



Ministry of Lands and Natural Resources and Partners

P R E S E N T



The
National Land Conference
2022





Ministry of Lands and Natural
Resources and Partners

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THE NATIONAL LAND CONFERENCE 2022
Accra International Conference Centre (AICC)
06 – 09 DECEMBER 2022

***Theme: Leveraging National Land Policy, Legislation, and institutional
Capacity Towards Sustainable Socio-Economic Development***



**NANA ADDO DANKWA
AKUFO-ADDO**

PRESIDENT OF THE REPUBLIC OF GHANA



Hon. Samuel A. Jinapor
Minister of Lands & Natural Resources

*MP for Damongo Constituency,
Savannah Region*



Hon. Benito Owusu Bio
*Deputy Minister of Lands & Natural
Resources*

*MP for Atwima Nwabiagya North
Constituency, Ashanti Region*



**Hon. George Mireku
Duker**

*Deputy Minister of Lands & Natural
Resources*

*MP for Tarkwa Nsuaem Constituency,
Western Region*

THEME: Leveraging National Land Policy, Legislation, And Institutional Capacity Towards Sustainable Socio-Economic Development

MINI OPENING | PROGRAMME

06 DECEMBER 2022

Time	Item	Speaker
1.00 pm	Registration	
2.00 pm	Opening Prayer	Dr Eric Tudzi
2.05 pm	Welcome Address	Mr Alex Quaynor, Chairman of the Lands Commission
	Statements:	
2:15 pm	President, National House of Chiefs	
2.20 pm	Civil Society	Nana Ama Yirrah, COLANDEF
2.25 pm	Development Partners	The World Bank
2.30 pm	Academia	Surv. Prof. J.T Bugri, Dept of Land Economy, KNUST
2.35 pm	The Deputy Minister for Lands and Natural Resources	Hon. Surv Benito Owusu-Bio
2: 50pm	Technical Presentations	

MC: Surv Timothy Anyidoho

THEME: Leveraging National Land Policy, Legislation, And Institutional Capacity Towards Sustainable Socio-Economic Development

FORMAL OPENING | PROGRAMME

07 DECEMBER 2022

Time	Item	Speaker
8.00 am	Registration	
	Drumming and Dancing	
	Video interlude	
9.55 am	Arrival of HE The President	
10.00 am	National Anthem	Police Band
10.00 am	Opening Prayer	
10.10 am	Welcome Address	Mr Ebenezer Dadson, Executive Secretary, Lands Commission
10.20 am	Statement by the Minister for Lands and Natural Resources and introduction of HE The President	Hon Samuel A. Jinapor (MP)
10.30 am	Interlude: Drumming and dancing	
10.35 am	Speech and opening of National Land Conference 2022	H.E. Nana Addo Dankwa Akufo-Addo, President of the Republic of Ghana
10.50 am	Vote of Thanks	Hon Benito Owusu Bio (MP)
10.55 am	Closing of opening session and official photograph	

MC: Jerry Adjorlolo

1. INTRODUCTION

The first national land policy formulation process in Ghana started with the submission of the Final Report of the Law Reform Commission to the Government in March 1994, leading to the start of work on Proposals for the Reform of Land Law in 1973. Between 1994 and 1997, the Final report was subjected to a series of reviews and wide stakeholder consultations to identify policy options for consideration by the Ministry of Lands and Natural Resources. A draft policy document was discussed at a National Land Policy Workshop in April 1997. The final draft policy document was presented to Cabinet in December 1997 for consideration and approval. Final approval by Government was received in January 1999. The final policy document was launched in June 1999 and remains the National Land Policy until now. Following the launch of the policy, the only national level policy dialogue on land was the National Land Forum held in November 2007. Since then, there has not been any national platform to discuss the challenges confronting the sector and to mobilize consensus on how to tackle them.

The National Land Policy, 1999 identifies several land administrations challenges, the resolution of which are considered fundamental to realizing an efficient and effective land tenure regime in Ghana. The challenges include weak land administration and management systems, multiple land sales, compulsory acquisition by government of large tracts of land unutilized and compensation unpaid, land market indiscipline, unauthorized occupation and use of state lands by encroachers, haphazard spatial developments, lack of adequate functional and coordinated geographic information systems and networks, indeterminate boundaries of customary owned lands, lack of modern and up-to-date maps and plans, and use of unapproved development schemes.

Guided by the sector analysis contained in the Land Policy, 1999, successive Governments have sought, through numerous initiatives to improve Ghana's land administration regime. The major interventions in land administration have been through the Land Administration Project (LAP) - phases 1 and 2, which sought to lay the foundation and consolidate urban and rural land administration and management systems for efficient and transparent land service delivery.

In addition to the State efforts, several independent programs aimed at contributing to addressing the challenges in Ghana's land sector have been implemented by non-state actors. These have produced some results that have contributed to improvements in the land sector. Examples include projects implemented by several NGOs such as Solidaridad, GiZ, USAID, Rights and Resources Initiative (RRI), COLANDEF, as well as some private sector actors. These include the

collaboration with stakeholders in the development of a Handbook for Customary Land Rights Documentation, piloting of customary land rights documentation, organization of an Africa Regional Consultative Workshop on Securing Land Tenure in Africa, analysis of land access and tenure security for the several agricultural value chains, development of Guidelines for Responsible Land Based Investments for the Private Sector, Community and Public Sector actors, Analysis of the Social Inclusion Dimensions of Large Scale Land Acquisition, among many others.

Despite the efforts by Government and contribution from non-state actors, there is worsening land tenure risks for urban, peri-urban, and rural land users, fueled on the one hand by the rapid population growth and urbanization, increasing demand for land for all human activities and on the other hand by weak institutions. The management of other natural resources including timber, minerals and water add to the challenges of securing land rights for sustainable socio-economic development. These experiences indicate the urgent need for a more inclusive, strategic, and sustained multi-stakeholder approach to improve the governance of land and other natural resources in the country and restore many of the degraded lands. Dialogue spaces among national and local governments, industry players, customary landowners and actors, academia, civil society organizations, investors and the general public are needed to achieve sustainable land sector transformation and socio-economic development.

Thus, the National Land Conference 2022 is designed to build on all these efforts in the land sector by both state and non-state actors and institutionalize a structured arrangement for multi-stakeholder participation in the transformation of the land sector.

The theme for the National Land Conference is “Leveraging National Land Policy, Legislation and Institutional Capacity Towards Sustainable Socio-Economic Development.

The objective is connected to six of the SDGs that have bearing on the land sector. These are:

Goal 1: End poverty in all its forms everywhere

Goal 2: End hunger, achieve food security and improved nutrition, and promote sustainable agriculture,

Goal 5: Achieve gender equality and empower all women and girls,

Goal 10: Reduce inequality within and among countries.

Goal 11: Make cities and human settlements inclusive, safe, resilient, and sustainable,

Goal 15: Protect, restore, and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat

desertification, and halt and reverse land degradation and halt biodiversity loss.

Guided by the 1992 Constitution of Ghana, the Land Act, 2020 (Act 1036), the Land Use and Spatial Planning Act, 2016 (Act 925), experiences and international best practices; the conference would create the platform to discuss policy options, experiences, present new research and scalable innovations, foster high level support and ownership of interventions to tackle land governance, and to empower and develop the capacities of the land sector stakeholders.

2. OBJECTIVES

The objectives of the Conference are:

1. Provide a multistakeholder platform for policy dialogue on land issues and challenges and propose recommendations to government for addressing them
2. Provide opportunity for discussion and adoption of innovative approaches and enabling technologies for improving land governance and land administration in the country
3. Increase public awareness and potential benefits of the Land Act, 2020 (Act 1036) and the Land Use and Spatial Planning Act, 2016 (Act 925)
4. Establish a multi-stakeholder platform to monitor the implementation of the recommendations of the Conference and generally promote good land governance and land administration.

3. EXPECTED OUTCOMES

The expected outcomes of the conference are:

1. Awareness of conference participants raised on the Land Act, 2020 and the Land Use and Spatial Planning Act, 2016
2. A multi-stakeholder platform established to monitor the implementation of the conference recommendations
3. A Communique issued at the end of the Conference articulating the main recommendations
4. Broad modalities for implementation of the Land Act 2020 and the Land Use and Spatial Planning Act, 2016 established
5. A Conference Proceedings Report that details out the main recommendations/resolutions of the Conference is published.

SPONSORS



INTERNATIONAL CONFERENCE CENTRE					
ACCRA - GHANA					
06 - 09 DECEMBER 2022					
THEME: LEVERAGING NATIONAL LAND POLICY, LEGISLATION, AND INSTITUTIONAL CAPACITY TOWARDS SUSTAINABLE SOCIO-ECONOMIC DEVELOPMENT					
Programme outline					
DAY 1					
Date	Time	Session	Topics		
6-Dec-22			Session 1: Land Reclamation		
	1.00 - 2.00 pm	Registration	Registration of participants		
	2.00 - 2.30 pm	Partners' statements	Statements by partners and Deputy Minister for Lands and Natural Resources		
	2.30 - 2.45 pm	Sponsors Forum	Opportunity for sponsors to interact with Conference participants on their works.		
	2.45 - 3.15 pm	Technical Session I	Cyber Security in the Land Administration Ecosystem Presenter: Mr C. K. Bruce Chairperson: Maxwell Adu-Nsafoa Rapporteur: Dr Millicent A. Akaateba Dr. Kwabena Obeng Asiamah		
	3.15 - 4.45 pm		1. Forest landscape restoration interventions by the Forestry Commission Presenter: Dr Joseph Appiah-Gyapong 2. Land reclamation: the Ghana Forest Investment Program experience Presenter: Agyarko Tabi 3. Connecting the dots for a successful land reclamation in Ghana: The role of participatory process ownership Presenter: Thomas Tsiboe-Darko Chairman: Maxwell Adu Nsafoa Rapporteurs: Dr. Millicent A. Akaateba Dr Kwabena Obeng Asiamah		
	4.45 - 5.00 pm		Closing plenary for Day 1		
			Meeting of the Communique Drafting Team		

DAY 2					
Date	Time	Session	Topic		
7-Dec-22	8.00 - 9.45 am	Registration	Registration of participants		
		Interlude	Video interlude, Drumming and dancing		
	10.00 - 11.00 am	Formal Opening	Statements and Speeches (Executive Secretary, Lands Commission, Minister for Lands and Natural Resources, HE The President)		
	11.00 - 11.30 pm	Snack Break			
	11.30 - 1.30 pm	Policy Dialogue I	<p>The political economy for Land Policy and Land Governance Reforms</p> <p>Panel: Deputy Minister for Lands and Natural Resources, National House of Chiefs, Judiciary, CSO (Surv. Nana Ama Yirrah)</p> <p>Moderator: Surv Jonathan Zinzi Ayittey</p> <p>Q & A</p> <p>Rapporteurs: Dr. Samuel Osah Dr Eric Simpeh</p>		
	1.30 - 2.30 pm	Lunch			
			Parallel session I: The Land Act 2020 (Act 1036)	Parallel session II: Agricultural investments and SDGs	
	2.30 - 4.00 pm	Technical session II	<p>1. The Land Act 2020 as appropriate legal framework for land governance reforms: Does it present new vistas for success? Presenter: Mr. Kwame Gyan ESQ</p> <p>2. Transitioning from legislation to implementation: What are the steps required for success? Presenter: Surv Kofi Owusu Poku Esq. & Mr Henry Tackey Esq.</p> <p>Chairman: Mr Alex Quaynor Esq. Rapporteurs: Dr Samuel Osah</p>	<p>1. Managing large-scale land transactions in a rapidly urbanizing country Presenter: Surv Dr Stanislaus Adiaba</p> <p>2. Benefits of the Land Governance Monitoring Tool in Achieving Sustainable Land based Investments. Presenter: Dr. Bethule Nyamambi (TrustAfrica)</p> <p>3. Achieving land-based targets for the SDGs: Where are we in the process? What processes and who are involved? What are the challenges? Presenter: Dr Kojo Esseim Mensah-Abrampa, NDPC</p> <p>Chairperson: Surv. Dr Isaac Bonsu Karikari Rapporteurs: Arc James Frimpong-Asante Ms Irene Nora Dinye</p>	
			Parallel session III: Gender and Social Inclusion	Parallel session IV: Dispute Resolution	

	4.10 - 5.30 pm	Technical Session III	<p>1. Gender and social inclusion in the land sector: issues, opportunities, and challenges. How are these handled in Act 1036 and Act 926? Presenter: Surv Dr Joseph K. Kidido/Prof. Rudith King</p>	<p>Youth, Land and Labour Market Integration Presenter: Dr. Tchigankong Desire (GIZ) Chairperson: Nana Yaa Ansua Rapporteurs: Dr Kenneth A. Donkor-Hyiaman Surv Amanada Dodimah</p>	<p>1. ADR as an effective mechanism in land dispute resolution Presenter: Michael Owusu Gyan Esq 2. Improving land dispute resolution through the court system. What needs to be done? Presenter: Justice Mrs Rebecca Sittie Chairman: Surv James Ebenezer Kobina Dadson Rapporteurs: Dr Owusu Amponsah Ms Irene Nora Dinye</p>
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DAY 3			
Date	Time	Session	Topic
8-Dec-22	8-9:00am	Registration	
	9 - 11.00	Policy Dialogue II	<p>Land Use Planning and Spatial Development</p> <p>Panel: Minister for Local Government, Prof Divine Ahadzie (CSS - KNUST), National House of Chiefs, Surv. Jones Ofori-Boadu (Lands Commission)</p> <p>Moderator: Prof Rexford Ahene</p> <p>Q & A</p> <p>Rapporteurs: Arc James Frimpong-Asante Dr Milicent Akaateba</p>
	11 - 11.30	Break	
			<p>Technical session V : Land use Planning Presenter: RRI Albert Katakao</p> <p>Parallel session VI: Management of other Natural Resources</p>
	11.30 - 1.00	Technical session IV	<p>1. Is the LUSPA 2016 capable of addressing planning failure? What should be done to ensure effective implementation? Presenter: Mr David Ofori-Dortey</p> <p>2. Climate change and its implications for sustainable land development Presenters: Albert Katakao</p> <p>3. Pastoralism and its place in Ghana's economy - implications for land tenure Presenter: Dr Kaderi Noaga Bukari (UCC) & Dr. Sabina Appiah Boateng</p> <p>Chairman: Mr Kwadwo Yeboah (LUSPA) Rapporteurs: Prof Clifford Amoako</p> <p>1. Mining-Land Tenure-Land use planning nexus: What are the issues? Why are we in this situation? What should be done? Presenter: Dr Yaw Antwi Adarkwah</p> <p>2. Forest tenure-land tenure nexus: What are the issues and opportunities for improvement? Presenter: Roselyn Fosuah Adjei (Forestry Commission)</p> <p>3. Water rights-land tenure nexus: What are the laws on water rights and how do they affect community access and control of water? Presenter: Dr Bernadette Araba Adjei (Water Resources Commission)</p> <p>Chairman: Surv. Dr. Wilfred Anim-Odame Rapporteurs: Mr Emmanuel J. K. Zumegah Dr Kwabena Obeng Asiamah</p>
	1.00 - 2.00	Lunch	

				Technical session VIII: Transparency and accountability in land administration		
2.00 - 3.30	Technical Session V	<p>1. Strengthening state lands management - opportunities and challenges, securing tenure rights on state lands Presenter: Surv. Alhaji Sulemana Mahama</p> <p>2. Managing vested lands - relevance, opportunities and challenges Presenter: Surv. Mabel H. Yemidi / Surv. Timothy Anyidoho Esq.</p> <p>3. Managing customary lands - opportunities and challenges; securing tenure rights on customary lands; role and sustainability of CLSs in response to Act 1036 Presenter: OASL, COLANDEF, CADASTA</p> <p>Chair: Surv. Dr Eric Yeboah Rapporteurs: Dr Samuel Osah</p>	<p>1. Improving accountability and transparency in the governance of state and vested lands Presenter: Surv. Mark Kakraba-Ampeh</p> <p>2. Improving accountability and transparency in the governance of customary lands Presenter: Surv. Prof John Bugri</p> <p>3. Eliminating corruption in the land administration system Presenter: Michael Okai Henchard Ghana Integrity Initiative</p> <p>Chairperson: Ms Ama Kudom-Agyemang Rapporteurs: Dr Eric Simpeh</p>			
3.30 - 3.45	Break					
4.00 - 5.00	Technical Session VI	Group discussion and report	Group discussion and report			

	5-5:30pm	Plenary	Group Reports		
DAY 4					
Date	Time	Session	Topic		
09-Dec-2022	9 - 11.00	Policy Dialogue III	<p>Land Administration and Innovative Methodologies</p> <p>Panel: Mrs. Ursula Owusu-Ekuful, MP (Hon. Minister for Communications), Nana Okotwaasuo Kantamanto Oworae Agyekum III, Representative of National House of Chiefs, Surv. Dr Anthony Arko-Adjei (Dept of Geomatic Engineering, KNUST), Hon. Surv. Francis Manu-Adabor, MP (Chairperson of the Select Committee on Lands)</p> <p>Q & A</p> <p>Moderator: Prof Rexford Ahene Rapporteurs: Prof Clifford Amoako Ms Irene Nora Dinye</p>		
	11 - 11.30	Break			
			Parallel session VII: Innovation and Technology in Land Administration	Parallel session VIII: International instruments for improving land administration	
	11.30 - 1.00	Technical session VII	<p>1. Digitization of the land administration system: Where are we? What are the challenges and what is the way forward? Presenter: Surv. Benjamin Arthur</p> <p>2. Fit-for-purpose cadastral surveying: Innovative technology and cost effective methods of surveying - What are the issues? How can we make surveying effective and more affordable? Presenter: Surv. Kwame Tenadu Snr</p> <p>3. Scalable Innovations in Cocoa Land Governance for Improved Tenure Security Presenter: Dr Winston Adam Asante</p> <p>Chair: Surv Dr Frank Gyamfi-Yeboah Rapporteurs: Dr Owusu Amponsah Surv Amanda Dodimah</p>	<p>1. International instruments for improving governance of tenure of land (VGGT, F&G/AU Declaration on land) Presenter: Dr. W. Odame Larbi</p> <p>2. Interventions and perspectives of Development Partners in the land sector in Ghana (WB, USAID, GIZ)</p> <p>Chair: FAO Rapporteurs: Mr Emmanuel J.K. Zumegah</p>	
	1.00 - 2.00	Lunch			
	2.00 - 3.30	Technical Session VIII	<p>1. Effective partnership for monitoring the land governance system: A case for a sustainable multistakeholder platform Presenter: MLNR, Surv Nana Ama Yirrah/ Surv Dr. W. Odame Larbi/Lands Commission, Surv. Kwame Tenadu Snr Rapporteurs: Dr Samuel Osah Dr Owusu Amponsah</p> <p>2. Discussion and adoption of Draft Communiqué Lead: Prof Rexford Ahene. Members: MLNR, Dr Larbi, NHC, Nana Ama Yirrah, Cynthia Odametey, Kwame Tenadu Snr., Dr. Eric Tudzi, Alfreda Akasoyirey Chair: MLNR</p>		
	3.30 - 4.00	Break			
	4.00 - 5.00	Closing session	<p>1. Presentation of communique</p> <p>2. Closing speech</p> <p>3. Vote of Thanks</p> <p>4. Cocktail</p>		

SPECIAL GUESTS



H.E. NANA ADDO DANKWA AKUFO-
ADDO



HON. SAMUEL ABU
JINAPOR



HON. URSULA
OWUSU-EKUFUL.



HON. DANIEL
BOTWE

PANELISTS

POLICY DIALOGUE I: The Political Economy Of Land Policy and Governance Reform.



HON. BENITO
OWUSU-BIO



NATIONAL HOUSE OF
CHIEFS



THE
JUDICIARY



CSO (NANA AMA
YIRRAH)

POLICY DIALOGUE II: Land Use Planning and Spatial Development



**HON. DAN
BOTWE**



**NATIONAL HOUSE OF
CHIEFS**



**PROF DIVINE
AHADZIE**



**SURV. JONES OFORI
BOADU**

POLICY DIALOGUE III: Land Administration and Innovative Methodologies



**HON. URSULA
OWUSU-EKUFUL.**



**HON. SURV. FRANCIS-
MANU ADABOR**



**NANA OKOTWAASUO
KANTAMANTO III**



**SURV. DR. ANTHONY
ARKO-ADJEI**

PRESENTERS



DAVID
OFOSU-DORTE



DR. YAW ADARKWAH
ANTWI



ROSELYN FOSUAH
ADJEI



DR. ESQ BERNADETTE
ARABA ADJEI



PROFESSOR JOHN
TIA BUGRI



KWAME TENADU SNR
(FIG)



SURV. MARK
KAKRABA-AMPEH



DR. WINSTON ADAMS
ASANTE



SURV. SULEMANA D.
MAHAMA



DR. TCHIGANKONG
DÉSIRÉ



MR KWAME
GYAN



DR. KODJO E.
MENSAH-ABRAMPA



**MICHAEL OWUSU
GYAN**



**NANA AMA
YIRRAH**



**SURV. BENJAMIN
ARTHUR**



**SURV. DR.
STANISLAUS ADIABA**



**SURV. DR. W ODAME
LARBI**



**SURV. KOFI OWUSU
POKU,ESQ**



**MR. HENRY TACKEY,
ESQ**



**JUSTICE (RTD) MRS.
REBECCA SITTIE**



**SURV. MABEL H.
YEMIDI**



**DR. KADERI NOAGA
BUKARI**



**MR. AGYARKO
TABI**



**DR. JOSEPH APPIAH-
GYAPONG**



**MR. THOMAS TSIBOE-
DARKO**



**SURV. DR. JOSEPH K.
KIDIDO**



**PROF. RUDITH
KING**



**DR. BETHULE
NYAMAMBI**



**MR. C.K
BRUCE**



**SURV. TIMOTHY
ANYIDHOHO ESQ.**







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