



Collaboration, Innovation and Resilience: Championing a Digital Generation

Brisbane, Australia 6-10 April

BEYOND THE BOUNDARIES OF LAND ADMINISTRATION IN GHANA

With Registered Professional Land Surveyors

Let us take time to think about these questions:

- ☐ Why do people only think of Surveyors when it comes to Land Administration?
- ☐ Does the work of Surveyors only revolves around Land Administration?
- ☐ What other things can Surveyors do for their full potentials to be recognized?
- ☐ How do we make the Surveying industry more attractive?
- ☐ How can surveying become popular so that when children are asked what profession they want to be part of in the future, they will say surveyor? It won't be limited to doctors, lawyers, and others.



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According to FIG, a Surveyor is a professional person with the academic qualifications and technical expertise to conduct one or more of the following activities;

- ☐ To determine, measure and represent land, three-dimensional objects, point-fields and trajectories;
- ☐ To assemble and interpret land and geographically related information.
- ☐ To use that information for planning and efficient administration of the land, the sea and any structures thereon; and,
- ☐ To conduct research into the above practices and to develop them.



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Carefully analyzing how a Surveyor has been explained, we can say the first three questions in the very first slide has been answered.

With regards to the last two questions, the answers to that will naturally be known at the end of the presentation.

Now, there is no denying to the fact that Surveying plays a crucial role in the development of societies, just as it has in the past.

Let us narrow down and look at how Professional Land Surveyors help our societies develop.



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In Ghana, the role of Registered Professional Land Surveyors extends far beyond traditional land administration.

While their primary function is to accurately define and map land boundaries, their expertise is increasingly valuable across various sectors, including infrastructure development, natural resource management, environmental management, legal and judicial processes, and the adoption of emerging technologies.

In order for the full potentials of Professional Land Surveyor to be recognized, effective land use plays a major role.



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For the purposes of this presentation, let us define a few terminologies for it to fit our context.

- ❑ **land** refers to the surface of the Earth and everything contained within it such as trees, rivers, minerals, and mines as well as anything fixed upon it, like structures or buildings (Ollennu 1962; Act of 1960).
- ❑ **Land administration** is the process of effectively regulating land (United Nations Economic Commission for Europe, 1996). It also covers details about land parcels, such as their location, size, improvements, ownership, and value.

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- ☐ **land use** is the term used to describe the human use of land. It represents the economic and cultural activities (e.g., agricultural, residential, industrial, mining, and recreational uses) that are practiced at a given place. Public and private lands frequently represent very different uses.
- ☐ **Sustainable development** is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs (United Nations General Assembly, 1987, p. 43).

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The past few decades have seen significant changes in land use and land tenure in Ghana. Land is crucial for people's livelihoods, and although poverty has declined overall, it remains severe in certain regions (Oduro et al. 2011).

Land serves as a primary means of production in the country, with a portion allocated to mining and timber activities, while agriculture utilizes most of the land (69%) (USAID 2013). Agriculture, predominantly based on small-scale farming, is a key contributor to Ghana's Gross Domestic Product (GDP) and cocoa stands out as the country's major agricultural export (FAO 2012).



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Ghanaians have a strong attachment to land, but challenges such as inappropriate land tenure and poor land utilization policies have hindered investments in the country.

The increasing difficulties in planning and managing land resource development have led to widespread perceptions that current land management approaches are inadequate.

In response, the Ghanaian government has recognized the need to establish and develop GeoSpatial Policy and foster networks among related land agencies.



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The government aims to encourage internal cooperation and support in all aspects of land policy and administration. This growing awareness has also highlighted the inherent challenges of introducing GIS within land sector organizations in Ghana.

Currently, the Lands Commission, as part of the Public Sector Reform Programs and the Land Administration Project, has been substantially remodeled by **Act 767** to increase its efficiency and effectiveness. The Divisions of the Lands Commission under the Act are the **Survey and Mapping Division**; the **Land Valuation Division**; the **Land Registration Division** and the **Public and Vested Land and Management Division**.

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Now that the government is doing their part in promoting effective land administration, Professional Land Surveyors have to take the role of Land Use Planning and Development.

Land use planning development is a process that involves determining the best ways to utilize land for various purposes, such as residential, commercial, or recreational use. Its goal is to balance economic growth with environmental sustainability and the needs of the community. This often includes creating zoning regulations and developing long-term action plans to manage land resources effectively.

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Surveying as a profession is fundamentally tied to land. Therefore, the ability to ensure effective land use is crucial for improving livelihoods and plays a key role in any comprehensive strategy for poverty reduction and sustainable development. Without proper land use plans, developments may proceed without guidance, resulting in unregulated settlements and environmental damage (UNECA, 2004).

In Ghana, the role of Registered Professional Land Surveyors has expanded well beyond the traditional scope of land administration to include, among others, the various types and forms of spatial data acquisition.

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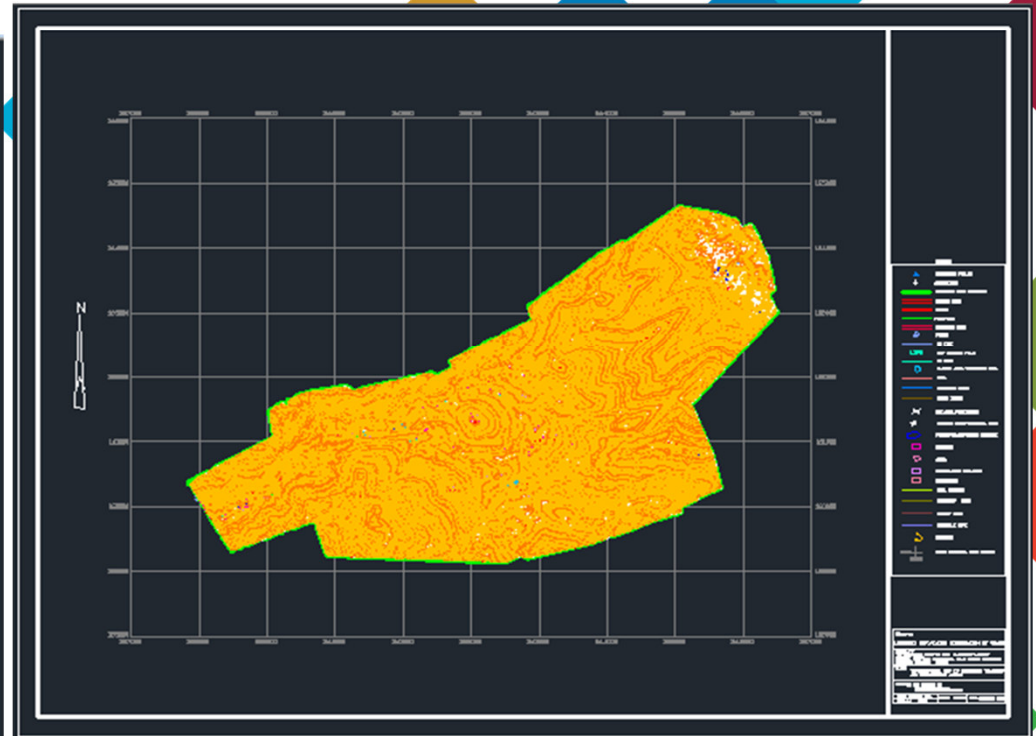
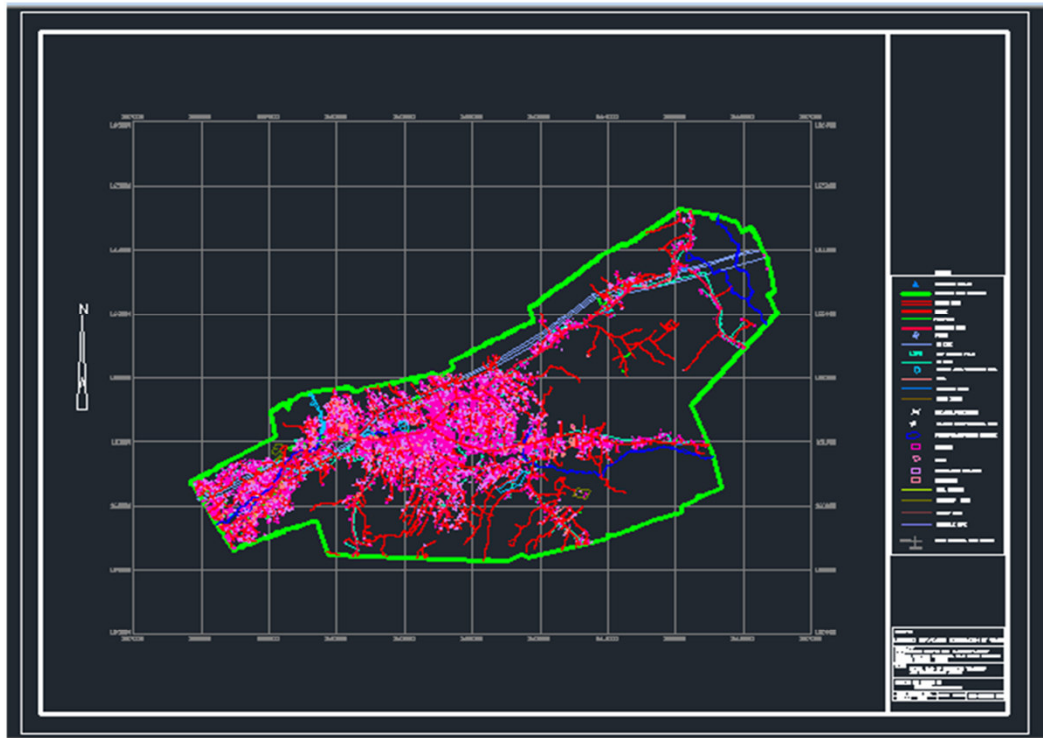
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While their core function is to accurately define and map land boundaries, their expertise is increasingly valuable across various sectors, including infrastructure development, natural resource management, environmental management, legal and judicial processes, and the integration of emerging technologies.

The responsibilities are evolving, contributing to sustainable development, environmental protection, and economic growth. By embracing new technologies and enhancing their skill sets, these professionals can continue to play a vital role in shaping the future of the country.

As technology continues to evolve, the field of land surveying is likely to advance further, continuing to influence how we understand and manage our land.

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The most relevant SDGs related to the presentation and theme of this session

8 DECENT WORK AND
ECONOMIC GROWTH



9 INDUSTRY, INNOVATION
AND INFRASTRUCTURE



11 SUSTAINABLE CITIES
AND COMMUNITIES



**SUSTAINABLE
DEVELOPMENT GOALS**

International Federation of Surveyors supports the
Sustainable Development Goals

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INSTRUCTION

STEP 1: SELECT HERE THE THREE MOST RELEVANT SDGs

STEP 2: COPY THE SDG INTO PREVIOUS SLIDE

