



DIGITALIZATION OF LAND ADMINISTRATION IN GHANA

TRANSFORMING LANDS COMMISSION

Presentation by:

BEN ARTHUR

**DEPUTY EXECUTIVE SECRETARY,
LANDS COMMISSION**



MISSION STATEMENT

“To provide high quality, reliable and efficient services in geographic information, guaranteed tenure, property valuation, surveying and mapping through teamwork and modern technology to our stakeholders”

VISION

“To become a Center of Excellence for Land Services Delivery”

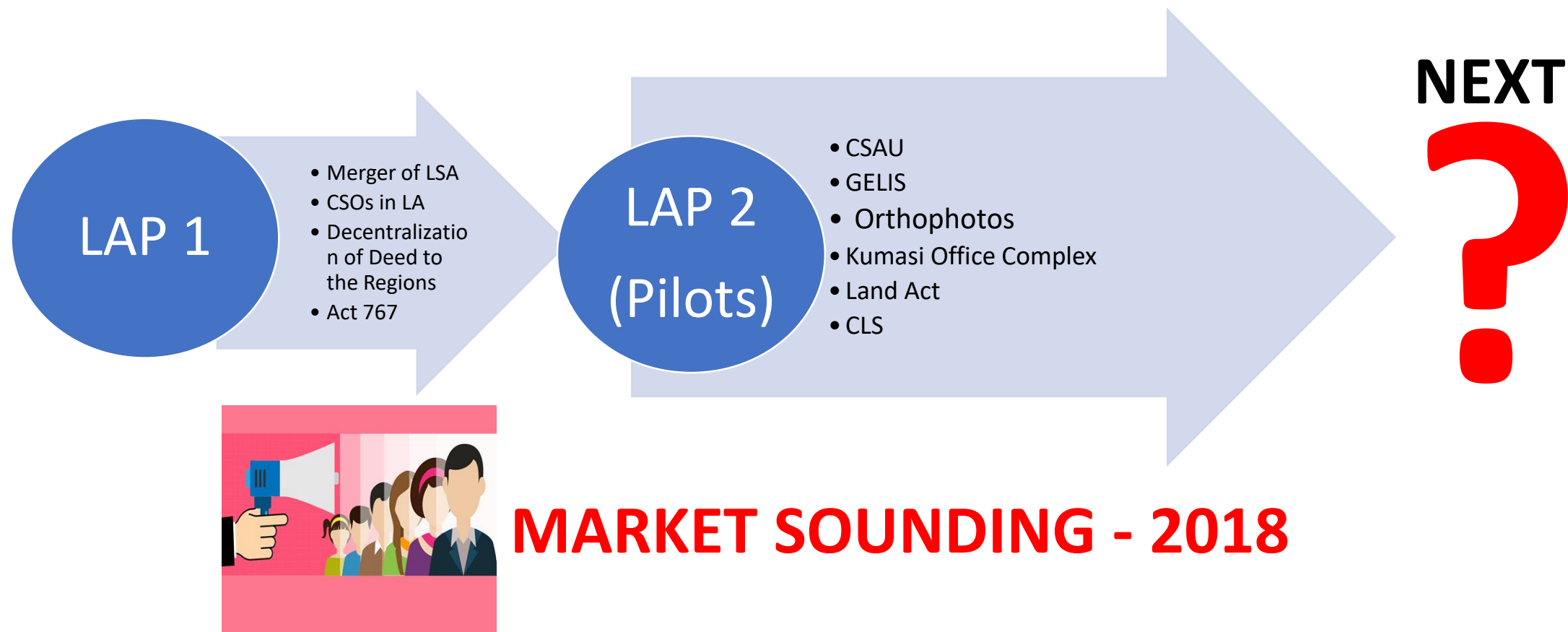
GOAL

“Customer satisfaction is our goal”

Our target

- ***“To efficiently maintain up-to-date land records, provide reliable land information, equitably and effectively deliver land administration services to improve tenure security & unlock DEAD CAPITAL in land, in order to increase the contribution of land to socio-economic development for the BENEFIT OF THE GHANAIAN PEOPLE and the country.”***

BRIEF BACKGROUND OF INTERVENTIONS



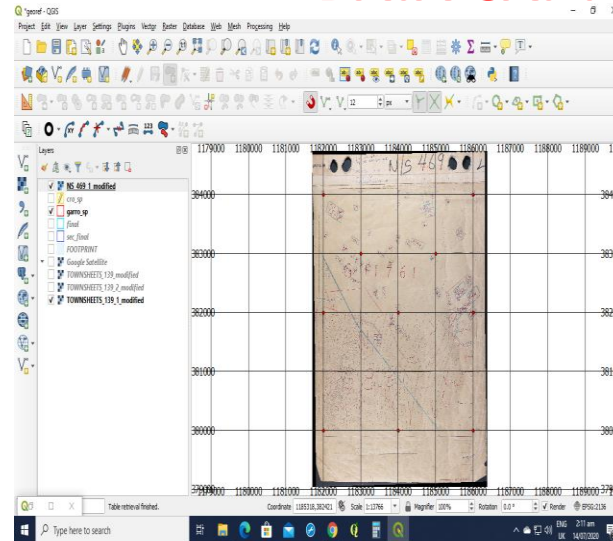
Wholistic Transformation agenda anchored on the successes and gaps identified from previous interventions

“It is unacceptable that some sections of the country’s land administration were still in a manual environment in the age of technology”

**HIS EXCELLENCY NANA ADDO DANKWA AKUFO-ADDO
PRESIDENT OF REPUBLIC OF GHANA**

EFFORTS SO FAR

DATA CAPTURE & CONVERSION

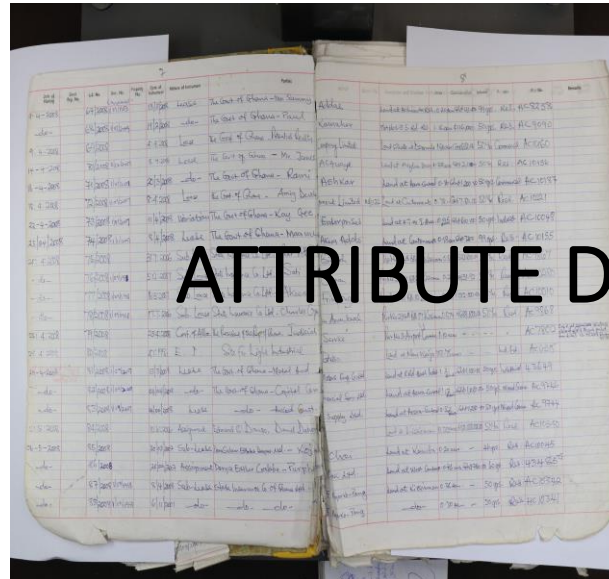
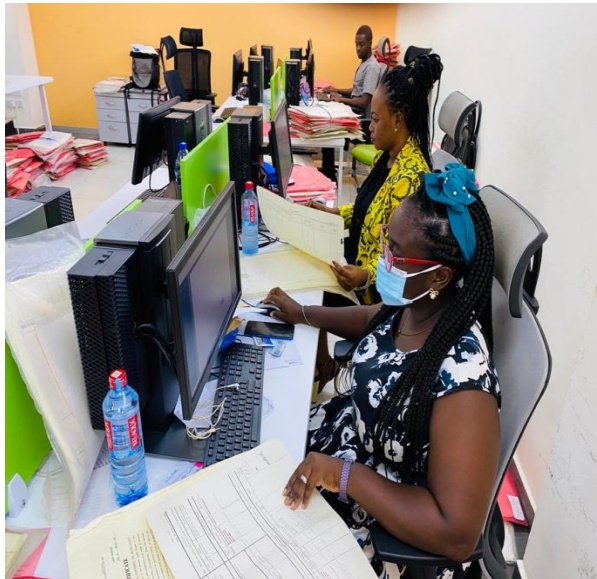


Scanning

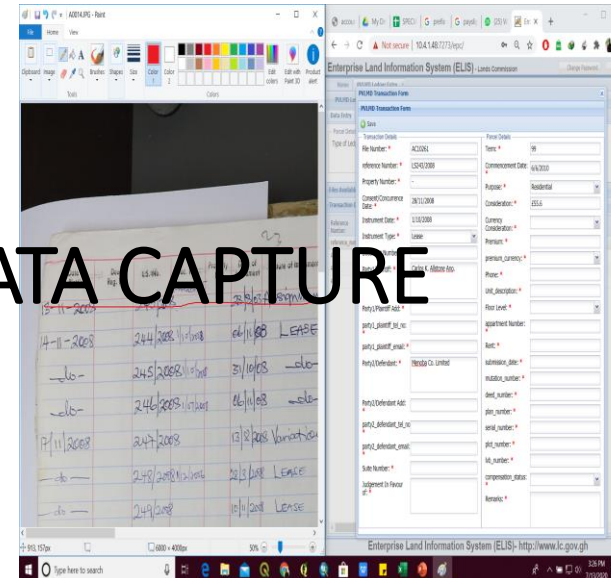
Geo-referencing

Digitizing & Integrating

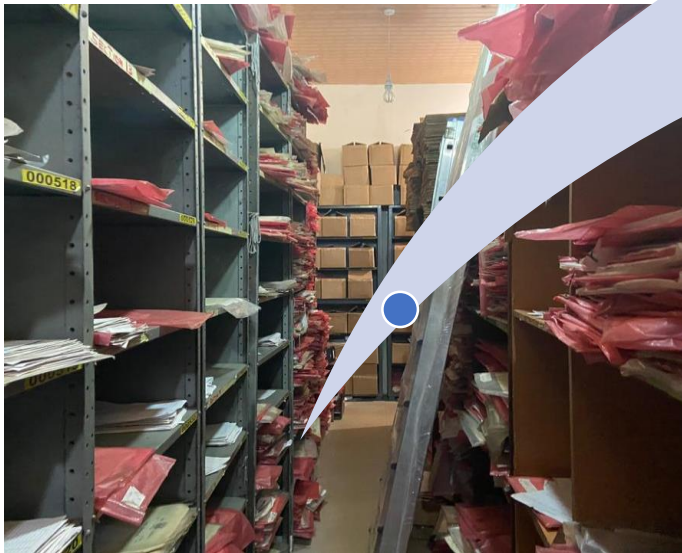
Archiving



ATTRIBUTE DATA CAPTURE



FILE MANAGEMENT & ARCHIVING



O'Neil University
Document Edit

Welcome CAROL [Logout](#)

Document

Code * 1111222 Position
Description Medical Records Document Type MED
Additional Info 2005-2006 Dave Martin

Contained-in *

☐ Filefolder ☒ Container

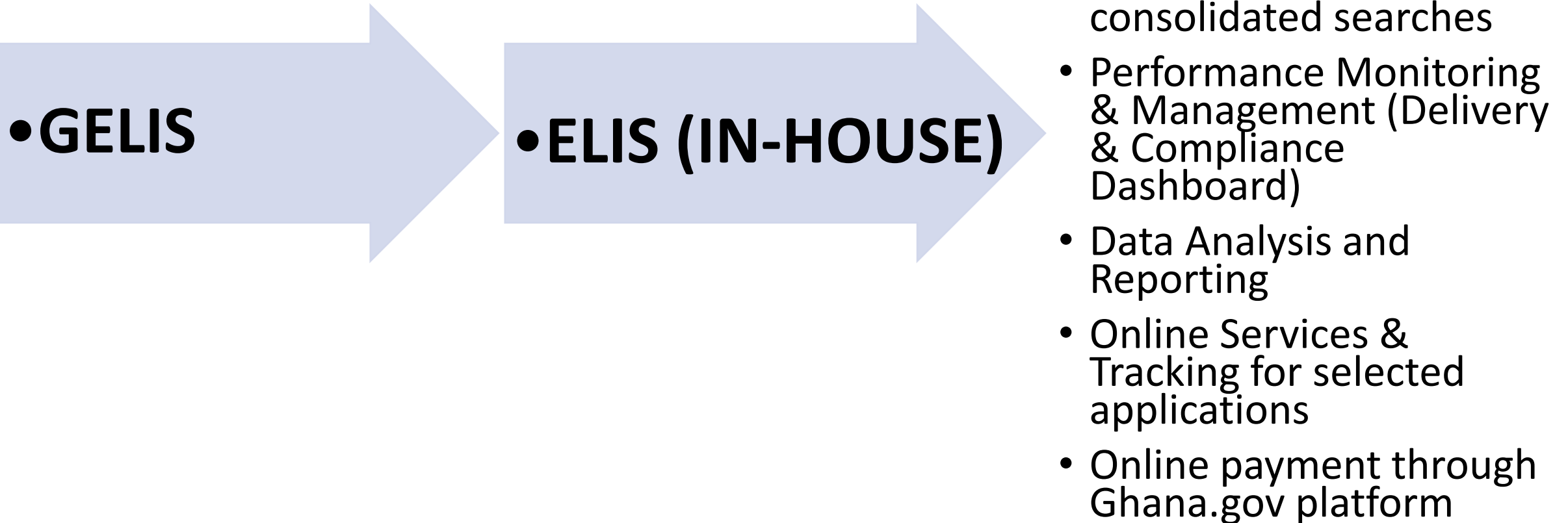
Code 123659
Alternate Code
Account 1000

Keywords

Dave Martin

RSWeb.NET 3.06.219 Copyright © 2008 O'Neil Software, Inc. All rights reserved. Session will timeout in approximately 59:45 minutes.

DIGITALIZED BUSINESS PROCESS



PILOT DIGITALIZED BUSINESS PROCESSES





Welcome to ELIS!

Enter User Name

Password

☐ Remember Me

Login

[Forgot Password?](#)

ENTERPRIS LIS (ELIS)

TITLE PLAN PREPARATION

Coordinate Entry

Coordinate Entry

WKT Polygon

POLYGON((1307544.234 ;

name	x_coordinate	y_coordinate	Remove
1	392443.128	1307544.234	
2	392444.355	1307557.86	
3	392329.812	1307690.266	
4	392315.993	1307692.794	

PUBLICATION MGT



Ready for Publication

Sent for Publication

Ready for Publication

#	Job Number	Applicant Name	Case Number	Application Type
1	1070000014	FREDERICK ACQUAYE	1070000014	APPLICATION FOR REGISTRATION RECORDS
2	1070000015	EDDY BODJE	1070000015	APPLICATION FOR REGISTRATION RECORDS
3	1070000016	SAMUEL ANTON PRINCE	1070000016	APPLICATION FOR REGISTRATION RECORDS
4	1070000017	MRS ROBERT ACQUAYE	1070000017	APPLICATION FOR REGISTRATION RECORDS
5	1070000018	ROBERT ACQUAYE	1070000018	APPLICATION FOR REGISTRATION RECORDS
6	1070000019	PRINCE ANTON PRINCE	1070000019	APPLICATION FOR REGISTRATION RECORDS
7	1070000020	DAVID BODJE	1070000020	APPLICATION FOR REGISTRATION RECORDS
8	1070000021	PETER ANTON PRINCE	1070000021	APPLICATION FOR REGISTRATION RECORDS

BILLING MGT

LANDS COMMISSION
SERVICE BILL

Date: 13 Feb 2021 18:50:11 GMT

Service Type: APPLICATION FOR REGIONAL NUMBER
Ref Number: 10617169
Client Name: RHODEN DOGBE
Surveyor's Client Name: Benjamin Armah Quaye
Locality: Tesano

Details of Fees			
S/N	Bill Number	Description	Amount (GHS)
1	1023478062020	Regional Number Bill	16.0
2		Service Charge	0.00
		Total Amount	16.00

Amount In Words: Sixteen Ghana Cedis Only

Client Service Officer: BENJAMIN ARMAH QUAYE
For: Regional Lands Officer

ELIS SUPPORTED SERVICES

Regional
Number
&
Plan
Approval

Searches

Stamping

Concurrence
&
Consent

- Assign
- Sublet
- Mortgage

Title
Registrati
on

- (First Registration,
- Transfer (Whole or Part),
- Objecti

Deeds
Registrati
on

JOB TRACKING

Application Tracking History

Comments	Division/Unit	Batching Officer	Date
Application was received by ALEX ACQUAYE on 2020-12-16	CSAU	ALEX ACQUAYE	2020-12-16
Application has been sent to FREDERICK BEDIAKO-MENSAH on 2020-12-21 16:21:51.035128+00 for TO EXAMINER	SMD	ALBERT N.A OKU	2020-12-21
Application has been sent to KUMADO PRINCE on 2020-12-23 09:22:24.450633+00 for FULL CHECKING	SMD	FREDERICK BEDIAKO-MENSAH	2020-12-23
Application has been sent to FREDERICK BEDIAKO-MENSAH on 2020-12-29 08:09:50.591688+00 for FULL FILE CHECKING COMPLETED	SMD	KUMADO PRINCE	2020-12-29
Application has been sent to KUMADO PRINCE on 2020-12-29 16:15:32.697752+00 for FULL CHECKING	SMD	FREDERICK BEDIAKO-MENSAH	2020-12-29
Application has been sent to FREDERICK BEDIAKO-MENSAH on 2020-12-29 18:39:49.29894+00 for FULL FILE CHECKING COMPLETED	SMD	KUMADO PRINCE	2020-12-29
Application has been sent to ERIC MENSAH-OKANTEY on 2020-12-30 12:54:36.657913+00 for PLAN APPROVAL	SMD	FREDERICK BEDIAKO-MENSAH	2020-12-30
Application has been sent to ERIC MENSAH-OKANTEY on 2020-12-30 13:37:49.046141+00 for PLAN APPROVAL	SMD	FREDERICK BEDIAKO-MENSAH	2020-12-30
Application has been sent to DAVID BALABAWOE GOVERNOR on 2021-01-14 12:33:58.747813+00 for for barcoding	SMD	ERIC MENSAH-OKANTEY	2021-01-14

Details

Applicant Name
Michael Obiri - Kumi

Applicant type
APPLICATION FOR PLAN APPROVAL

Cabinet Name


Job Purpose
SB

Job Status
Application has been placed in Cabinet Sb on 2021-01-20 14:53:58.857711+00 by ALBERT OKU Cabinet

Application Status
Application is ready for collection at CSAU as SB

Online Services – Greater Accra and Six New Regions




Welcome to Lands Commission Portal
Sign in to your account to continue

[Login As Individual](#) [Login As Corporate](#)

Email

Password


[Forgot password?](#)

[Cancel](#) [Sign in](#)

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Powered by CBS-G

Access LC Online Services

 [ABOUT](#) [FIND A SERVICE](#) [CHECK APPLICATION STATUS](#) [GIVE FEEDBACK](#)

How may we serve you today?

[List of Services](#)

These are services that you can request on your own. You do not need the assistance of a professional body/entity to be able to complete this type of application.

- APPLICATION FOR SEARCH
- APPLICATION FOR OBJECTION
- APPLICATION FOR CERTIFIED TRUE COPY

These group of services are best requested for with the help of a professional body/entity. Although you can apply for these services on your own, it is **RECOMMENDED** that you apply for these kind of services with the help of a professional body/entity.

- APPLICATION FOR STAMPING

These group of services can only be requested for with the help of a Licensed Surveyor. The service you wish to apply for will be forwarded to a Licensed Surveyor of your choice. The services below will be available online soon. To access these services within this period, kindly visit the Client Service Access Unit (CSAU) at the Accra and Tema Offices.

- APPLICATION FOR PLAN APPROVAL
- APPLICATION FOR REGIONAL NUMBER



Pay your Lands Commission bill

Bill Number*

[Submit Info](#)

Track Job Status - Job Number: LCGAOS59193752021
[View Job Details below:](#)

Tracking Job on Portal

[Job Details](#)


Date Created 2021-05-04	Job Number LCGAOS59193752021	Status null
Main Service null	Secondary Service null	Submitted By -


[1. Milestones](#)


SN.	Milestone	Status
1	Undergoing Records Verification	In Progress
2	Report Preparation	Not Completed
3	Signing of Report	Not Completed


[2. Queries](#)

No.	Date	Query	Status	Document Required?	Query Response	View
1	2021-07-07	This resense is not acceptable	Not Resolved	Yes	Okay doc, i hope this response helps	View
2	2021-05-07	KINDLY PROVIDE US WITH A DIFFERENT SITE PLAN	Not Resolved	No	I'm responding to this for the first time	View


How would you like to pay?
Select your payment method.

 [Mobile Money](#)

 [Bank Card](#)
Master Card and VISA only

 [Hubtel](#)
Scan and Pay with the Hubtel App

You are about to make a payment amount of: **GHS 55.00** [View Invoice](#)

Online Payment Platforms

LANDS COMMISSION
Government of Ghana E-Receipt



REF: LC0000000113
BILL NUMBER: 437749
06/11/2020, 2:52 PM

RECEIVED FROM Benjamin Armah Quaye
THE SUM OF One Hundred and Four Cedis In respect of APPLICATION FOR CERTIFIED TRUE COPY

GHS 104.00
ISSUED BY Lands Commission



Electronic GCR



LANDS COMMISSION

STANDARD OPERATING PROCEDURES (SOP) FOR THE CURRENT BUSINESS PROCESS AND THE CLIENT SERVICE ACCESS UNIT (CSAU) FOR LANDS COMMISSIONS

OCTOBER, 2021

Phone: 0302 429760 / 0302 429762
Email: info@lc.gov.gh
Website: www.lc.gov.gh

ALEXANDER DUAH's Applications With Divisions

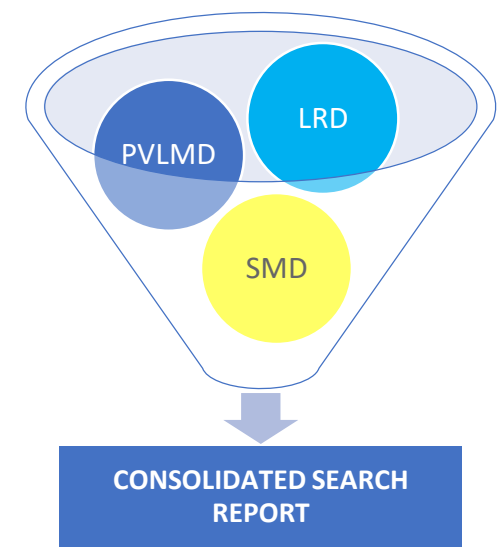
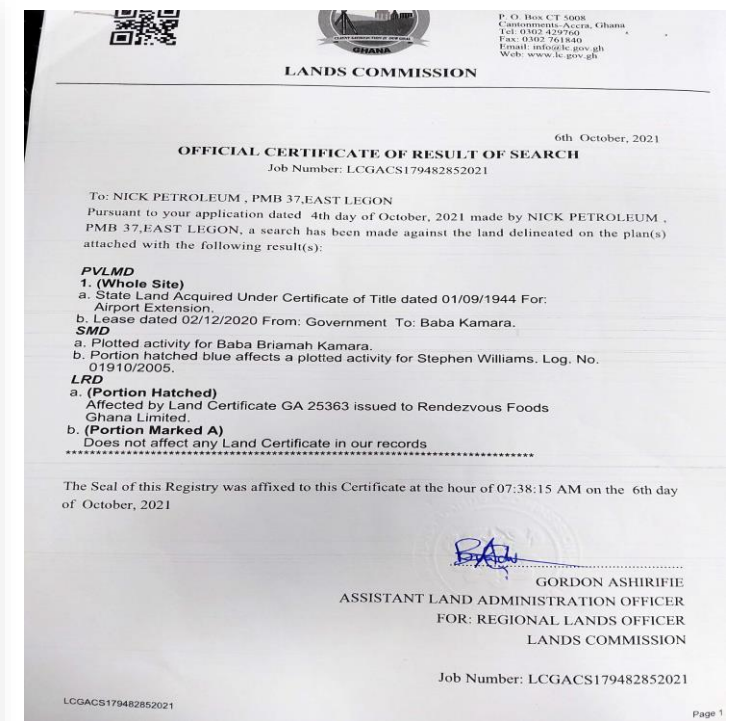
2 [Send Message](#)

Show 10 entries

Excel Print Column visibility

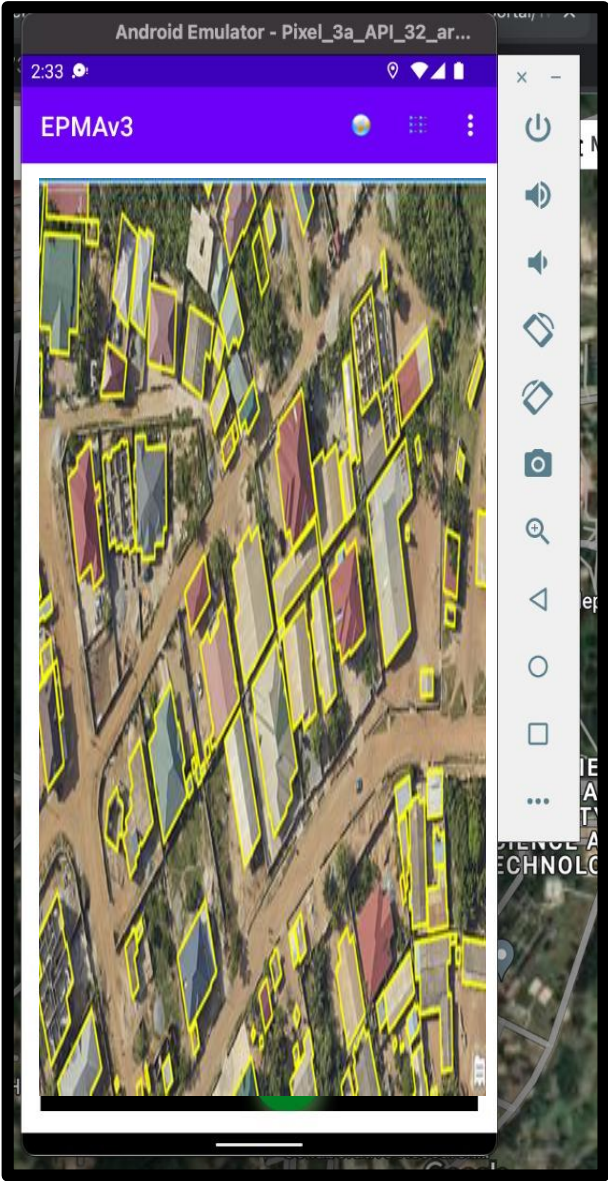
Search: 1

Job Number	Applicant Name	Application Type	Received Date	Date Due	Days Due	Days Spent With Officer
LRDTR7718392020	ZIONITE GROUP LIMITED	APPLICATION FOR FIRST REGISTRATION(TEMA)	2020-08-18	2021-01-07T11:05:44.525587	6 mons 18 days 12:54:15.474413	6 mons 18 days 12:54:15.474413
SMDGASS3304592020	YUSIFU DONKOR	APPLICATION FOR SMD SITE PLAN SEARCH	2020-10-21	2020-11-13T14:34:03.310171	8 mons 12 days 09:25:56.689829	8 mons 12 days 09:25:56.689829
LRDGAR5954472020	YAW ATTA OBIEM	APPLICATION FOR FIRST REGISTRATION	2020-08-25	2020-12-14T18:09:48.494589	7 mons 11 days 05:50:11.505411	7 mons 11 days 05:50:11.505411
SMDGAPA10105392020	YAW APAGYA	APPLICATION FOR APPROVAL OF TITLE PLAN	2020-05-14	2020-12-05T11:53:16.639308	7 mons 20 days 12:06:43.360692	7 mons 20 days 12:06:43.360692
LRDGAR7612262020	YANNI IMAD ABDOULAYE	APPLICATION FOR PART TRANSFER	2020-10-01	2021-01-07T10:01:15.315827	6 mons 18 days 13:58:44.684173	6 mons 18 days 13:58:44.684173
LRDGAR5683482020	YAN LIQUAN AND WANG XUELI	APPLICATION FOR PART TRANSFER	2020-08-19	2020-12-14T17:08:14.769616	7 mons 11 days 06:51:45.230384	7 mons 11 days 06:51:45.230384
LRDTR4470582020	YAAGY AKURUBAH	APPLICATION FOR FIRST REGISTRATION(TEMA)	2020-06-09	2021-01-07T10:01:15.315827	6 mons 18 days 13:58:44.684173	6 mons 18 days 13:58:44.684173
SMDGAPAS733582020	WISDOM DUNYO	APPLICATION FOR APPROVAL OF TITLE PLAN	2020-08-27	2020-12-05T11:53:16.639308	7 mons 20 days 12:06:43.360692	7 mons 20 days 12:06:43.360692
LRDGAR7436472020	WINSTON YAW AWAVEYU	APPLICATION FOR PART TRANSFER	2020-09-25	2020-12-14T17:08:14.769616	7 mons 11 days 06:51:45.230384	7 mons 11 days 06:51:45.230384



DIGITAL PROPERTY MASS VALUATION

FIELD DATA COLLECTION MOBILE APP



Android Emulator - Pixel_3a_API_32_ar...

2:34

Property Data Collection

Valuation Number: KSDA16001026

Assembly Name: KSDA

Purpose of Valuation

Subject Structure

Property Use (PUC)

Property Use (Specific Use)

House Number

Street Name

Owner's Name

Owner's Contact Address

Owner's Email Address

Owner's Phone Number

QUALITY ASSURANCE

Measurement Details

Show 10 rows Copy CSV Excel PDF Print Search:

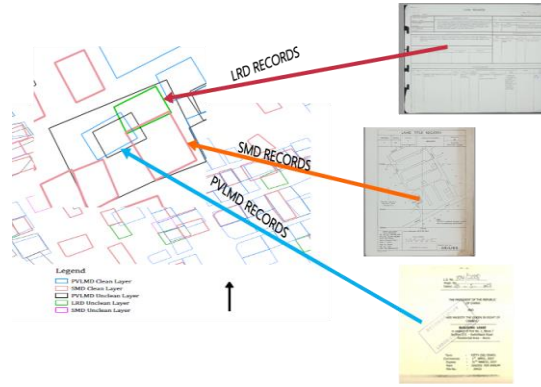
m_length	m_width	m_area	m_rate	m_amount	area_percentage	Details
223.15	1	223.15	735.3	164082.2	100%	Delete

Showing 1 to 1 of 1 entries Previous 1 Next

A photograph of a small, single-story house with a thatched roof and light blue walls, surrounded by greenery. The house has a simple design with a central door and several windows. The roof is made of dried palm leaves or similar natural material. The house is situated on a plot of land with some overgrown grass and trees in the background.

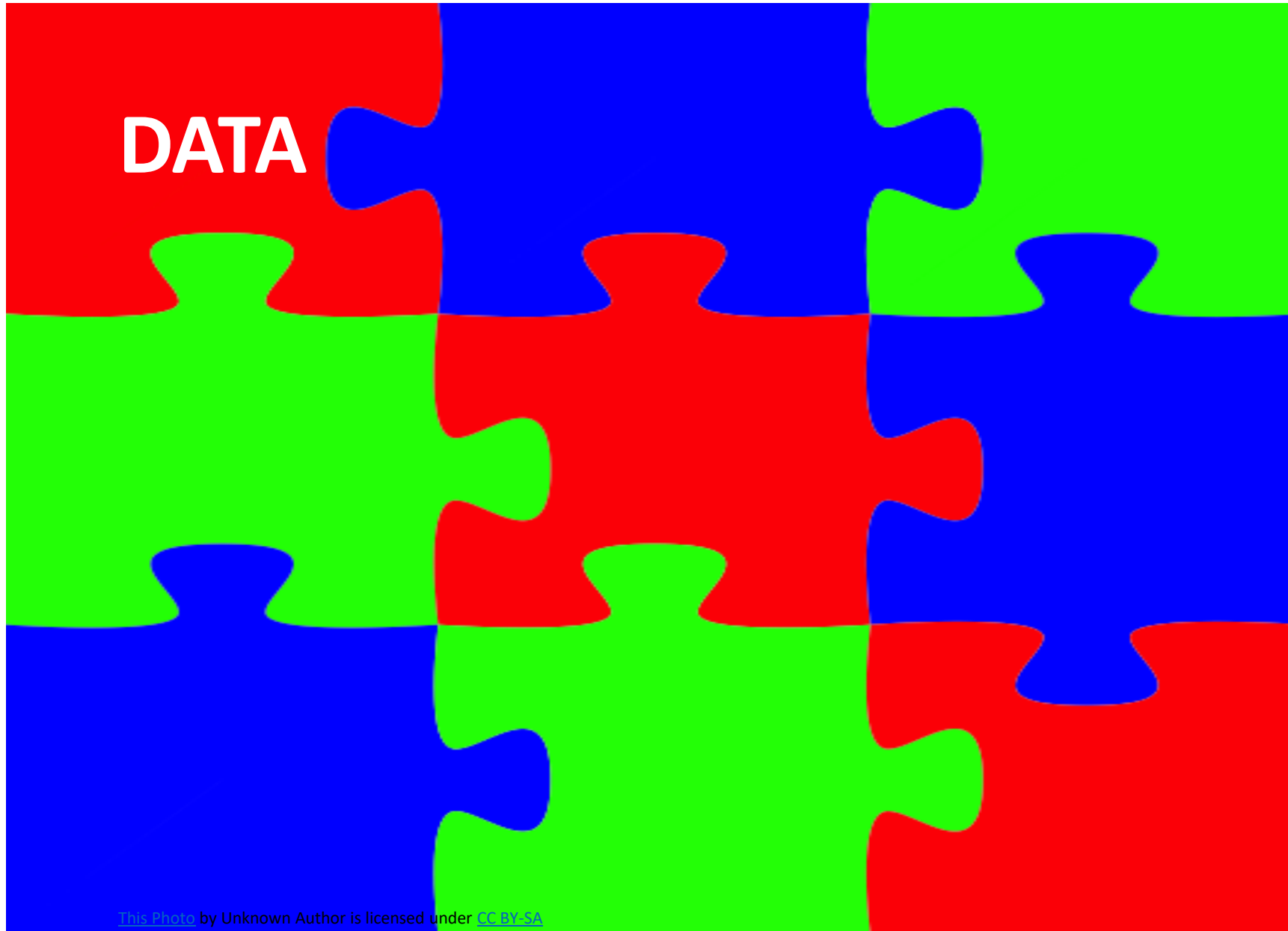
GAPS/CHALLENGES & KEY CONSIDERATIONS

- Overlaps in spatial data across Divisions



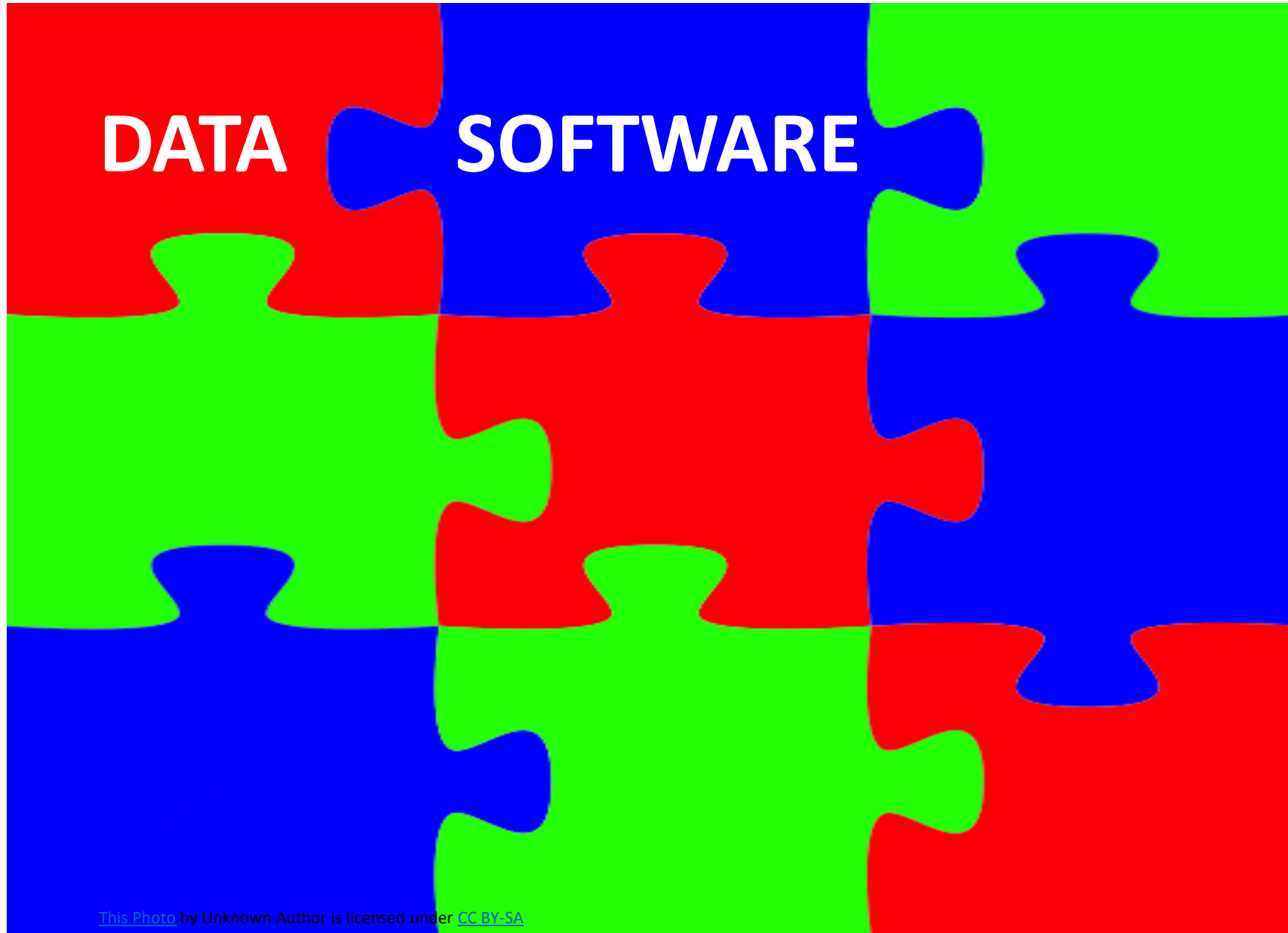
- Limited digitization coverage & data gaps – manual and digital working side-by-side
- Generation of Final output from data captured during processes
- IT infrastructure limitations – Data Centre, Network infrastructure,
- Inadequate HR Capacity (In-house software team)
- Office layout and poor working environment

KEY CONSIDERATIONS FOR TOTAL TRANSFORMATION



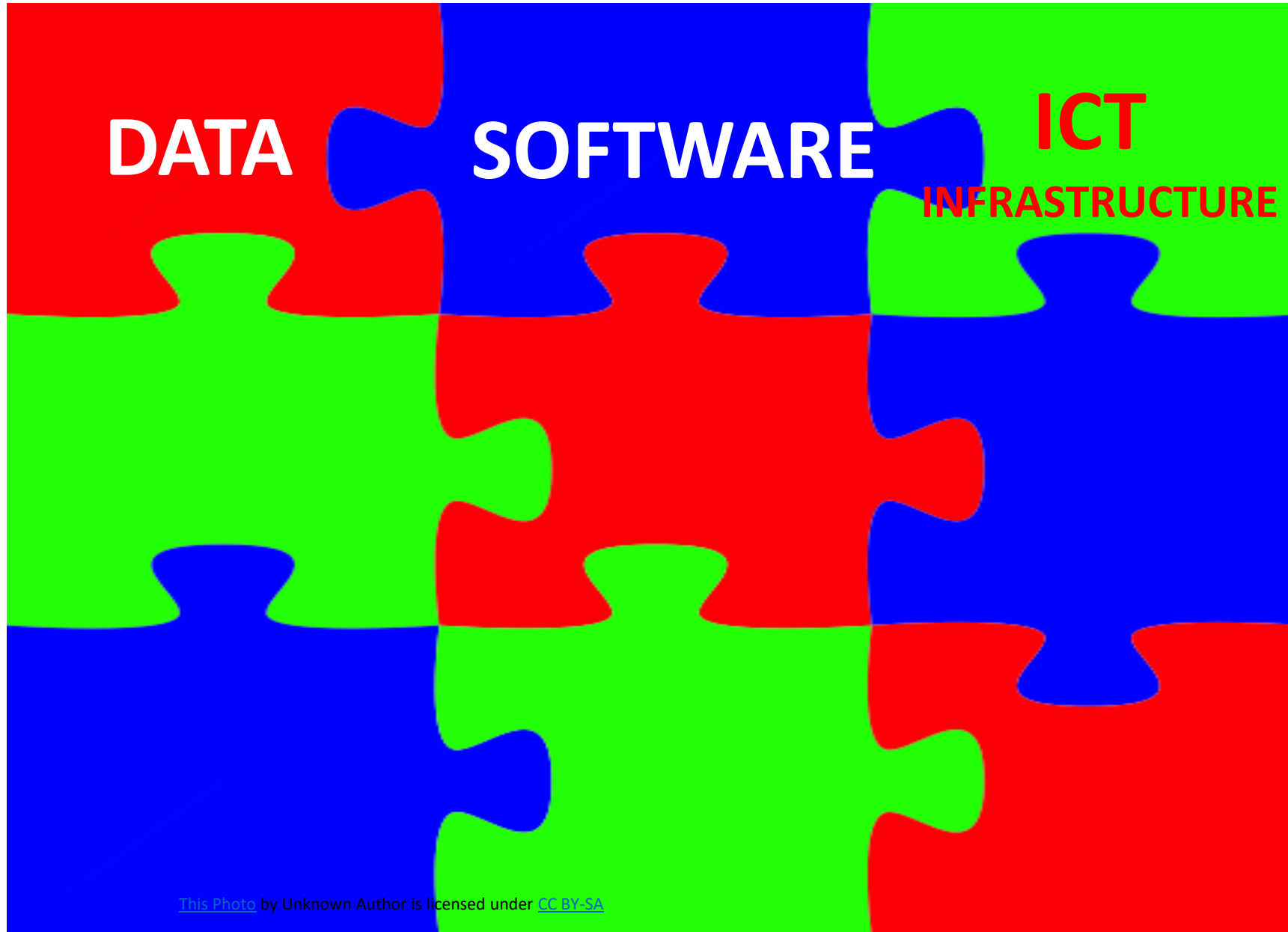
1. **DIGITAL BASE MAPS WITH LiDAR**
2. **SURVEY DATA (CORS & GRN)**
3. **FIT-FOR-PURPOSE SURVEYING TECHNIQUES**
4. **DIGITAL DATA (MANUAL TO DIGITAL DATA)**
5. **SYSTEMATIC RECONCILIATION OF LC RECORDS WITH GROUND SITUATION**
4. **DATA CREDIBILITY**

KEY CONSIDERATIONS FOR TOTAL TRANSFORMATION



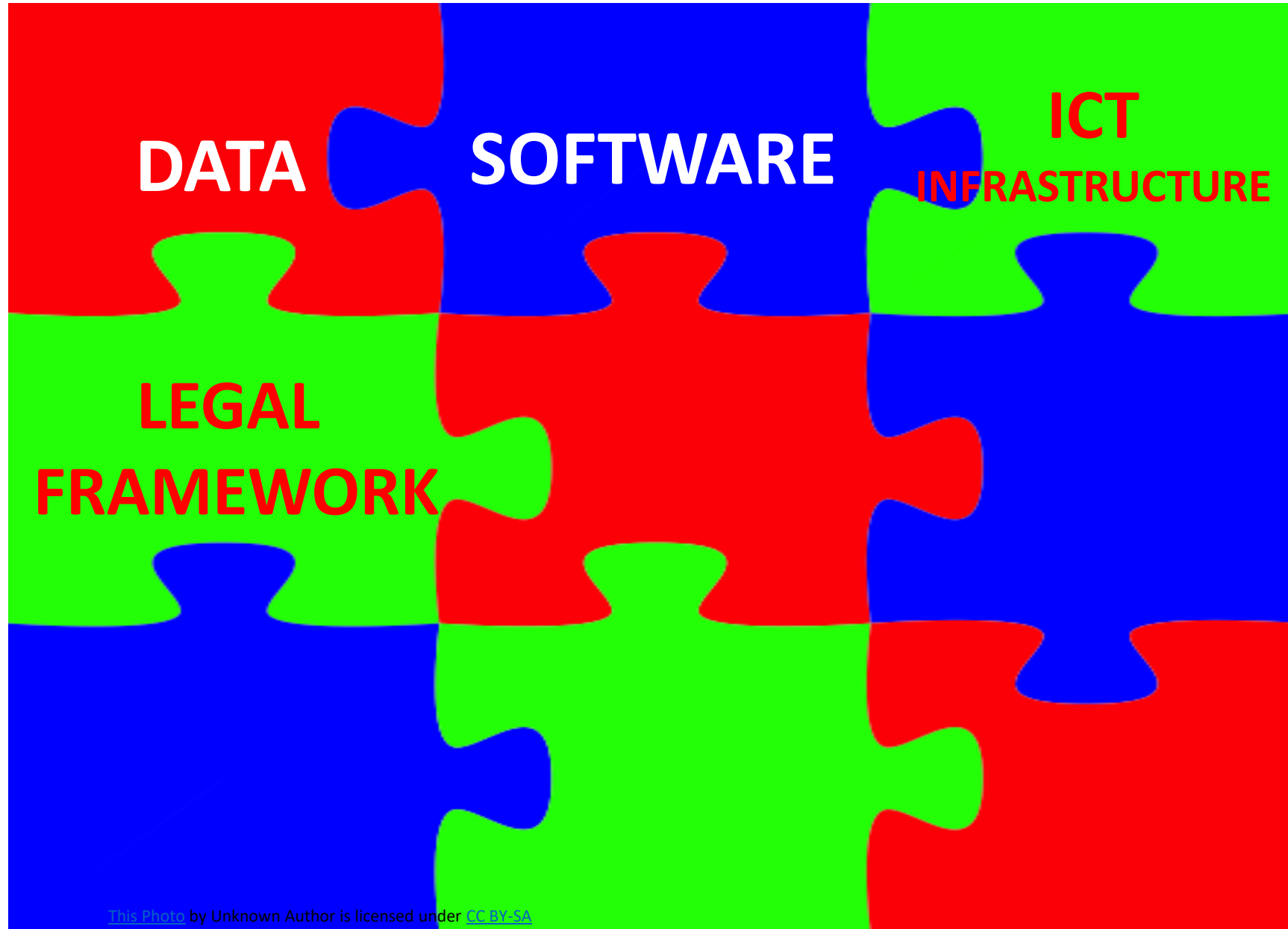
1. **LIS – UPGRADE OF GELIS/ELIS (COVERAGE & ADDITIONAL FUNCTIONALITIES)**
2. **BUSINESS PROCESS (REENGINEERING) & AUTOMATION**
3. **EFFICIENT DATA CAPTURE, RETRIEVAL AND USE IN GENERATING FINAL OUTPUTS**
4. **STATISTICS AND REPORTS**

KEY CONSIDERATIONS FOR TOTAL TRANSFORMATION



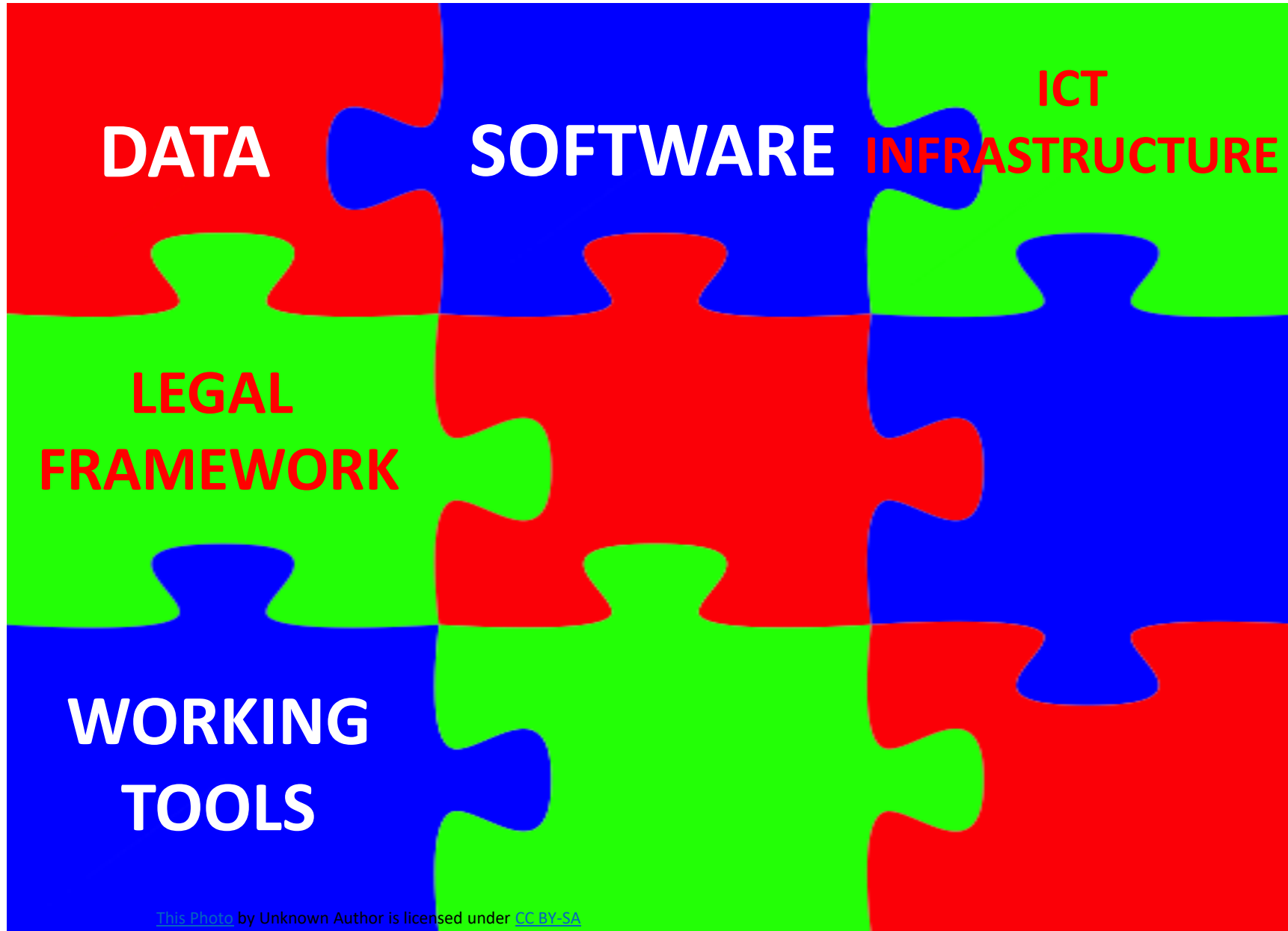
1. RELIABLE SERVICE AVAILABILITY
2. NETWORK INFRASTRUCTURE
3. DATA SECURITY
4. HARDWARE (SERVERS, STORAGE, POWER ETC)
5. CLOUD COMPUTING, DR SITE, BACKUP SITE

KEY CONSIDERATIONS FOR TOTAL TRANSFORMATION



1. REVIEW OF EXISTING LEGAL FRAMEWORK
 2. WORKING WITHIN LEGAL FRAMEWORK – (LAND ACT)
-
1. LIS TO OPERATIONALIZE LC AND LAND ACT
 2. JUDICIARY – DATA SHARING & TRAINING

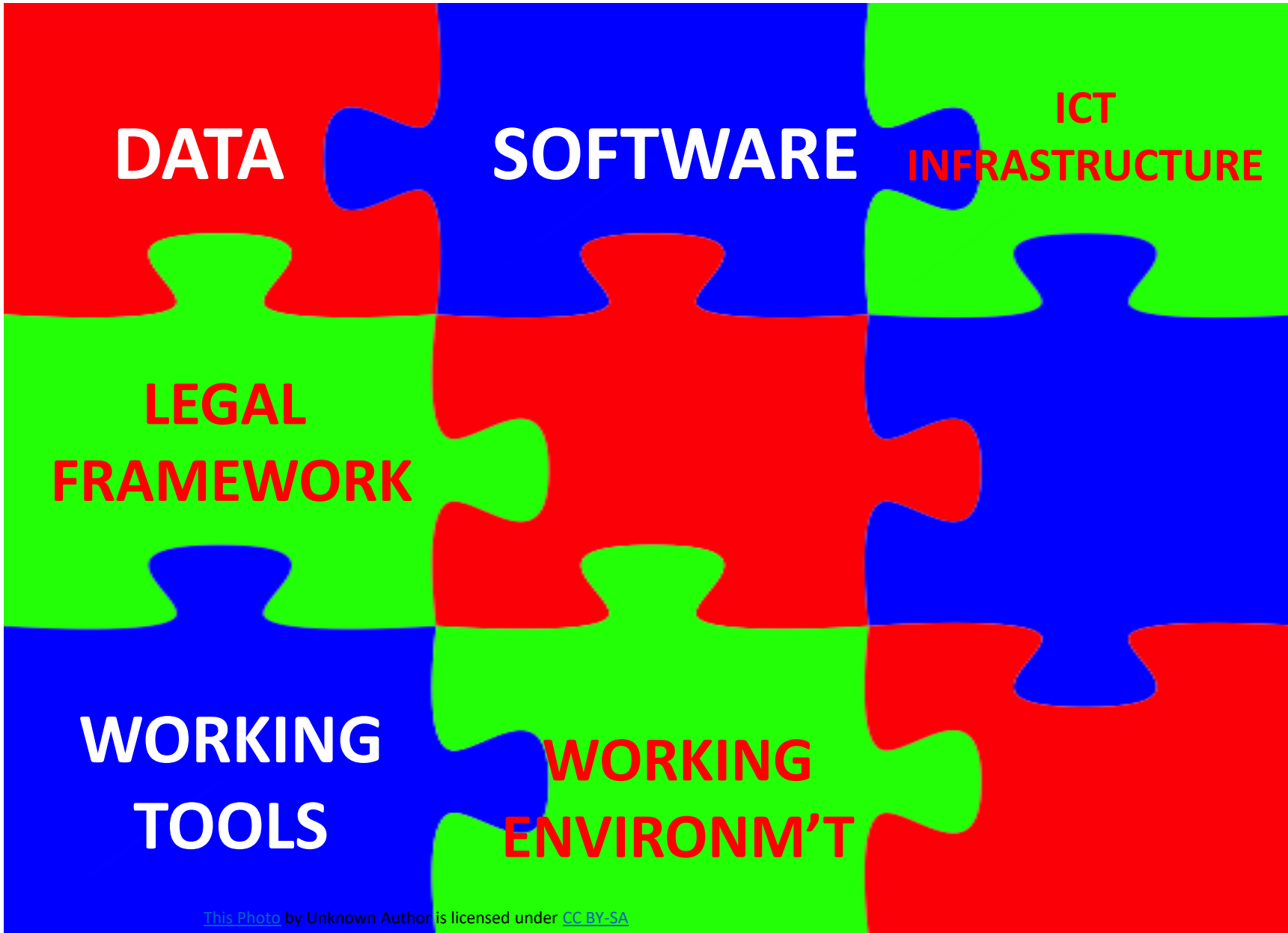
KEY CONSIDERATIONS FOR TOTAL TRANSFORMATION



1. COMPREHENSIVE TOOLING & RETOOLING LC

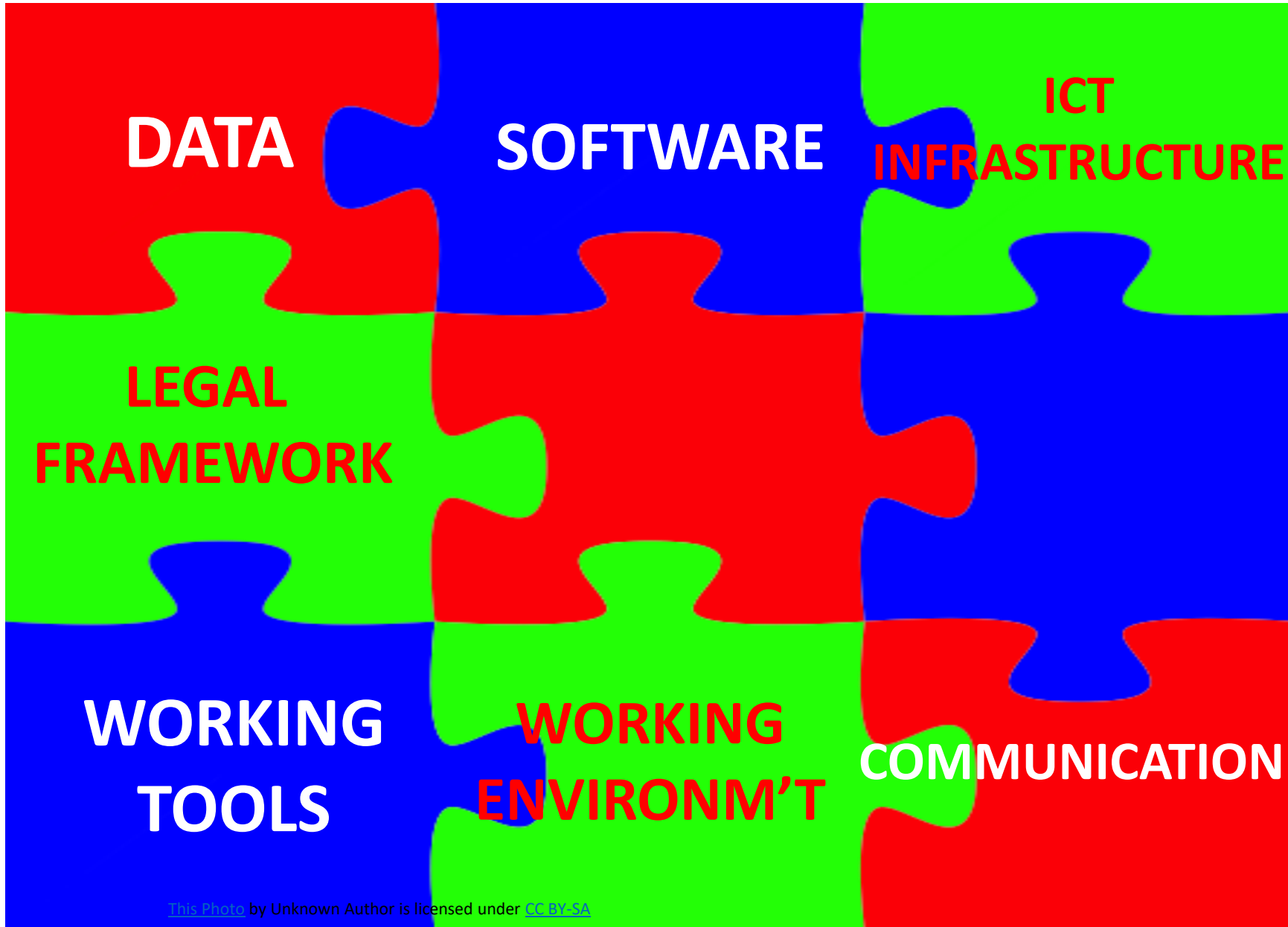
VEHICLES, COMPUTERS, ASSESSORIES, PRINTERS SCANNERS, SURVEY, EQUIPMENT ETC.

KEY CONSIDERATIONS FOR TOTAL TRANSFORMATION



1. PHYSICAL INFRASTRUCTURE.
2. DECENTRALIZED OFFICES
3. 13 MODEL REGIONAL OFFICES
4. 10 MODEL SATELLITE CSAUs
5. LC STAFF TRAINING CENTRE

KEY CONSIDERATIONS FOR TOTAL TRANSFORMATION



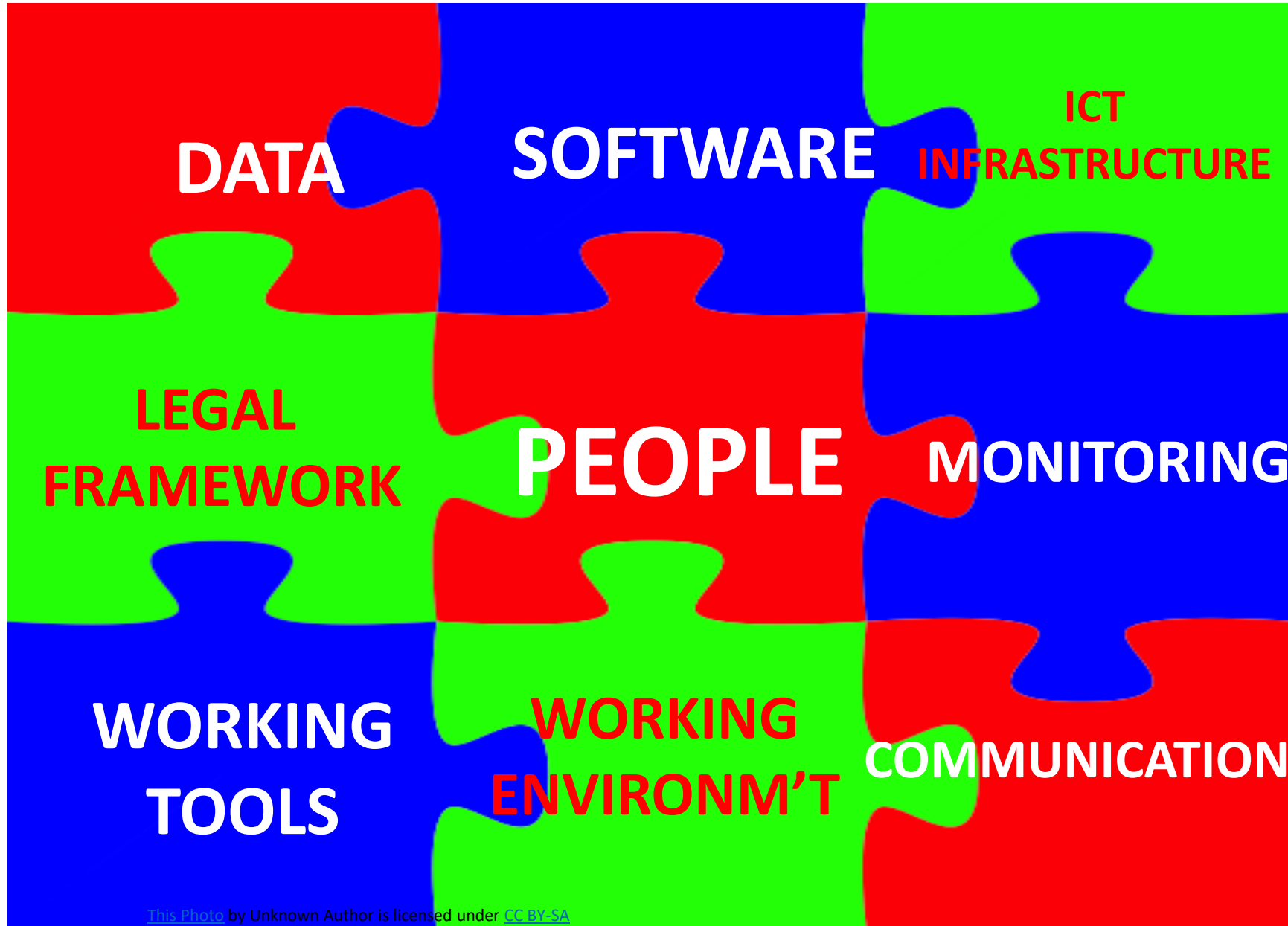
1. INTERNAL
2. EXTERNAL
3. STAKEHOLDERS
(CORPORATE/PROFESSIONAL)
4. PORTALS & DIGITAL ACCESS
TO LAND SERVICE DELIVERY
INFORMATION

KEY CONSIDERATIONS FOR TOTAL TRANSFORMATION



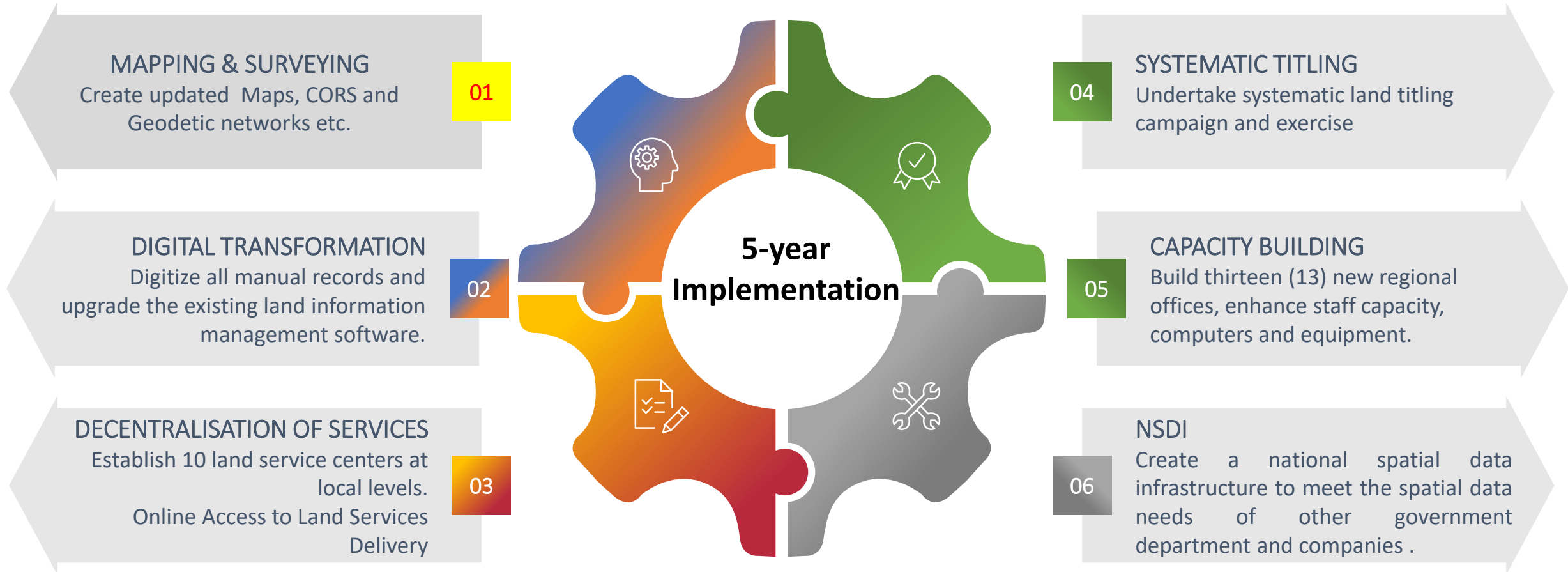
1. REVIEW OF SOP & OPERATING MANUALS
2. COMPLIANCE STANDARDS
3. DELIVERY TARGETS
4. WORK CULTURE CHANGE

KEY CONSIDERATIONS FOR TOTAL TRANSFORMATION



1. RATIONALIZATION, RE-ALIGNMENT & INTEGRATION
2. CAPACITY BUILDING
3. RETRAINING
4. MOTIVATION / CONDITIONS OF SERVICE & REWARD SYSTEMS (IGF)
5. CHANGE MANAGEMENT

PROJECT COMPONENTS



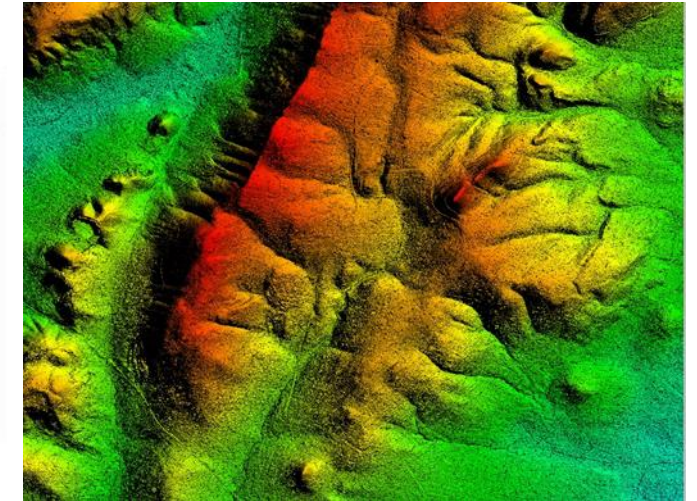
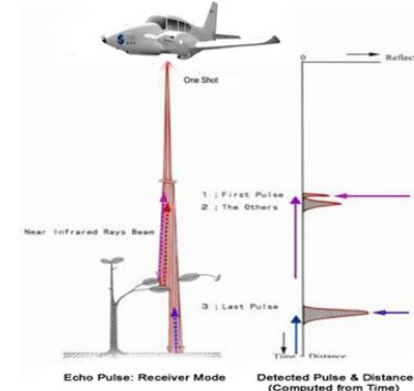
IMPROVED MAPS AND SPATIAL DATA

National Digital
Base Maps

Line Maps 1:2500



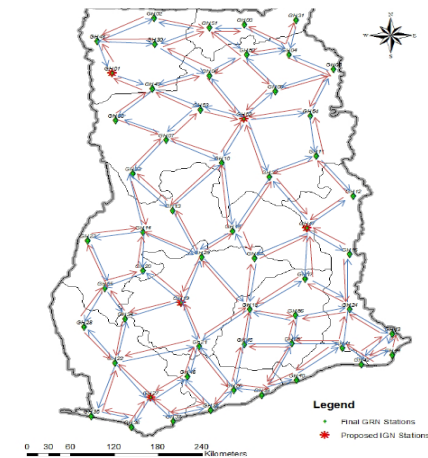
High Resolution (10Cm/ 4pnt.)



Lidar Products



IMPROVED
MAPS AND
SPATIAL
DATA



Establishment of CORs (Nationwide)

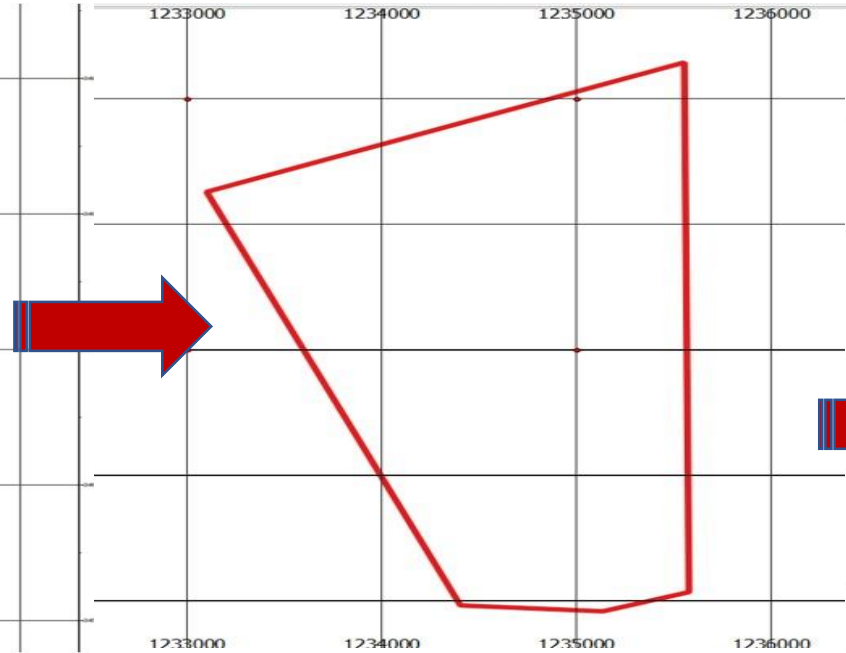
Establishment of GRN

SYSTEMATIC CREATION OF NATIONAL CADASTRE – (LUSPA, GhIS, LISAG, MMDAs, CLSs, CICOL)

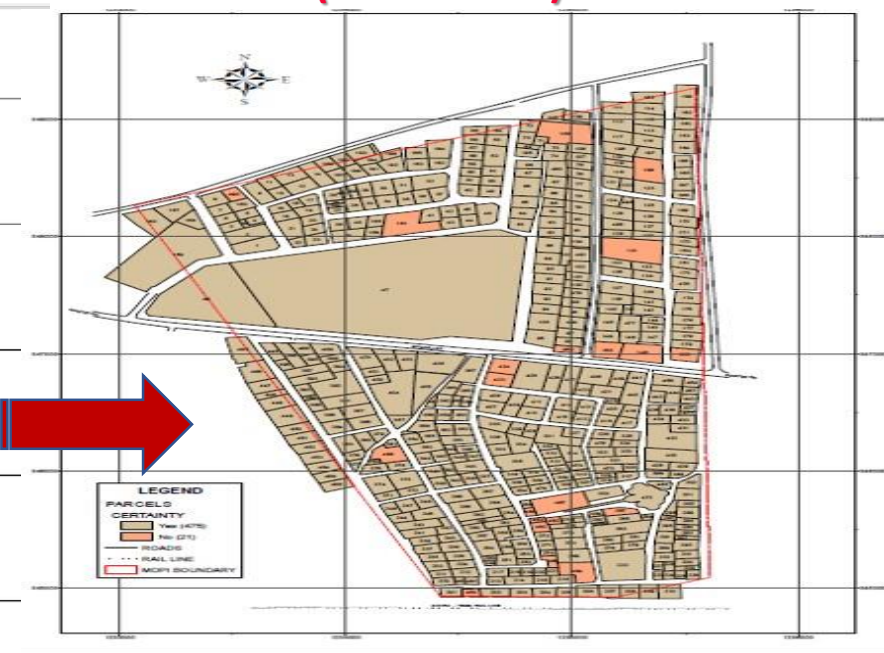
DIGITAL BASE MAPS



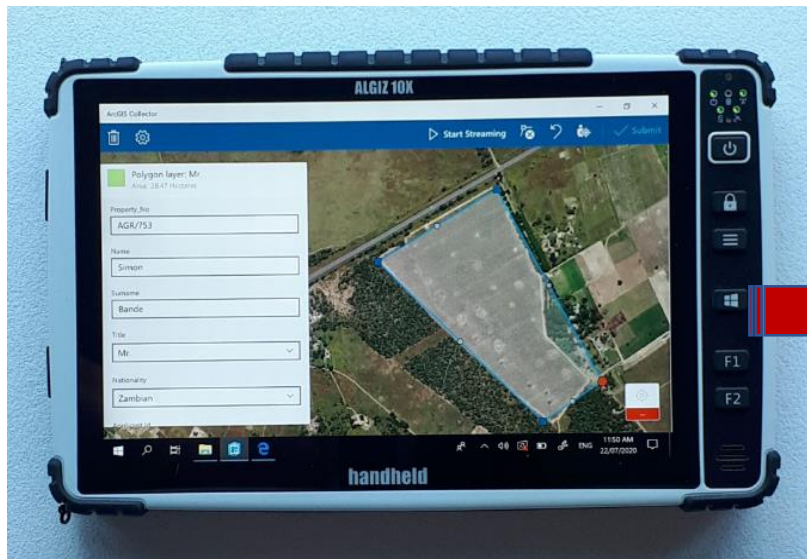
SURVEYED BOUNDARY



LINE (SECTIONAL) MAPS



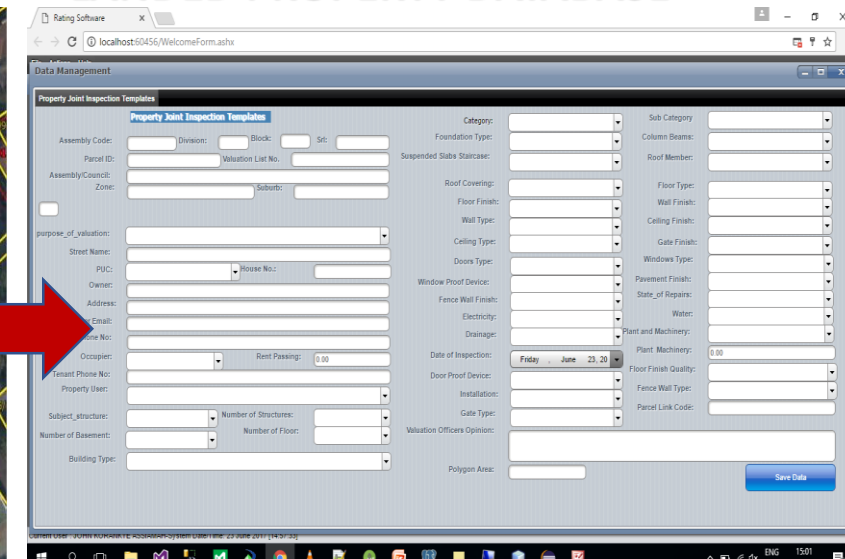
FIELD DATA COLLECTION



LC RECONCILED RECORDS



LANDED PROPERTY DATABASE

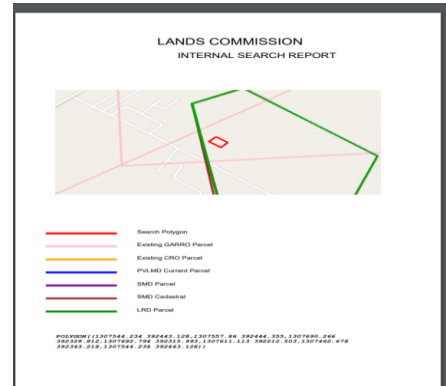
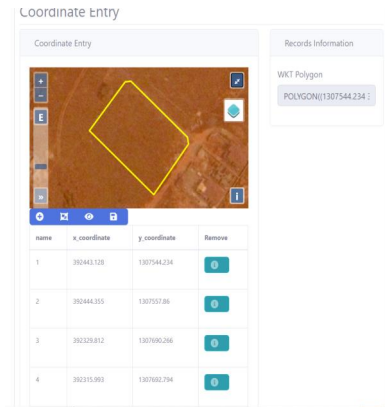


DIGITAL TRANSFORMATION OF LAND SERVICES DELIVERY

DATA CAPTURE & CONVERSION OF EXISTING RECORDS

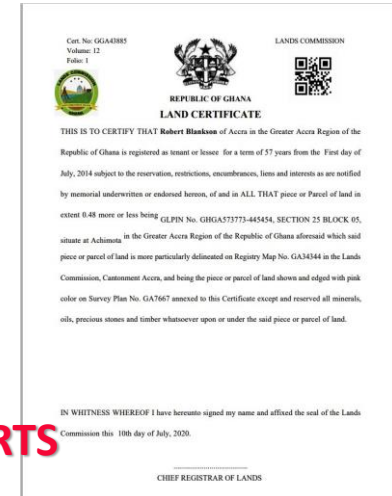
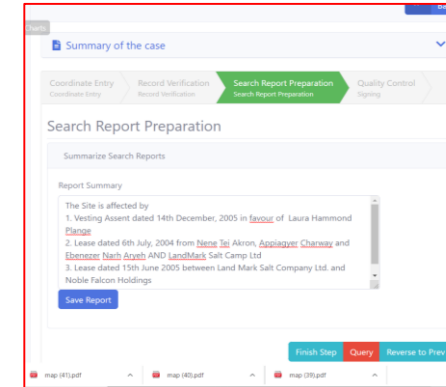


DIGITAL TRANSFORMATION – BUSINESS PROCESS AUTOMATION



Existing GARRO Data

Property No	Instrument..	Instrument Ty..	Grantor	Grantee	To..	Commencement..
D08322	14/12/2005	VESTING ASS...	LAURA HAMMOND PLANGE...	null	null	null
D08322	14/12/2005	VESTING ASS...	LAURA HAMMOND PLANGE...	null	null	null
D08322	12/14/2005	VESTING ASS...	LAURA HAMMOND PLANGE...	LAURA H. ALANGE &...	null	null
BULLETING DATED 20/4/1988 N. L. C...	null	null	null	null	null	null



**PLAND APPROVAL &
TITLE PLAN PREPARATION**

**ACCESS RECORDS
SEARCHES**

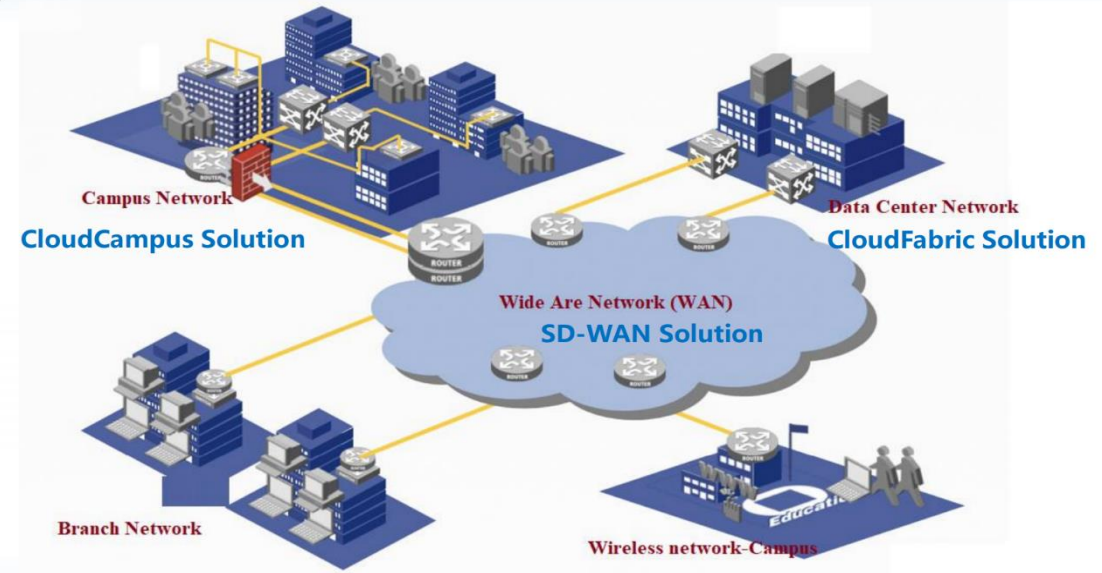
**JOB ALLOCATION
& TRACKING**

**FINAL REPORTS
& OUTPUTS**



**Lands Commission
– Accra Data Center HLD**

Typical Network Architecture



COMBINATION OF ON-PREM & CLOUD DATA CENTRES

NETWORK INFRASTRUCTURE

. DCENTRALIZATION OF LAND SERVICES DELIVERY

IMPROVED WORKING ENVIRONMENT (CONSTRUCTION OF 13 MODEL REGIONAL OFFICES)

TAMALE
KOFORIDUA
SEKONDI
CAPE COAST
BOLGATANGA
HO
TEMA



6 NEW REGIONS
OTI
BONO EAST
NORTH EAST
SAVANNAH
WESTERN NORTH
AHAFO



**10 MODEL DISTRICT
CLIENT SERVICE
CENTRES
(DISTRICT CSAUs)**

MODEL REGIONAL OFFICES

ONLINE SERVICES NATIONWIDE

**APPLICATION SUBMISSION
& BILLING**

PAYMENTS –GHANA.GOV

E-GCR RECIEPTS (CAGD)

Track Job Status - Job Number: LCGA0559193752021

View Job Details below:

Job Details

Date Created

2021-05-04

Main Service

null

Job Number

LCGA0559193752021

Secondary Service

null

Status

null

Submitted By

-

1. Milestones

SN

Milestone

Status

1

Undergoing Records Verification

In Progress

2

Report Preparation

Not Completed

3

Signing of Report

Not Completed

2. Queries

No.

Date

Query

Status

Document Required?

Query Response

View

1

2021-07-07

This response is not acceptable

Not Resolved

Yes

Okay doc, i hope this response helps

View

2

2021-05-07

KINDLY PROVIDE US WITH A DIFFERENT SITE PLAN

Not Resolved

No

I'm responding to this for the first time

View

TRACKING OF APPLICATION

CAPACITY DEVELOPMENT & IMPROVED WORK CULTURE

STAFF RATIONALIZATION, RETRAINING AND REDISTRIBUTION – CHANGE MANAGEMENT

CONTINUOUS TRAINING AND CAPACITY DEVELOPMENT

COMMUNICATION & PUBLIC ENGAGEMENTS

RETOOLING THE LANDS COMMISSION

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



WHERE ARE WE?

- **ALL TECHNICAL PROCESSES COMPLETED**
- **FINANCING MODEL UNDER DISCUSSION WITH MoF**
- **DRAFT LEGAL AGREEMENT CONCLUDED WITH ATTORNEY GENERAL'S OFFICE**
- **PROJECT EXPECTED TO COMMENCE IN 2023**

CONCLUSION

Key Expected Outcomes

- Introduce innovative fit-for-purpose technologies for survey to reduce time and cost of surveys
- Possibility of conducting searches with “plot numbers” as well as plans extracted from layouts, etc
- Opportunity for conducting instant searches online
- Provide reliable and updated digital map data for use by ALL - Map once and Use by ALL
- Establish and share credible and reliable land records with land holding groups, CLSs, LUSPA, MMDAs and the general public to improve service delivery and security of tenure
- Operate almost completely digital and Improve turnaround time for delivering all land services
- Build a land Administration Institution manned by well trained and qualified professionals
- Create a conducive working environment for staff and client of Lands Commission
- Ultimately create a new client focused Lands Commission as a “Center of Excellence for Land Services Delivery “

THANK YOU FOR YOUR ATTENTION

KEY PROJECT INTERVENTION AREAS

Project Components

1.Improved Maps and Spatial Data

- a. Production of Digital Base Map
- b. Establishment of GRN and CORS & Transformation parameters)
- c. National Spatial Data Infrastructure (NSDI)

2.Digital Transformation of Lands Commission

- a. Data Conversion and Integration
- b. Business Process Reengineering & Automation
- c. Land Information System
- d. System Operation & Maintenance
- e. Augmentation of ICT Base

3. Decentralization of Land Service Delivery

- a. Construction, Equipping & Establishing 10 satellite CSAUs**
- b. Construction, Equipping & Establishing 13 Regional Offices**
- c. Development & Management of Online Platforms Services & New Business Models**

4. Systematic Recording/Titling, Verification and Creation of National Cadastre

- a. Design of Strategy for creation of National Cadastre**
- b. Preparation of Sectional Maps & collection of field data for National Cadastre, Property Taxation etc , in selected urban areas**

5. Capacity Development, Improved Work Culture and Corporate Governance

- a. Transforming Culture by Standards**
- b. Human Resource Development**
- c. Augmentation of Logistical Base (Vehicles & Equipment)**

6. Project Management