Technische Universität München

Institute of Geodesy, GIS and Land Management
Master of Science
Land Management and Land Tenure
in Urban and Rural Development

DEVELOPMENT OF AN EFFECTIVE LAND REGISTRATION SYSTEM THROUGH INTER-AGENCY DATA INTEGRATION AS A BASIS FOR LAND MANAGEMENT

A Case Study of Land Sector Agencies in Ghana

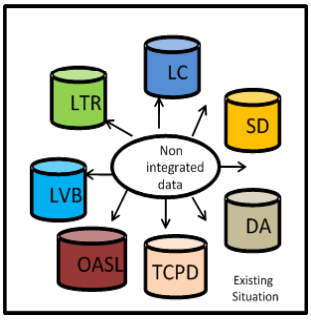
MASTER'S THESIS BY ANTHONY MALLEN NTIADOR (GHANA)

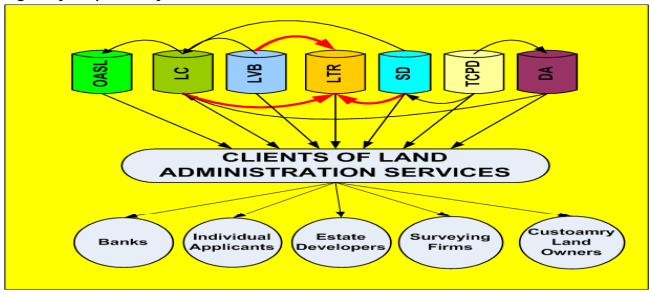
INTRODUCTION

Land is said to belong to the dead, the living and the many unborn(Sir Jones Ofori Atta). The effective management of land and related resources is dependent on the efficieny of institutions tasked to do so. Land regsitration is a tool to achieving land management and ensuring sustainability of the environment. Ghana's land administration functions are spread across multiple agencies, which sometimes have their functions and activities overlapping. The agencies; Land Commission (LC), Survey Department (SD), Land Title Registry (LTR), Land Valuation Board (LVB), Administrator of Stool Lands (OASL) and Town and Country Planning Department (TCPD) are all statutorily established institutions.

THE PROBLEM

Multiple land agencies offering land registration services have beed source of worry to many applicants. Procedures to land regsitration is confusing and unclear.The intra and interorganisational business processes of the agencies are largely duplicated and imbedded with functions that worsens that discourages title registration. Even though the agencies require and or produce the same information necessary for land regsitrations, the data is not integrated, and customers have to deal wih each agency separately.





OBJECTIVES

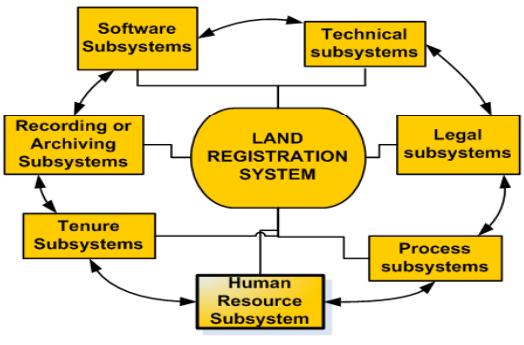
- ❖ Study and understand the challenges of land registration in Ghana
- ❖ Assess different data format used by the various agencies and possibilities of standardizing.
- ❖ Ascertain the aspects of business processes of the agencies that impacts on land registration.
- ❖ Determine the best possible scenarios in improving land registration
- ❖ Assess technological infrastructure required to improve land titling registration in Ghana.
- ❖ Identify the possibilities of data integration and management

HYPOTHESIS

Integration of interagency data coupled with adequate technical equipment and freeware should spur land title registration and ensuring a customer focused service.

THEORETICAL AND CONCEPTUAL FRAMEWORK

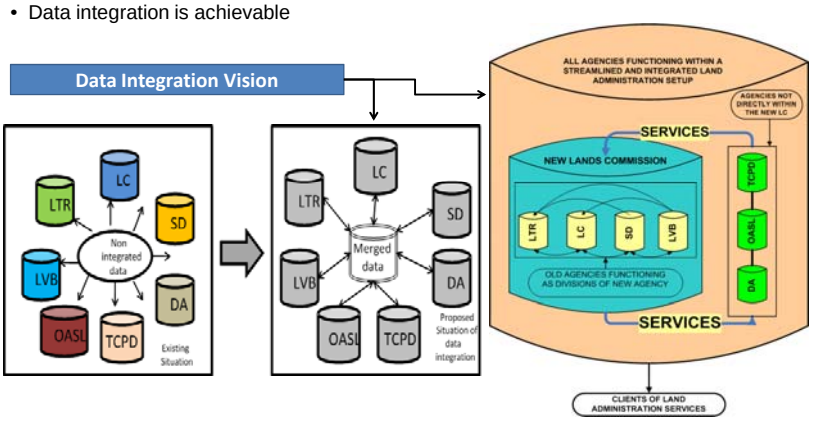
- ❖ Land Management paradigm and Bathurst declaration
- ❖ Concepts of land registration
- ❖ Systems Approach to land registration
- ❖ Mapping the business process before mapping the ground



FINDINGS

- Data shared is not parcel based but rather more of attribute.
- Internal business process is duplicated and largely unclear.
- The Concurrence, stamp duty processes lengthens the regsistration time
- Absence of simple databases to capture and store interagency data.
- A new agency has been created , thereby converting the current agencis as functional divisions.
- Data integration is achievable

Data Integration Vision

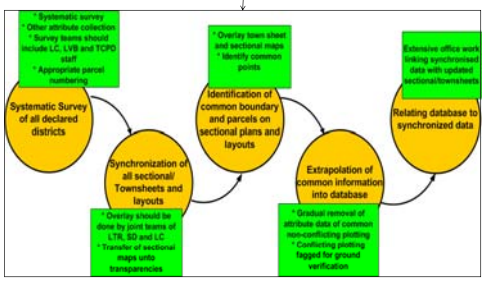


CONCLUSIONS/RECOMMENDATIONS

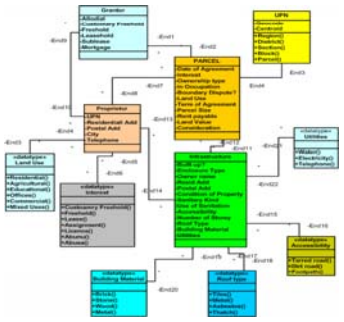
❖Management of Records and Files is very poor. File tracking procedures are required

- ❖ Review of business processes is necessary to streamline processes and activities
- ❖ Review of valuation and concurrence as inputs to title registration
- ❖ Comprehensively designed prototype database that can lead to data integration
- ❖ Dichotomy of field collected data nad legal requirements

Data Integration steps



Database in UML



Database Sample