

The Critical Role of Land Sector Professionals in Delivery Cost Effective Solutions for the Management of Customary Lands in Ghana. the Case of the Kumasi Traditional Authority.

Kingsley Sam (Ghana)

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SUMMARY

It is a known fact that 80% percent of all lands in Ghana fall within the jurisdiction of customary ownership. Though the government holds portions of lands, lands in Ghana are largely owned by families, stools, skins, communities, individuals etc. Land affects all economic transactions from trade to industry to manufacturing to health and is a necessary requirement for the overall development of any country especially countries in sub –Saharan Africa. In Ghana, specifically in Kumasi, traditional leadership is passed on through bloodlines and family relations. .

Though the Kumasi traditional authority (KTA) can boast of a very strong traditional institution, there is the need to improve on the level of land management skills amongst traditional authorities, critical for the effective and sustainable management of the land resources at their disposal. During enstoolment traditions, would-be leaders are taken through customs and rites to ensure they are well abreast with the ways and manners required of a true traditional leader. There is a critical factor or set of skills that is given less attention albeit not consciously on the part of the kingmakers. Would-be leaders are taken through land management practices which at best could be described as insufficient and outdated considering the multiple dimensions of land resource management. Effective land administration requires skills which are critical to development in general as well. Traditional leaders require such effective skills in their quest to manage their land resources and spearhead development. One cannot talk about traditional leadership without mentioning land. Traditional authority is intrinsically woven together with land issues. Land issues affect traditional authority in much the same way as traditional authority affects land issues.

Further down the line one would notice the absence of best land management methods. The use of maps, layout schemes, data management, to ensure the effective and sustainable use of land resources is virtually non-existent. With the increase in urban population and its attendant problems,

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Kumasi as a sprawling urban centre would need state -of-the-art solutions from land sector professionals that are very much cost effective and very much address the need to put our traditional authorities in the driving seat to propel massive unprecedented development.

All land sector professionals i.e. Land Surveyors, Valuers, Planners, Architects, Engineers etc. have a crucial role to play in bringing this developmental agenda to fruition. It would be virtually impossible to rely on the government of the day and its development partners alone to propose policies and fund activities to propel massive development in all aspects of the local economy. It is simply a daunting task .the total development of Ghana hangs on its ability to deploy an effective land administration system with traditional authorities playing a lead role. As traditional leaders are empowered, they further empower their subjects to accelerate the sustainable development agenda. As land sector professionals we play a leading role in partnering with traditional leaders and networking amongst ourselves to ensure our traditional authorities receive the right guidance and adopt best practices in the management of the lands

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