Human Settlement



Governance, Corruption Public Account.



International Affairs





## Land Administration and Management in Ghana

- ❖ Implementation of land administrative interventions over the years was largely through the decentralised planning system and other institutional arrangements.
  - ✓ Town and Country Planning Ordinance, 1940 (Cap 84):
  - ✓ the Town and Country Planning Act 1958 (Act 30):
  - ✓ and the Town and Country Planning (Amendment) Act 1960 (Act 33);
  - ✓ the National Physical Plan of 1963-1970,
  - ✓ and the Land Use and Spatial Planning Act 2016 (Act 925)
  
- ❖ Institutions such as the Lands Commission, Forestry Commission and others were established to influence land administration in the country.



## Land Administration and Management in Ghana

- ❖ National Land Policy (1999) to address general indiscipline in the land market
  - ✓ land encroachments and multiple land sales;
  - ✓ use of unapproved development schemes and haphazard development;
  - ✓ indeterminate boundaries of customary-owned;
  - ✓ lack of reliable maps and plans;
  - ✓ compulsory acquisition by the government of large tracts of land;
  - ✓ weak land administration system and conflicting land uses;
- ❖ Introduction of the Land Administration Project (2003 to 2011) to undertake land policy and institutional reforms



## Land administration and Management in Ghana

- ❖ The Land Administration Project influenced the passage of the new Lands Commission Act 2008 (Act 767) bringing together four public sector agencies:
  - ✓ Survey and Mapping Division,
  - ✓ the Land Registration Division,
  - ✓ the Land Valuation Division and
  - ✓ the Public and Vested Lands Management Division
- ❖ The land ACT, 2020 (ACT 1036) has also been passed
- ❖ The ultimate aim of all these is to secure efficiency and effectiveness in land administration and management





Agenda  
**2063**  
The Africa we Want



# Ghana's Progress on SDG Land Related Targets and Indicators





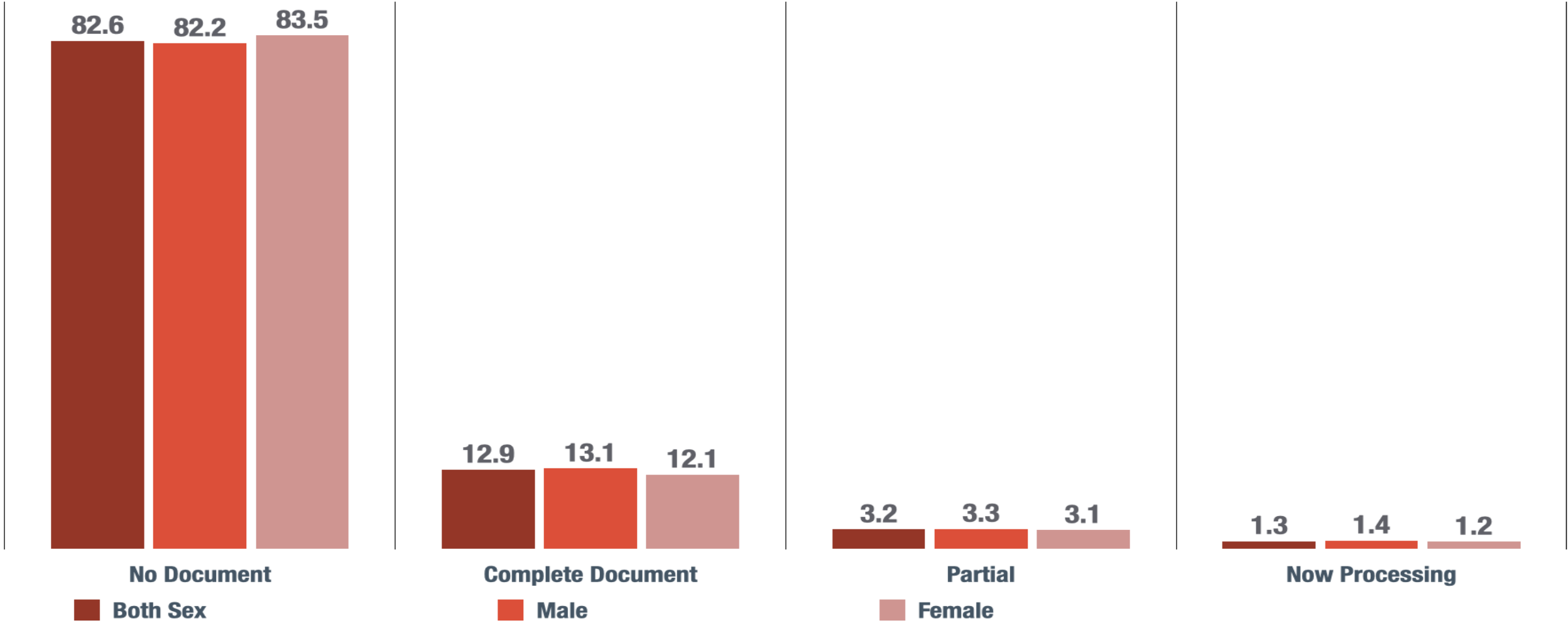
# Achieve gender equality and empower all women and girls

**Target 5.a: Undertake reforms to give women equal rights to economic resources, as well as access to ownership and control over land and other forms of property, financial services, inheritance and natural resources, in accordance with national laws**

INDICATOR	PROGRESS
<p><b>Indicator 5.a.1 (a) Proportion of total agricultural population with ownership or secure rights over agricultural land, by sex; and (b) share of women among owners or rights-bearers of agricultural land, by type of tenure</b></p>	<ul style="list-style-type: none"> <li>• More than half (56.7%) of agricultural lands are cultivated on small-scale with the rest under medium-scale (25.6%) and large-scale (17.7%) cultivation</li> <li>• Also, 82.6 percent of the lands used by holders do not have any form of documentation.</li> </ul>



# Land parcels for agriculture by sex of holder, and status of documentation, 2017/2018, (%)



Source: Ghana Census of Agriculture, 2020





**11** SUSTAINABLE CITIES AND COMMUNITIES



# Make cities and human settlements inclusive, safe, resilient and sustainable

**Target 11.1: By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade slums**

INDICATOR	PROGRESS
<p><b>Indicator 11.1.1 Proportion of urban population living in slums, informal settlements, or inadequate housing</b></p>	<ul style="list-style-type: none"> <li>• The number of people living in slum areas have increased from 5.5 million in 2017 to 8.8 million in 2020, representing an increase of about 60 percent.</li> <li>• Proportion of slum dwellers of total population have declined from 39.3 percent in 2017 to 28.2 percent in 2020.</li> <li>• Currently there are about 23 slums in the country with 11 in Greater Accra Region.</li> </ul>

A 'slum household' is defined as one in which the inhabitants suffer one or more of the following 'household deprivations': 1. Lack of access to improved water source 2. Lack of access to improved sanitation facilities 3. Lack of sufficient living area 4. Lack of housing durability 5. Lack of security of tenure (UN-Habitat)



**Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss**

**Target 15.1: By 2020, ensure the conservation, restoration and sustainable use of terrestrial and inland freshwater ecosystems and their services, in particular forests, wetlands, mountains and drylands, in line with obligations under international agreements**

INDICATOR	PROGRESS
<p><b>Indicator 15.1.1: Forest area as a proportion of total land area</b></p>	<ul style="list-style-type: none"> <li>• Marginally improved between 2018 and 2021, from 33.42 percent to 33.56 percent</li> <li>• A total area of 17,118.3ha of forest plantation was established under the National Afforestation Programme</li> <li>• Over 7 million trees were planted in 2021 and at least 20 million trees were planted under the Green Ghana Project</li> <li>• The long-term target is to plant over 100million trees cumulatively by 2023</li> </ul>



**15** LIFE  
ON LAND



Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss

**Target 15.2: By 2020, promote the implementation of sustainable management of all types of forests, halt deforestation, restore degraded forests and substantially increase afforestation and reforestation globally**

### INDICATOR

### PROGRESS

**Indicator 15.2.1: Progress towards sustainable forest management**

- A total of 19,900 km<sup>2</sup> of land is currently under long-term forest management
- This represents 24.86 percent of the total forest area of the country as of 2021



**15** LIFE ON LAND



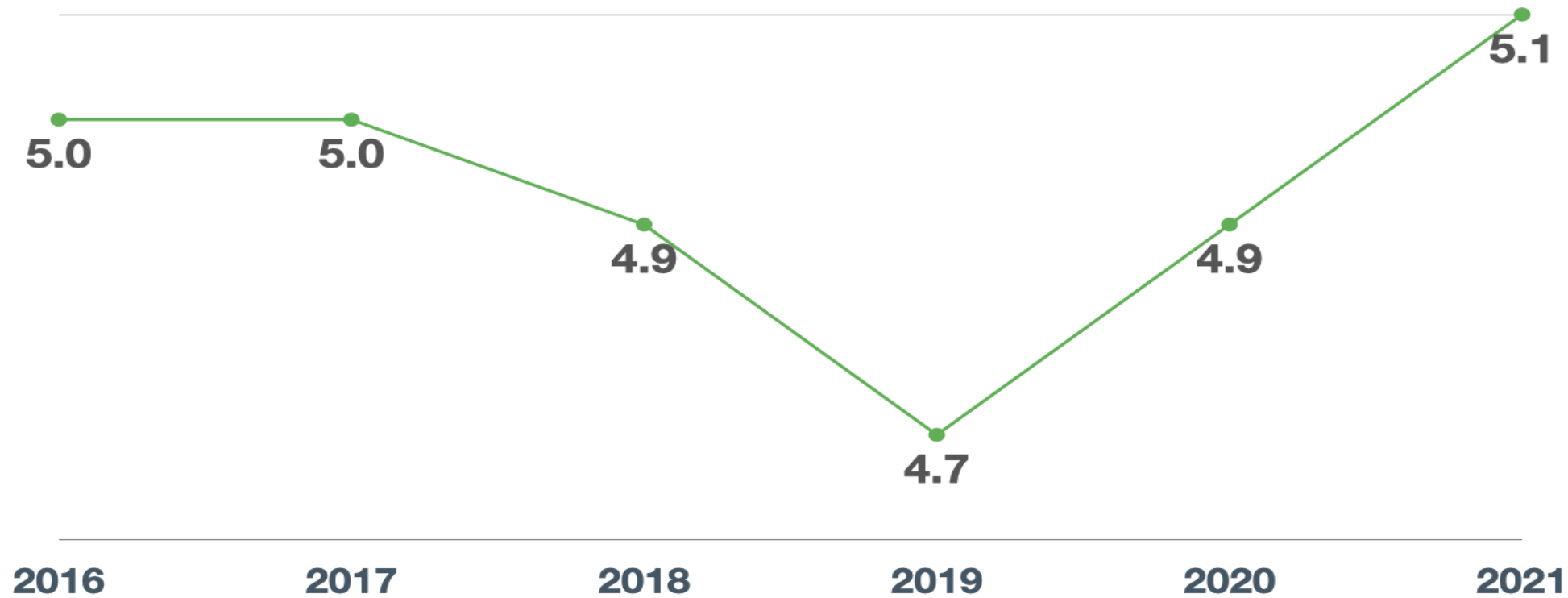
Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss

**Target 15.3: By 2030, combat desertification, restore degraded land and soil, including land affected by desertification, drought and floods, and strive to achieve a land degradation-neutral world**

INDICATOR	PROGRESS
<b>Indicator 15.3.1 Proportion of land that is degraded over total land area</b>	Degradation of protected areas increased from 4.7 percent in 2019 to 5.1 percent of total land area in 2021



## Proportion of land that is degraded over total land area, 2016-2021, (%)



Source: Forestry Commission, 2022







## Summary of Highlights

- ❖ There are ten direct indicators on land and six others that implicitly relate to it
- ❖ Only five (representing 31%) were reported in Ghana's 2022 VNR Report
- ❖ This shows a huge gap in terms of data to report on this important economic and social asset
- ❖ It also implies a deficiency in assessing the true extent of progress in attaining the SDGs



## Challenges of Land Management and Administration

- Fragmented nature of land ownership
- Persistence of multiple land sales
- Competition for parcels of land for agricultural and residential purposes
- Unregulated land acquisition for estate purposes
- Community and tribal conflicts over lands
- Problems of land documentation
- Land degradation and land pollution worsening
- The lands in forest areas are threatened by illegal logging and mining activities – galamsey
- Threat to food production due to land losses
- Uncoordinated land use practices



## CONCLUSION

- The rippling effects of land usage, its management and administration on almost all the SDGs makes it central to the attainment of the SDGs
- Competition between residential and agricultural usage of land is crowding out the latter at an alarming rate, threatening urban food production
- LUSPA must be allowed to work by unleashing their full potential and exerting their authority in managing our country's land use and space
- It is time to shift to the approach of developing skyscrapers using the condominium rights to land lease
- More efforts required by GSS and other relevant institutions to gather data on land-based targets and indicators of the SDGs



**THANK  
YOU**

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