LAND CONSOLIDATION, CUSTOMARY LANDS, AND GHANA'S NORTHERN SAVANNAH ECOLOGICAL ZONE: AN EVALUATION OF THE POSSIBILITIES AND PITFALLS

BY

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**Tenure Structure**

- **Private Property Rights**
- **Communal Property Rights**

**Instrument**

- Land consolidation

**Quest**

- Food Security
- Farm efficiency
- Reduction in cost and land fragmentation

**Outcome**

- Increased Agricultural Productivity
Baseline Conditions for Land Consolidation

- Fragmentation
- Willingness
- Expertise
- Legal framework
- Land Tenure
- Topography
- Land bank
- LIS

Will these fit in Customary Tenure? Well let's see
A. EXISTENCE OF LAND FRAGMENTATION

Average number of farmlands Per household is 3

Size/farmland ~ 1-6 a

Distance in-between ~ 1.6km & 0.6km
B. WILLINGNESS TO PARTICIPATE

Willingness to Exchange Farmlands

- 60% No exchange
- 30% Short term exchange
- 10% Permanent exchange
C. AVAILABLE LAND INFORMATION SYSTEM

- Oral Allocation
- Dynamic Boundaries
- No inventory
D. THE EXISTENCE OF A LAND BANK; DIFFERENCES IN STUDY AREAS

**TINDAN COMMUNITY**
- **Chief** has overriding power over
- Holds unallocated land in trust
- Allocates land
- Usufructs

**YARUU COMMUNITY**
- **Chief** has no overriding power over
- Owns unallocated land privately
- Allocates land
- Usufructs

**TENDAAMBA**
- **Chief** has no overriding power over
- Owns unallocated land privately
- Allocates land

**Usufructs**
E. LEGAL FRAMEWORK

No laws on land consolidation in Ghana

Existing laws?, overlaps, redundancy

F. TOPOGRAPHY AND SOIL DISTRIBUTION

Gentle gradient, height difference is 50m

Soil is fairly homogenous
H. FAVOURABLE LAND OWNERSHIP STRUCTURE

- Collective consent needed
- Difficult to reach agreement

I. TECHNICAL EXPERTISE

- Experts from land sector agencies?
- Low capacity, requires training?
CONCLUSION AND POLICY RECOMMENDATION

- Willingness
- Fragmentation
- Land bank
- LIS
- Legal framework
- Topography
- Land Tenure
- Land Consolidation

Relative suitability:
- Yaruu Community
- Tindan Community
Thank You