

# Challenges of Land Administration in Ghana: a Review of the Ghana National Land Policy

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## SUMMARY

After 25 years of the national land policy's implementation, land administration in Ghana is still confronted with complex land administration system, the takeover of informalities in the land sector, general indiscipline in the land market, indeterminable boundaries, unreliable land records and unfair compulsory acquisition by the State. The existence of the National Land Policy of Ghana has not provided the breakthrough to tackling the very challenges that have persistently continued to be embedded in the countries land management till date. One may dare to say, the challenges keep getting complex and elaborated from day to day.

About 80% of all the lands in the city is customarily owned with just 20% being State/ public owned (Cobbinah, 2020). With the passage of the new Lands Act, 2020, Act 1032, half of the State land (called vested land) which was vested in the presidents for and on behalf of the State are to be de-vested to the Customary landowners.

The paper analyzed the National Land policy of Ghana, 1999, which is the bedrock policy on land matters in the perspective of good governance and identify the regulatory and legal frameworks thereon. It avoids a comparison with best practices in other countries and rather touts the policy's achievements in tandem with the persisting setbacks in land administration in Ghana.

The objective served as a guide to draw conclusions that the National land policy is a public interest policy and centered around urban problems. The policy's governmental/institutional support is set back by limited resources and institutional strength. In fact, there was no financial commitment for the implementation of the policy formulation. It is revealed that the Policy lacked a comprehensive Action plan as there are some overlapping roles in the land sector agencies because of convention of duty execution.

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The paper concludes by suggesting some resolutions including enhancing Private Public Partnership as a convenient short-term tool in addressing capacity building in the public institutions. Also, the main tool for the implementation of the policy i.e., Land administration Project (LAP) has ceased to exist after the second phase thus there is the urgent need for a review of the entire police to develop and adopt new implementing tools.

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