NATIONAL LAND CONFERENCE 2022 ACCRA

Managing Customary Lands in Ghana-Opportunities & Challenges in Securing Customary Land Tenure

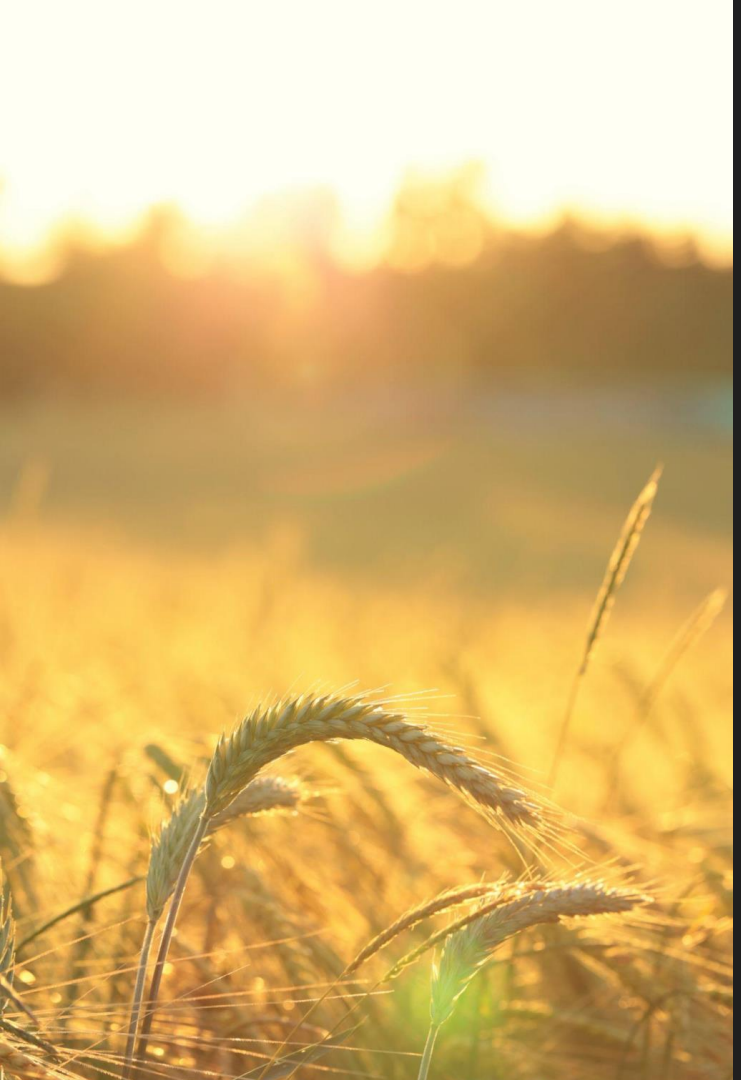
COLANDEF CADASTA

COLANDEF

Nana Ama Yirrah
Founder and
Executive Director

CADASTA

Wambayi Wabwire
Regional Manager



COLANDEF

For more than a decade, we have empowered smallholder land users, women, migrants and other disadvantaged groups at the local level through advocacy and education on land rights.

Our mission is to document and disseminate evidence, advocate for increased attention to the customary land sector and foster institutional strengthening of all land sector institutions in Ghana.

Characteristics of the Customary Land Sector

- Governed by unwritten rules, informed by customs and traditions.
- Operated by traditional institutions who have authority to set the rules, serve as custodians of the rules and adjudicate on disputes arising out of the application of the rules.
- Absence of structured mechanisms for documentation
- Limited records and documentation of rights
- Limited knowledge of national policy and legislations and their application to customary land administration

About **80%** of land in Ghana is under customary land tenure system.

Implications for Landholders

- Misguided land transactions
- Unclarified land rights
- Lack of institutional support for land rights holders
- Protracted litigation
- Limited investments
- Threats of dispossession
- Exclusion

Key Areas of Intervention

- The **Land acquisition procedures**; Need for public information customary land authorities and institutions
- **Land rights clarification/categorization and recognition** for all categories of rights holders
- **Clarification and information sharing** on compensation process and modalities for assessment, eligibility and payment
- **Sensitization and education ,** very necessary
- **Access to land rights documentation** and registration services
- **Grievance Mechanisms**

Scalable Intervention in Customary Land Administration

Localized solution, fit for purpose

- Rooted in current policy/legislation and built on existing institutional set up at the customary level
- Collectively approved and owned by multi-stakeholders
- Incorporates modern technology

Intervention founded on and sustained by:

- Local ownership and partnership
- Customized application
- Coalition building and advocacy
- Training and institutional capacity strengthening
- Multi-stakeholder dialoguing- an ongoing effort

CADASTA

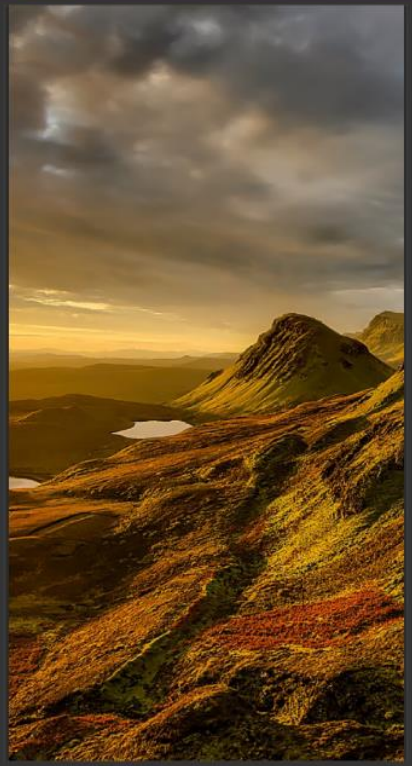
Cadasta is a leading global land technology and services platform. Our tools empower vulnerable communities to affordably and easily document, map, and secure inclusive land and resource rights at scale for a more sustainable and equitable planet.

Cadasta was created as an organization to help solve these problems and to facilitate the connection between community land data and government systems.

Cadasta Global Impact Dashboard - General Statistics

Month: October

Year: 2022



Welcome to the Cadasta Impact Dashboard!

HOUSEHOLDS

PEOPLE

6,202,770

* estimated based on number of households and an average of 6 people per household. See Notes tab for more details.

PARTNERS

99

PROJECTS

137

LAND DOCUMENTS ISSUED

175,328

COUNTRIES

46

PARCELS

398,549

NUMBER OF GOVERNMENTS

28

HECTARES

21,519,852

GENDER OF HOUSEHOLD

COMMUNITIES

4,008

Cadasta's Philosophy of Data Empowerment

Our goal is to facilitate the ownership of the tools, processes and implementation to move customary tenure.

Technology is not there to replace people but to *empower* people around data.

CADASTA COLANDEF

The Ghana Land Tool

workflows for digitizing customary land administration and documentation of customary land rights through Customary Land Secretariats

GCLIS

Designed to create a more comprehensive digital land documentation system which links the formal and customary systems and further create more transparency and efficiency in customary land administration in Ghana.

Under the direction of the appropriate Customary Land Authority, the Customary Land Secretariat (CLS) will collect and process data on customary lands.The Ghana Customary Land Information System (GCLIS) will serve as a tool to help the Customary Land Authorities and the Customary Land Secretariats (CLS) with its mission.

The mobile application will assist in providing some form of spatial documentation in a faster and cheaper way. *Please note the mobile app does not in any way intend to replace the formal survey.*

This tool will generate:

- Names of Customary Land Authorities and their customary land areas by region and districts (with map visualization)
- Record on all land rights holders and land users, with the mode of acquisition, terms of occupation and use, size of land.
- Site plans, land agreements, reports on transactions, etc

Application Components

CLS Application

Survey Data Collection Application (with mobile App)

Traditional Leaders Data Validation Application

OASL Viewing Application

Thank you!

CADASTA

COLANDEF