

Effect of City Expansion on Peri-Urban Property Rights and People's Livelihoods: The Case of Peri-Urban Accra, Ghana

"How can the peri-urban area be managed in terms of land rights and livelihoods to benefit all stakeholders irrespective of urban growth?"

Objectives

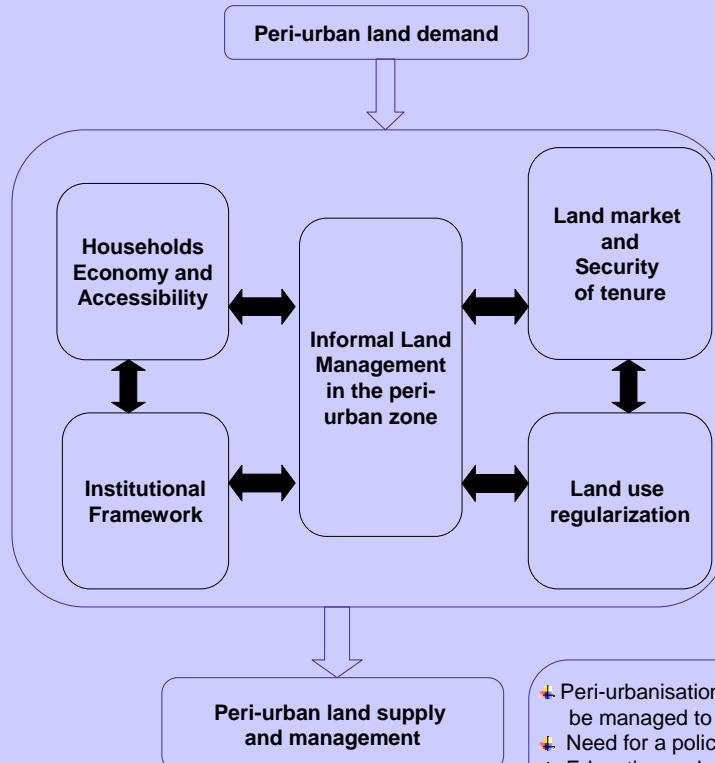
To examine the effects of city expansion on:

- ✚ Peri-urban property rights
- ✚ Peri-urban livelihoods
- ✚ To make recommendations so as to improve peri-urban well-being

Methodology

- ✚ The case study approach was adopted
- ✚ Qualitative analysis of both primary and secondary data was made
- ✚ The study encompasses a fast growing peri-urban area to the North-West of Accra, Ghana

Conceptual Framework (by Lupala 2002)



Theories

- The main theories built upon were taken from:
- ✚ Spatial growth models
 - ✚ Property right theory
 - ✚ Customary land tenure
 - ✚ Urban livelihood concepts

Recommendations and Conclusion

- ✚ Peri-urbanisation is a phenomenon and has to be managed to benefit all stakeholders
- ✚ Need for a policy to guide peri-urban land use
- ✚ Education on land rights for people
- ✚ Constitutional amendments
- ✚ Use of taxation to reduce purchase of land
- ✚ Encourage high rise development
- ✚ Commercialization of farms
- ✚ Alternative livelihood training

Study Area



Findings

- ✚ Fast changing property rights
- ✚ Customary freehold changing to leasehold
- ✚ Inconsistent property rights among the people
- ✚ indigenous people losing their rights to newcomers
- ✚ Settler farmers' interest receives no recognition
- ✚ Lack of rural urban policy
- ✚ Increased poverty
- ✚ High rate of in-and-out migration
- ✚ Lack of planning
- ✚ Poor land management
- ✚ Reverse development mostly prevail

