

AKWAABA

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INTERNATIONAL FEDERATION OF SURVEYS (FIG) REGIONAL CONFERENCE AT JAKARTA

PROPOSED URBAN LAND INFORMATION MANAGEMENT SYSTEMS IN GHANA

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Objectives

- To Identify the requirements for an Urban Land Information System in Ghana.
- To propose step by step approach in implementation of the System where the immediate needs are taken care of first in the urban areas
- The system should have Electronic data on property and infrastructure contributing to
 - improvement in revenue mobilisation
 - Increase economic development and help the Assemblies to be self financing
 - Reduce in rural – urban migration



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Objectives (cont.)

- Design and model revenue mobilisation to improve leaving condition of the people and the communities
- The proposed system should be gender oriented and allow for regularisation of informal Land Tenure



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Scope of work

- The proposal is limited to only three Metropolitan Areas.
- Study the current Land Tenure System operating in these areas including the informal Settlements.
- Identify current and potential beneficiaries, producers and users of an urban land information systems
- Conduct a workshop with representatives of identified stakeholders for problem and risk analysis, identification of objectives, outputs, activities, inputs and indicators for the project proposal (LFA-analysis).
- Develop strategy and means of trying to convincing Management and Politicians to accept this proposal



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IDENTIFY THE KEY USERS

- Metropolitan / Municipal Assemblies
- Land Valuation Board.
- Land Title Registry.
- Survey Department.
- Utility Service Providers (e.g Water, Electricity etc)
- Postal Service



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METHODOLOGY

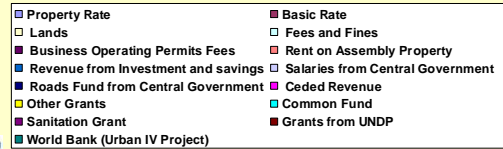
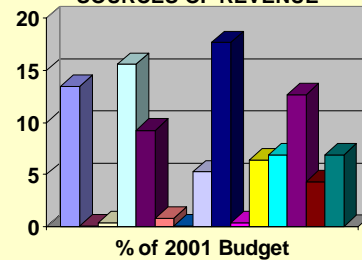
- Conduct interviews with authorised personnel within these assemblies.
- Use local knowledge and data available to identify and analyse the information regarding taxation management.
- Review documents of the assembly related to tax mobilisation.
- Review current cadastral map of these areas.

CURRENT SITUATION

- Lack of up to date cadastral map and building properties information.
- Difficulty in locating properties
- Poor house numbering and street names
- Lack of skilled professional to manage taxation.
- Lack of law enforcement on property tax
- Rapid urban growth
- High inflation rate
- Unwillingness by property owners to pay property taxes

REVENUE GENERATION

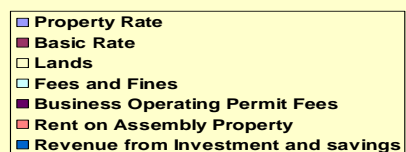
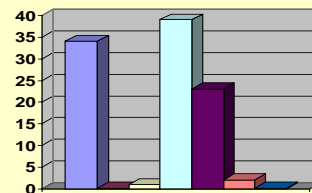
SOURCES OF REVENUE



Internally Generated Revenue-2001

TAX BASE	BUDGET	% OF TOTAL
Property Rate	10,660,906,000	34
Basic Rate	40,000,000	0.1
Lands	297,000,000	0.9
Fees and Fines	12,327,100,000	39
Business Operating Permit Fees	7,321,600,000	23
Rent on Assembly Property	664,680,000	2.1
Revenue from Investment and savings	30,000,000	0.08
TOTAL	31347286000	100

Internal Revenue Sources (2001)



HOUSING CHARACTERISTICS

■ Average household size-	4.5
■ No. of household in Accra Metropolis-	366,550
■ Total No. of houses-	131,355
■ Percentage of population in compound houses-	72%
■ Percentage of population in self contained houses-	3%
■ Percentage of occupants of the houses in Accra being house owners-	12.5%
■ Percentage of occupants as freeholders -	47%

DETERMINATION OF FISCAL POSITION OF AMA

- Fiscal Autonomy: The degree that AMA rely on central government/external sources for revenue: about 61% of AMA revenue is accrued from external sources
- Fiscal Base: The avenues that AMA can generate revenue
- Fiscal Capacity: Ability to generate revenue
- Tax effort: The degree to which AMA uses it fiscal base: About 30% utilisation of fiscal base

LAND INFORMATION SYSTEM REQUIREMENTS

- The system must consist of database management system
- Business processes must be automated using system workflow
- There must be client-server computer network system to link up the stakeholders
- The users must use internet to get access

PROPOSED REQUIRE SYSTEM

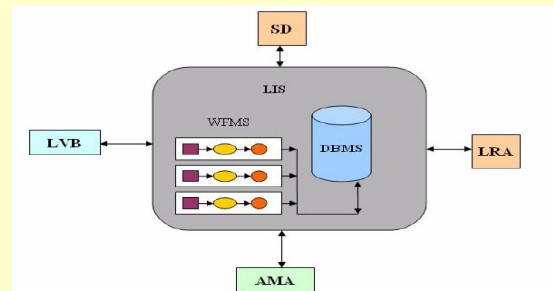


Figure 3-1 Land Information System Requirements

PROPOSED MANAGEMENT SYSTEM

4.2. The Top-level System Architecture at AMA

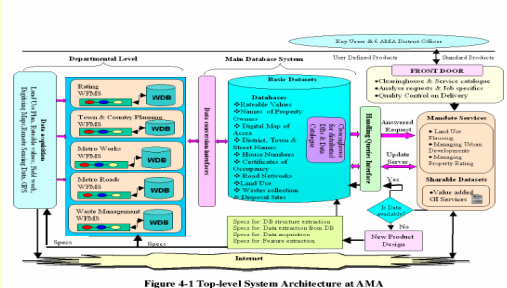


Figure 4-1 Top-level System Architecture at AMA

ASSEMBLY TARGET REVENUE

- PROPERTY RATE.
- ANNUAL BUSINESS OPERATING PERMIT
- ANNUAL VEHICLE PERMIT
- ANNUAL SPECIAL LICENCE
- MONTHLY MARKET/LORRY PARKS FEES
- ANNUAL REGISTRATION OF PETTY GOODS TRADERS FEES
- BUILDING / DEVELOPMENT FEES
- SANITATION FEES
- WASTE MANAGEMENT FEES
- ANNUAL COMMUNICATION LEVY FROM TELECOM PROVIDERS

CLASS DIAGRAM

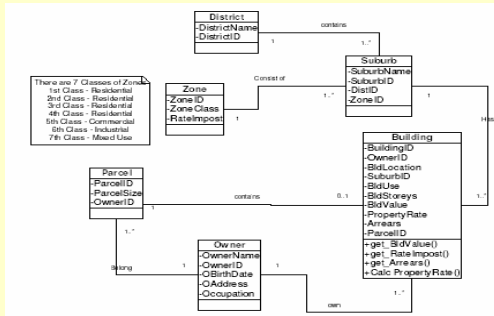
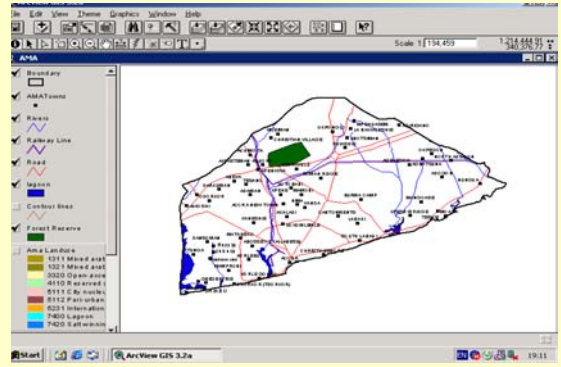


Figure 5-4 Class diagram of Rating Dept's WDB

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AMA AREA MAP



RECOMMENDATIONS

- Building Register must be updated
- Adequate cadastral plan and Land use plans must be available
- There must be capacity building in the management and Technical staff to handle this system
- The Staff and management must be willing to accept changes in their way of doing business.
- Activities of the assembly must be recognised by the citizens/communities as agency working for their development, up keeping and wellbeing.

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THE END

THANK YOU

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