



UNIVERSITY OF
CALGARY

Securing Land Tenure and Transactions in Dansoman, Accra

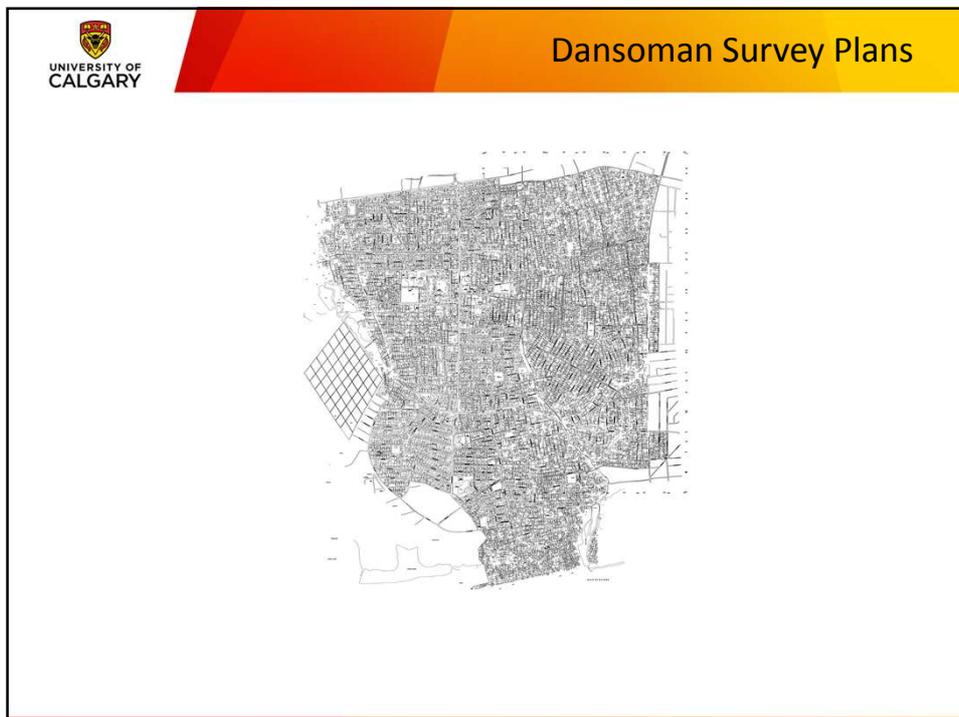
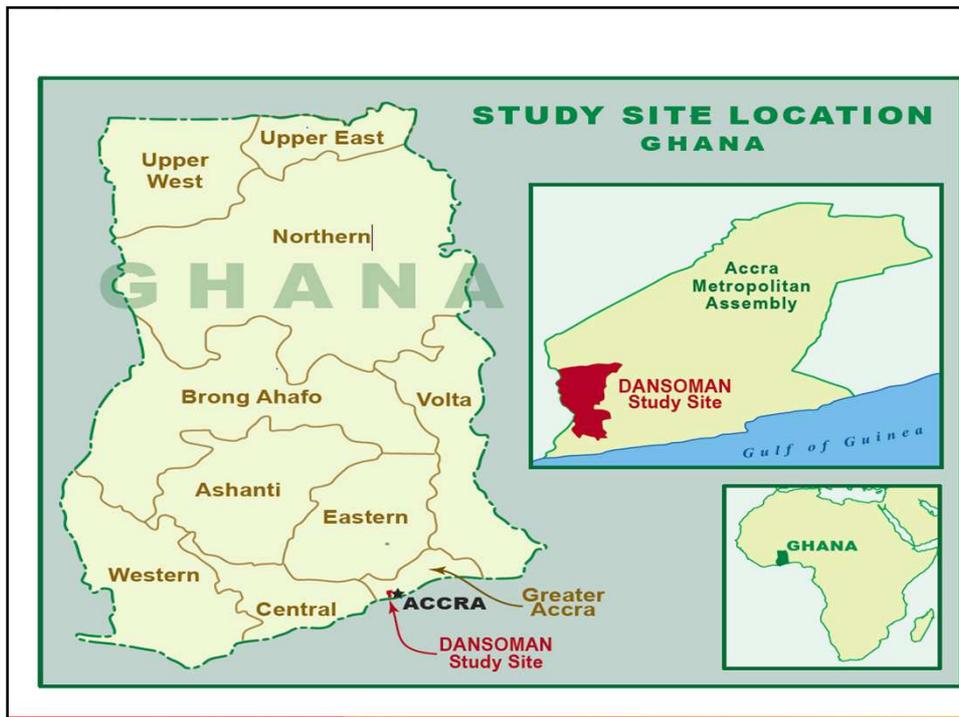
Rita Esinu Sewornu, PhD Candidate
Michael Barry, Supervisor

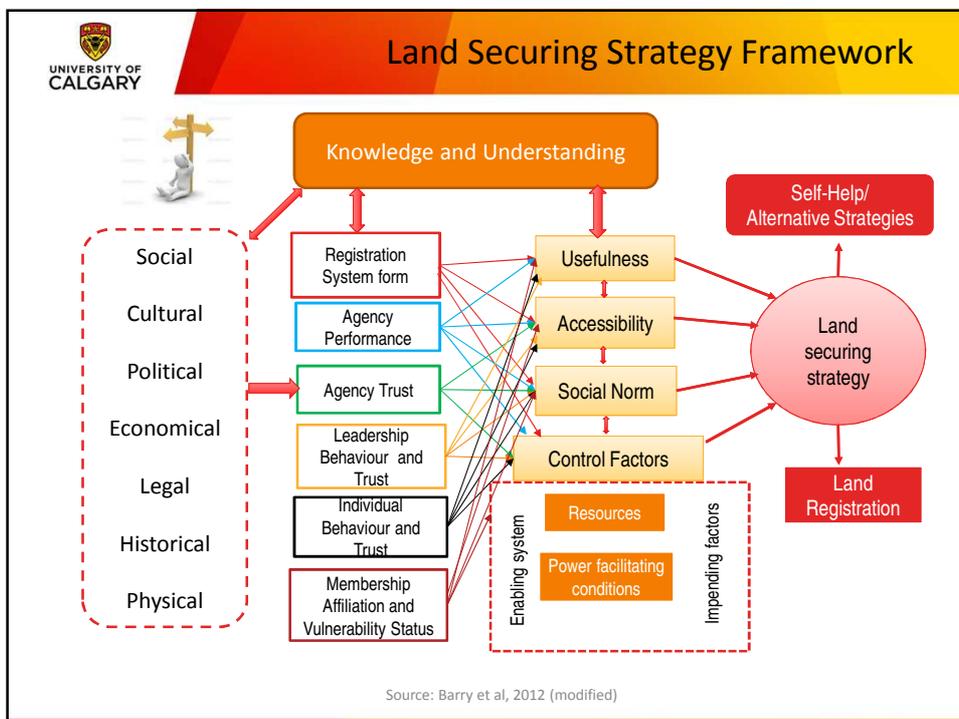
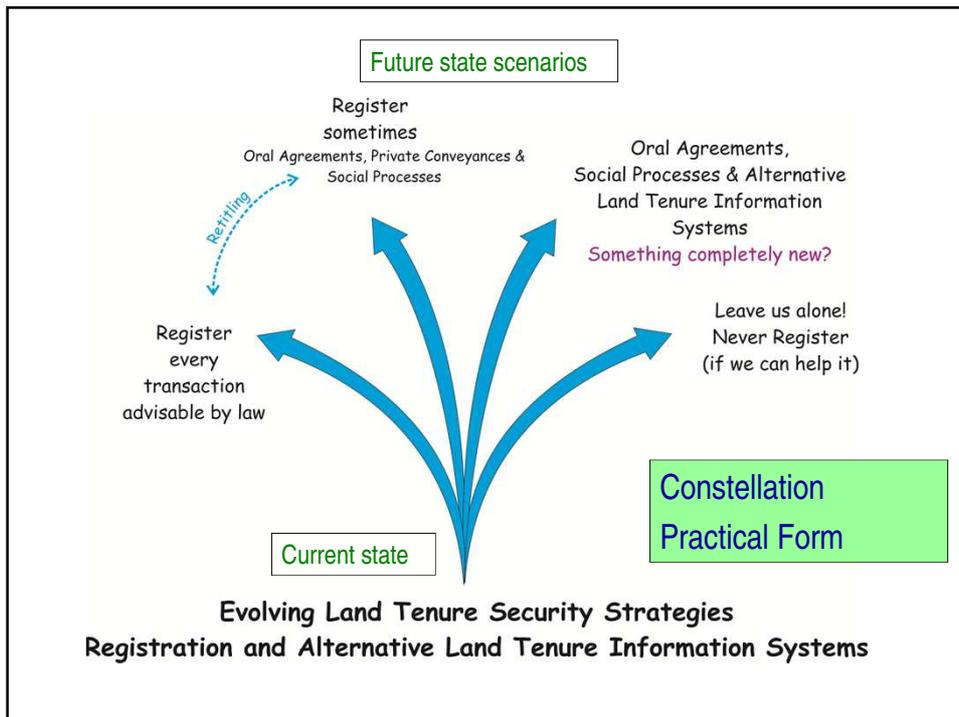


UNIVERSITY OF
CALGARY

Profile

- Location of Study
- Purpose of Study
- Background to the Study
- Methodology
- Land Securing Strategy Framework
- Evidence from the Field
- Conclusion





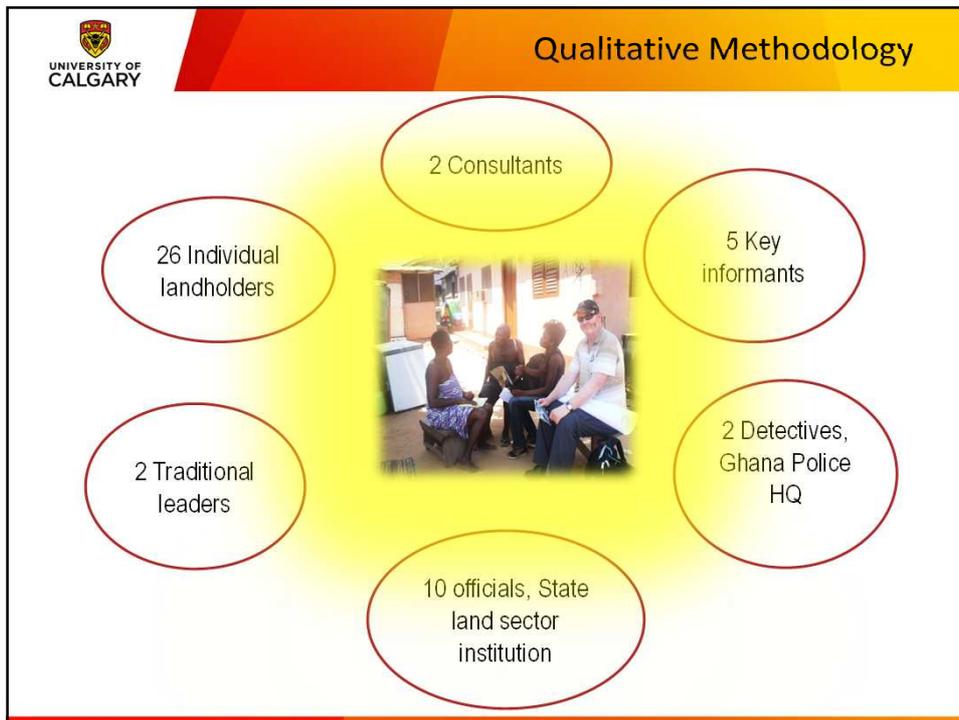
UNIVERSITY OF CALGARY **Purpose**

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

UNIVERSITY OF CALGARY **Systematic Land Titling Exercise**

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

	Goal	Parcels Surveyed	Parcels approved	Parcels not surveyed	Parcels Registered
National	300,000 △ 50,000	10,850	5,750		
Dansoman					
Section 53		1,640	}	> 1,000	< 10% registered
Section 54		2,104			



Customary Urban Tenure



Dansoman





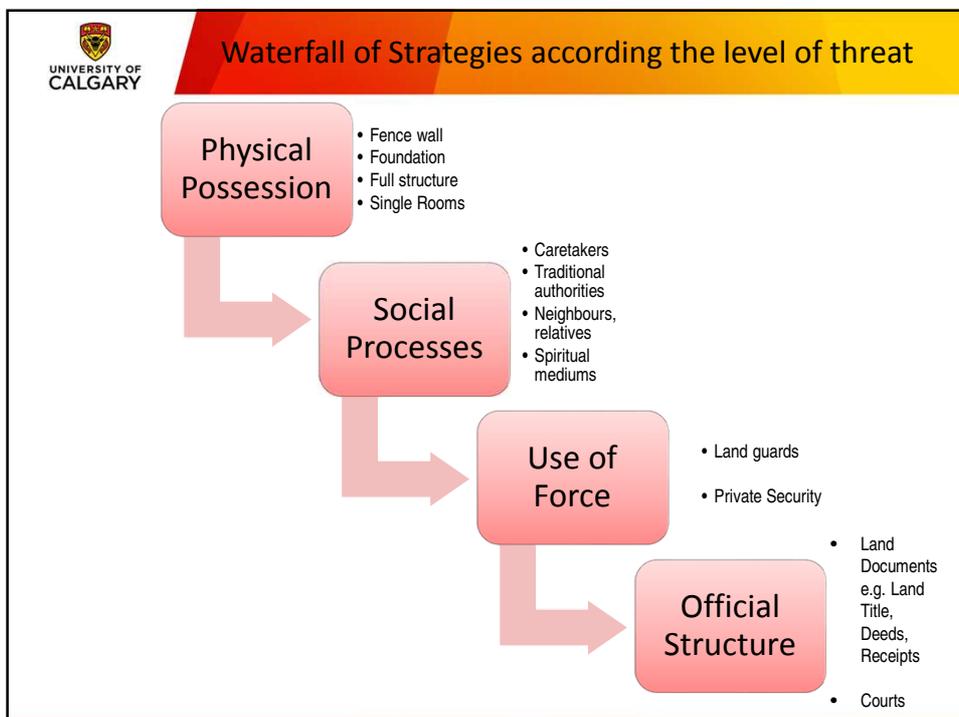
 **Conditions/Circumstances**

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





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



THANK YOU