Securing Land Tenure and Transactions in Dansoman, Accra

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Profile

- Location of Study
- Purpose of Study
- Background to the Study
- Methodology
- Land Securing Strategy Framework
- Evidence from the Field
- Conclusion
Evolving Land Tenure Security Strategies
Registration and Alternative Land Tenure Information Systems

Future state scenarios

Current state

Constellation
Practical Form

Knowledge and Understanding

Registration System form
Agency Performance
Agency Trust
Leadership Behaviour and Trust
Individual Behaviour and Trust
Membership Affiliation and Vulnerability Status

Usefulness
Accessibility
Social Norm
Control Factors

Land securing strategy

Self-Help/Alternative Strategies

Land Registration

Source: Barry et al, 2012 (modified)
Purpose

- Explain the causal process of securing land tenure and Transactions in Dansoman, a suburb of Accra

**Systematic Land Titling Exercise**

- Systematic land titling piloted by Land Administration Project in 2010
  - six neighbourhoods of Accra
  - two neighbourhoods Kumasi

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<td>Dansoman</td>
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Qualitative Methodology

- 26 Individual landholders
- 5 Key informants
- 2 Traditional leaders
- 2 Detectives, Ghana Police HQ
- 10 officials, State land sector institution

Accra Problem Case: Multiple Sales
Customary Urban Tenure

Dansoman

FIG Working Week 2015
Conditions/Circumstances

Customary Land Tenure
- Socially embedded nature of property rights
  - Family tenure evolved after individualization
- Local knowledge and oral histories

Social Changes
- Local Politics
- Manipulation of customary rules
- Land grabbing/revisiting of old grants

Waterfall of Strategies according the level of threat

Physical Possession
- Fence wall
- Foundation
- Full structure
- Single Rooms

Social Processes
- Caretakers
- Traditional authorities
- Neighbours, relatives
- Spiritual mediums

Use of Force
- Land guards
- Private Security

Official Structure
- Land Documents e.g. Land Title, Deeds, Receipts
- Courts
Why Other/Self-Help Strategies?

- Title unable to provide adequate security
- Inadequate awareness and knowledge of land registration
- Trust Issues
  - We do not trust the lands commission/traditional authorities
- Other strategies normalized or legitimized
  - They work for us!
- Political history of property ownership

Conclusion

- Given different level of threat landholders adopts different strategy to secure their tenure
- Multi-factors influence landholders decisions
- Combination of strategies to secure tenure