

# **Reforming Land Administration Through Market-Oriented Interventions- Mapping out Emerging Lessons from Ghana's Journey Towards Private Sector Participation**

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**Key words:** Capacity building; Land management; Legislation; Professional practice

## **SUMMARY**

Ghana's land administration reform which was pursued between 2003 and 2018 achieved mixed results similar to the many similar interventions which have been supervised by the World Bank and other Development Partners. In response, government is exploring new policy alternatives which seek to leverage the potential from the private sector to augment government's efforts in order to expedite the land administration transformational processes. This paper seeks to distill some key lessons which continue to emerge since this new policy direction in 2018.

In this paper, the authors, who are central in the implementation of Ghana's new land administration paradigm draw from their collective experiences on the subject to highlight a five-point check list which could help to inform similar interventions in a comparable context. These are summarized below.

- i. Clearly defining the scope for private sector involvement is critical and this must be unambiguous from the onset
- ii. There are various options of private sector participation in land administration and each has its unique peculiarities. It is therefore key to conduct preliminary needs assessment in order to identify the most appropriate typology of market-oriented vehicle for the reform process
- iii. Undertake a diagnostic review of National Financial Management, legal and regulatory architecture in order to rightly situate the arrangement within the appropriate context
- iv. Build capacity of staff and key actors in strategic areas such as working in global digital environment, negotiations, quality assurance, quality control and institutional

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mergers

v. Prioritize Multi-stakeholder management consultations with stakeholders, including addressing apprehension among staff of state land sector agencies as part of change management process

Based on the above considerations from the Ghanaian experience, the paper contends that there is considerable value in pursuing alternatives to western inspired models of land administration reform which have over the years achieved scattered impact. The need for policy alternatives is particularly important in the COVID-19 recovery era where rapidly increasing public debt levels and constricted fiscal space mean governments' ability to directly inject capital into land administration reforms are significantly hindered. Notwithstanding the inherent potential of private sector involvement, the processes leading up to the commencement of the private sector driven reforms may be slow as a result existing political, administrative, legal and public sector financing architecture which should be navigated. The paper recommends that the processes leading to private sector participation in land administration should be anchored on flexible and adaptive approach of strategic management.

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