



RESEARCH COMPENDIUM:

NELGA's Impact in Land-themed Professional Development

Introduction

Welcome to the **NELGA Scholarship Program Research Compendium**. This compendium stands as a testament to the dedication, innovation, and impactful research conducted by **NELGA** scholars. As an initiative committed to nurturing talent and advancing knowledge in the field of land-themed professions, **NELGA** takes pride in the achievements of its scholars and the transformative impact of their research endeavors.

Within these pages, you will find a collection of abstracts showcasing the breadth and depth of research conducted by scholars across various thematic areas in land-related disciplines. From exploring sustainable land management practices to addressing the socio-economic implications of land tenure systems, each abstract offers a glimpse into the diverse work undertaken by our scholarship recipients.



Beyond mere academic exploration, this compendium serves a larger purpose. It embodies our commitment to promoting knowledge sharing, disseminating research findings, and fostering collaboration among researchers and institutions worldwide. By offering a platform to showcase the scholarly achievements of our recipients, we aim to inspire future generations of land-themed professionals and contribute to the collective advancement of the field.

As you delve into the abstracts presented herein, we invite you to appreciate not only the intellectual rigor and ingenuity of the research but also the tangible impact it has had on communities, policy-making, and sustainable development efforts. Through this compendium, we celebrate the accomplishments of our scholars and reaffirm our dedication to supporting them.

We extend our heartfelt gratitude to all scholars, mentors, academic institutions, and partners who have contributed to the success of the **NELGA Scholarship Program** and the compilation of this research compendium. Together, we continue to pave the way for a more inclusive, equitable, and sustainable future in land-themed professions.

Content

Introduction	2
ABSTRACTS Mr Mustapha Okyere	4
ABSTRACT Kwame Obeng.....	6
ABSTRACT Martie Simwanza Mushaukwa...	8
ABSTRACT Verinjaerako Kangtue	10
ABSTRACT Kennedy Zinale	12
ABSTRACTS Najum Juma	14
ABSTRACT Andy Kodua Boafo	16
ABSTRACTS Anthony Kwabena Sarfo.....	18
ABSTRACTS Bankolay Theodore Turay	20
ABSTRACTS Diriba Firdisa Tolasa	22
ABSTRACT Eng. David Mihigo	26
ABSTRACT Frieda Kaluwa	28
ABSTRACT Fatima-Ezzahra Mohtich	30
ABSTRACT Nelson Nyabanyi N-yanbini.....	32
ABSTRACTS Frank Mintah.....	34
ABSTRACT Pelpuo Isham Chaani.....	36
ABSTRACT Eunice Naa Odarley Lamptey ...	38
ABSTRACT Tigisty Maswahu.....	40
ABSTRACTS Valentina Nyame.....	42



ABSTRACTS

ABSTRACT

1

TOPIC:

Policy and legislative gaps in customary land revenue management in Ghana: emerging issues from Ashanti Region, Ghana.

This study examined the existing legal framework for mobilizing, distributing, and utilizing customary land revenue in Ghana.

It combined a review of the regulatory framework on land revenue management and face-to-face interviews with Officers of the Administrator of Stool Lands with the view to identifying the gaps inherent in these regulations.

The study found that the lack of legislative clarity on the mobilization and application of stool land revenue has been responsible for the misappropriation of funds by beneficiaries.

Legislative reform is recommended to remedy the inherent gaps in the land revenue management regime in Ghana.

ABSTRACT

2

TOPIC:

Large scale mining in Ghana: a review of the implications on the host communities.

Following the implementation of the Structural Adjustment Program (SAP) in 1983, Ghana's mining sector has experienced significant growth, making Ghana one of the 10-leading producers of gold globally and the largest in Africa since 2018.

To this end, the mining industry has been contributing significantly to the country's total export earnings and the overall Gross Domestic Product (GDP).

Despite its contribution to the economy, mining in Ghana has been a subject of debate in the past few years due to its diverse impacts on the host communities.

This study, therefore, conducted a review of the implications of large-scale mining in Ghana.

Findings revealed that mining activities gravely affect the quality of water in most mining communities due to the use of toxic substances such as mercury.

Mining activities also destroy forest reserves and farmlands, cause respiratory diseases and death.

The study, therefore, suggests an effective collaboration between all relevant stakeholders in monitoring mining activities to help mitigate the impacts on the host communities.



ABSTRACT

3

TOPIC:

Customary land administration in Ghana; the challenges of Bolgatanga Customary Land Secretariat.

Ghana's customary land sector holds great prospects in lending impetus to the country's socio-economic development.

Using the Bolgatanga Customary Land Secretariat in the Bolgatanga Traditional Area as the study area, this study examined the current challenges encountered by Customary Land Secretariats in Ghana in delivering on their mandates of streamlining customary land administration.

Findings indicate that the Bolgatanga Customary Land Secretariat is well committed to streamlining customary lands management in the Traditional Area.

Nonetheless, staff inadequacy, absence of technological integration, low level of patronage, and inadequate cooperation between stakeholders are impeding the Secretariat in achieving the intended objectives.

PROFILE

Mr Mustapha Okyere

NELGA Scholar

Email: mustaphaokyere@gmail.com

AREAS OF EXPERTISE:

My areas of expertise include land administration, development-induced displacement and resettlement, Mining, land management, real estate valuation, and women's land rights.

WHERE MY ONLINE MATERIALS CAN BE FOUND:

Okyere, M., Adusu, L., Zini, P., Zinale, K., Turay, B. T. (2022) "Policy and legislative gaps in customary land revenue management in Ghana : emerging issues from Ashanti Region, Ghana Policy and legislative gaps in customary land revenue management in Ghana : emerging issues from Ashanti Region, Ghana", *Survey Review*, pp. 1–8. <https://www.tandfonline.com/doi/full/10.1080/00396265.2022.2150069>

Okyere, M., Ayitey, J. Z. and Ajabuin, B. A. (2021) "Large scale mining in Ghana : a review of the implications on the host communities journal of Degraded and Mining Land Management, Vol. 9, No. 1, pp. 3193–3199. <https://doi.org/10.15243/jdmlm.2021.091.3193>

Okyere, M. and Bedu, V. (2022) "Customary land administration in Ghana ; the challenges of Bolgatanga Customary Land Secretariat", *African Geographical Review*, pp. 1–10. <https://doi.org/10.1080/19376812.2022.2152844>

My Orcid ID:

<http://orcid.org/0000-0001-7396-3375>

ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

Land use land cover changes in the Densu River Basin of Ghana from 1991 to 2020.

The Densu River Basin serves as a source of livelihood to millions of people and also provides 70% of drinking water to residents of Accra and its surrounding towns and therefore any activity that negatively affects the basin affects a lot of people.

Few studies have been carried out in the basin with regards to Land Use Land Cover (LULC) changes but this research in addition to determining the rate, extent and distribution of LULC from 1991 to 2020 using the Random Forest Classification algorithm, also analyzed the trend (decreasing or increasing) and spatial variability in Rainfall (RF), Normalized Difference Vegetation Index (NDVI), and Soil Moisture (SM) using Mann-Kendall Test, Sen's Slope at 95% confidence interval and Principal Component Analysis.

The Residual Trend (RESTREND) Analysis was used to differentiate between the factors of degradation be it climatic or anthropogenic.

From 1990 to 2020, forest and farmland decreased by 10.27% and 12.19% respectively whilst grassland and shrub, bareland and settlement, and waterbodies increased by 4.8%, 17.19% and 0.47% respectively.

The LULC change is attributed to the increase in human population and the need for social and economic development.

RF and NDVI has a high mean annual spatial distribution from the Northern to the middle section with SM having a high mean annual spatial distribution within the entire study area.

RF, NDVI and SM showed a decreasing trend at the North-Eastern, Southern and entire study area respectively.

Trends in RF, NDVI and SM was significant covering about 86% of the study area, South-Western and North-Eastern section respectively.

RF, NDVI and SM had an explained spatial variability of 99.5%, 86% and 91.8% respectively in their first Principal Component (PC) loading.



PROFILE

Kwame Obeng

Email: kwameobeng110215@gmail.com

AREAS OF EXPERTISE:

Land management and Climate change.

WHERE MY ONLINE MATERIALS CAN BE FOUND:

[https://www.ajol.info/index.php/just/article/
view/246134/232857](https://www.ajol.info/index.php/just/article/view/246134/232857)

Abstract 1: continued

From the RESTREND analysis, the impact of RF and SM on degradation is located at the Northern section and entire study area respectively and the effect of anthropogenic activities on degradation is located at the Southern section.

From ground-truthing anthropogenic activities like sand winning, salt winning, overgrazing and built-up are dominant at the Southern section.

The study has demonstrated the need to monitor LULC changes in order to ensure its sustenance, analyze trends in RF, NDVI and SM in order to develop climatic models for prediction and analyze the effects of RF, SM and anthropogenic activities on degradation in order to find effective ways of preserving vegetation.



ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

Investigating determinants of house prices in emerging urban property markets – A case of Windhoek, Namibia.

House owners in Windhoek place certain amount of significance on many different aspects of a particular home that gives that house its inherent price. Some houses are worth more because of their proximity to certain amenities or city center, accommodation quantities (such as the number of bedrooms and bathrooms), size of erf, or even the built-up area. One of the questions this research will seek to answer is how change in housing prices is associated with changes in such property characteristics.

Market characteristics such as Gross Domestic Product (GDP), inflation, unemployment and mortgage lending rate are often overlooked, while they are significant to Real Estate Investors. Such attribute helps house owners or real estate investors to anticipate housing market trends, which in turn, influence their investment decisions. Furthermore, this study seeks to also find the impact of market factors in the Namibian context on the housing prices.

The locality of a house is a very significant factor to be considered by real estate investors or property owners before making decisions for house acquisition. Each locality has its own preferred opportunities such as academic schools, shops and access to basic services and other essential facilities. Some localities are associated with high population growth and high rate of unemployment, which has an impact on the buying power of houses in a particular area.

A real estate product is considered as a unique product (Harshman & Quigley, 1991), it is difficult to put a certain price tag to a house. House pricing in Windhoek has been a controversial issue. Some house owners and estate agents have been trading residential properties at market value plus what has been trending as down payment. This has raised concern as to what drivers influences the housing prices in the City of Windhoek. On the research problem is that there seems not to be a study that has investigated how property, location and market characteristics drive housing prices in the emerging urban property markets in the City of Windhoek.

The research aimed at identifying determinates of housing prices in the City of Windhoek's emerging urban property market. To achieve this, the research employed the hedonic pricing model to analyse data collected over a ten-year period (2010 – 2019) in three randomly selected clusters from the ultra- low and lower income, middle income, and upper-class income segments respectively.

PROFILE

Martie Simwanza Mushaukwa

Email: martiemushaukwa@gmail.com

AREAS OF EXPERTISE:

Real estates or property studies.

Department of Land and Spatial Sciences, Faculty of Engineering and the Built Environment, Namibia University of Science and Technology (NUST), Windhoek, Namibia.

Mr. Mushaukwa is employed as the Head of Valuation in the Agricultural Bank of Namibia (Agribank).

In Agribank, he is at the forefront in developing, implementing, and guiding the real estate valuation function within the bank, and thus provide the overall framework for valuation approaches and practice. He has become one of the key leading professionals in the field of Real Estate, in engaging in property matters and contributing to vital decision making at high level in Agribank and Namibia at large.

Prior to enrolling for the master of spatial science, the author spent 9 years in different portfolios and in distinct organization within the real estate fraternity.

He is also a member of The Namibia University of Science and Technology (NUST)'s Property Studies Advisory Committee.

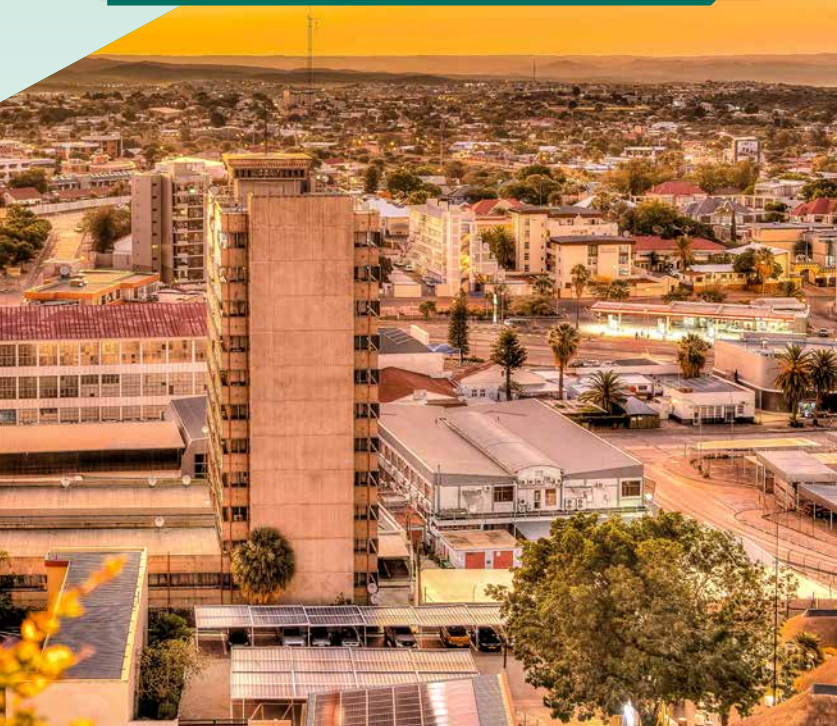
KEYWORDS:

Hedonic pricing model, property characteristics, market characteristics, location characteristics, City of Windhoek, house price

Abstract 1: continued

The results of this study's panel analysis revealed that there are specific market factor and location characteristics that influence the housing prices in Windhoek. The market factor that emerged to have a positive significant impact on the house price is Gross Domestic Product (GDP). For instance, if Gross Domestic Product (GDP) increases, the house price also increases.

Findings from the study also indicated that the housing prices in the City of Windhoek are more sensitive to locational characteristics. In this empirical study the specific locational characteristics that arose to have significant impact on the housing prices in Windhoek are the physical location of a house and population size's growth rate. This could mean that the location of a house is enhanced by the availability of local amenities to attract buyers or potential investors to acquire a house in a certain area in Windhoek, which then influence the house price. Population growth emerged as a significant impact on the house price. This could mean that an increase in population size, results in an increase in purchasing power of houses which eventually results increase in demand, which later increase the house prices.



ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

Residential Real Estate Finance: An Appraisal of Functions and Risks in the Banking Sector in Namibia.

The importance of the banking sector is evident in a growing and differentiated economy since it is the main interface of savings and allocation of credit (Levine, 1997). This study investigated the residential property finance of the three Namibian commercial banks from the perspective of their functions and risks exposures to reveal the inherent complexities and shortcomings in the banking sector and suggest measures to address them. Past studies by (Isaac D., 2003) and another by (Wight & Ghyoot, 2005) have stressed the shortcomings of the property finance functions, such as a lack of standardised processes

perpetuating the de-linking between the physical location of a property and a loan advanced to it. These shortcomings will put local commercial banks at high risk as the same properties are used as collateral for their granted loans. Other problems relate to the household debt ratios are constantly high and the banks' speculative overvaluations of properties and all this may aid in the real estate bubble burst. The study further assesses whether the above-stated developments are conducive to generating and increasing systemic risks, especially those risks arising from real estate location and its sub-markets and if any potential risk mitigation strategies can be recommended.

A qualitative research approach was used with the aid of a snow bowling sampling technique to sample participants and further used an open-ended questionnaire to investigate the residential property finance functions and the related risks of selected commercial banks in Namibia from a spatial perspective. The study found that the property finance business is functioning efficiently with adequate structures, processes, and key stakeholders to support the business function, the study further found that there is a lack of skilled human capital and researchers to carry out property financing-related research and perform

PROFILE

Verinjaerako Kangtue

Email: vkangotue@nust.na

KEYWORDS:

Real estate, Finance, Risk, Valuation, Business, Geospatial, Property Finance, Risk Assessment, Namibia

Abstract 1: continued

property finance specialised functions. The property finance business is exposed to systemic risks such as interest rate, political, and liquidity risks with further exposure to property-specific risk which includes location, and insurance risks among others. Furthermore, the study found that geospatial location plays a bigger role in property financing decisions and must be well assessed by the bank's valuers. The study concluded with the policy recommendations and suggested potential improvements to the property valuation function, risk management function, property finance capacity development, and the introduction of sophisticated information management systems with the final recommendation being that banks should outsource non-property finance-related functions to foster a competitive advantage.



ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

Assessing investors adherence to guidelines and principles on large-scale land acquisition. A case study of Babator Farming Company.

The recent spate of large-scale land acquisition has attracted global attention due to the potential risks associated with the phenomenon.

This has led to the formulation of guidelines by international organisations and sovereign states to guide the implementation of large-scale land deals.

However, the extent to which investors observe and implement these guiding principles remains unknown. Therefore, this study evaluated the level of adherence to various international and national guidelines on large-scale land acquisition.

Specifically, the study evaluated the activities of the investor using common standards that have been outlined in various international and national guidelines for large-scale land-based investment.

The study further identified the negative implications of the investment on the host community. The research adopted a case study design and the Babator Farming Project was used for the research.

A mixed approach was used to conduct the study. Purposive and snowballing sampling techniques were used to select participants and interviews as well as questionnaires were employed to collect data for the study.

The study found that there is an average level of awareness of international guidelines for large-scale land investment among stakeholders.

Members of the Babator Community did not have full prior information on the project.

The investor has tree planting initiative, few employment opportunities for the locals and provided potable water which are meant to minimize potential risks of the farming project.

Nevertheless, the study found that farmers lost their lands, women lost access to communal resources and there is a land dispute due to the farming project.



PROFILE

Kennedy Zinale

Email: kennedyzinale@gmail.com

AREAS OF INTEREST:

Land Management, Land tenure and Property Rights, Spatial Justice

CURRENT JOB:

Assistant Land Administration Officer, Lands Commission, Ghana

CURRENT LOCATION:

Tamale, Ghann

PUBLICATION:

Okyere, M., Zinale, K., Aduku, L., Zini, P., and Theodore Turay, B., (2022). Policy and legislative gaps in customary land revenue management in Ghana: emerging issues from Ashanti Region, Ghana. Survey Review, pp.1-8.

Abstract 1: continued

Thus, a further assessment of the activities of the investor using standards outlined in various guidelines suggests that there is moderate level of adherence to these principles.

The study concluded that the Babator Farming Company took some actions which demonstrate commitment to international standards on large-scale land investment; thus, it is evaluated as moderate in terms of implementing these principles.

Consequently, more actions are expected from the investor especially in respecting the rights of the indigenous people. It is recommended that communities should be empowered so that they rightfully negotiate with prospective investors.

Also, the District Assemblies should be sensitised on the voluntary guidelines for large-scale land investment and there is the need for effective and continuous monitoring of the activities of investors.



ABSTRACTS

ABSTRACT

1

TOPIC:

Compliance with Planning Regulations in Hazardous Areas and its Impacts. A Case of Msasani Bonde la Mpunga in Dar es Salaam City, Tanzania.

African Journal of Land Policy and Geospatial Sciences, ISSN2657-2664, Special Issue, 2018

Authors:

1: Najum Juma: Master student, Department of Urban and Regional Planning, Ardhi University P.O. Box 5249, najum0124@gmail.com, Dar es Salaam, Tanzania

2: Regina John: Lecturer, Department of Urban and Regional Planning, Ardhi University P.O. Box 35176, reginajohn2000@gmail.com, Dar es Salaam, Tanzania

Most of the cities and urban centres of developing nations, Tanzania inclusive are faced with increased urbanization coupled with informal land development in non-designated areas including marginal and hazardous lands.

This paper reports the findings of a study undertaken to assess the processes of land development and the associated impacts in Msasani Bonde la Mpunga, a flood prone area in the City of Dar es Salaam. Based on official and household survey, non-participant observation and documentary review, the study identified that the processes of changing the use of the land and developing the area were in contrary to the existing regulations including the Urban Planning Act, 2007 as well as the National Environmental Act of 2004. This has resulted into multitude of impacts including formation of temporary ponds surround the houses, physical inaccessibility of the area, prevalence of water borne diseases as impact on properties and local businesses.

Marked improvements can be achieved by reviewing the detailed plan for the area to accommodate needs for provision of water ways for draining the area as well as provide development conditions taking into account the natural role of the area as a drainage channel of the city.

ABSTRACT

2

TOPIC:

Informality in Urban Areas, a Case of Land Use Transformation in Mlalakuwa Settlement, Dar es Salaam.

African Journal on Land Policy and Geospatial Sciences ISSN: 2657-2664, Vol.3, Special.2 (March 2020)

Authors:

1: Najum Juma: Master student, Department of Urban and Regional Planning, Ardhi University P.O. Box 5249, najum0124@gmail.com, Dar es Salaam, Tanzania

2: Nelly Babere: Lecturer, School of Urban and Regional Planning, Ardhi University, Email: gathiharry@gmail.com, Dar es Salaam, Tanzania.

Land use development and transformation in informal settlements are taking place because informal settlements have been an alternative way of providing affordable housing to low income people. Many governments use strict regulations to deny informal settlements from infrastructure services but in Tanzania informal settlements are provided with such services.

This paper presents the findings on how land use transformation is taking place and publicly used spaces disappear overtime in the informal settlements, the context behind and their outcomes. Based on field observation and mapping process, the study analyzed the process and different types of land use transformation which were horizontal, vertical and horizontal-vertical. Also through interviews, observation and documentary review, the study identified context and outcomes of the transformation process.

The factors behind land use transformation were socio-economic and spatial factors while outcomes of the process were socio-economic, environmental and spatial outcomes.



PROFILE

Najum Juma

Master student

Department of Urban and Regional Planning, Ardhi University, P.O. Box 5249, Dar es Salaam, Tanzania

Email: najum0124@gmail.com

AREAS OF EXPERTISE:

Urban Planner/ Land Use Planner

ABSTRACT 3

TOPIC:

Implications of Rapid Urban Sprawl towards Water Resources Management: The case of lake Babati, Tanzania.

International Journal of Innovative Science and Research Technology
ISSN No:-2456-2165, Volume 7, Issue 12, December 2022,
IJSRT22DEC713 www.ijisrt.com 718

Authors:

- 1: **Emmanuel Mitinje:** Faculty of Architecture and Town Planning, Technion – IIT1
- 2: **Hussein M. Omar:** Vice President office in the United Republic of Tanzania
- 3: **Najum Juma:** Ardhi Institute, Morogoro

Population and economic development are key drivers of water resource pollution. The population of Babati town increased from 44,000 in 2002 to 93,108 inhabitants in 2012. It was projected the population would have reached 105,610 inhabitants by 2022. This study is an attempt to assess the implications of rapid population and spatial growth of Babati Town on Lake Babati and water resources. The study involved random sampling in the four villages of Hangoni, Himiti, Bagara Ziwani, and Gendi Kuu. The data were collected through direct observations, questionnaires, and interviews with individual households around the Lake. The GIS technology was applied in analysing the collected data including trends of the implication of population and spatial growth on Lake.

The study revealed that there is rapid population growth in Babati Town including around Lake Babati whereas, Bagara ward which is located around the lake found with the highest population concentration; Migration (58%), and Natural increase (37%) are the major causes of population growth; Spatially the Town to grow around the lake Babati shore and along Babati-Arusha Road, Babati-Singida Road, and Babati-Dodoma-Road; Economic factors and migration

ABSTRACT

(61.3% respondents) and increase of the value of the land at the Town center (28.7% respondents) have indicated are the main causes of the rapid urban sprawl around the lake basin; Deforestation and soil erosion, flooding, pollution, encroachment of lake areas, eutrophication and shrinking of the lake size are the major impacts of rapid urban sprawl towards Lake Babati and water resources. The Government led initiatives in addressing the challenges include Land management programs; the development of Natural resources Legal Frameworks; the Development of urban spatial growth guidance frameworks; and the establishment of Natural resources management policy frameworks.

To this end, the study recommends physical boundary demarcation of the core area of the lake; public awareness creation campaign on existing bylaws, people's responsibility in protecting the lake and the grave consequences of environmental neglect; and a review of policy and regulations to favor the necessary needs of the communities around Lake Babati.

ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

Utilizing UAV Techniques to Investigate the Dynamics of Encroachment on The Right-Of-Way for The N8 Highway in Peri-Urban Ghana.

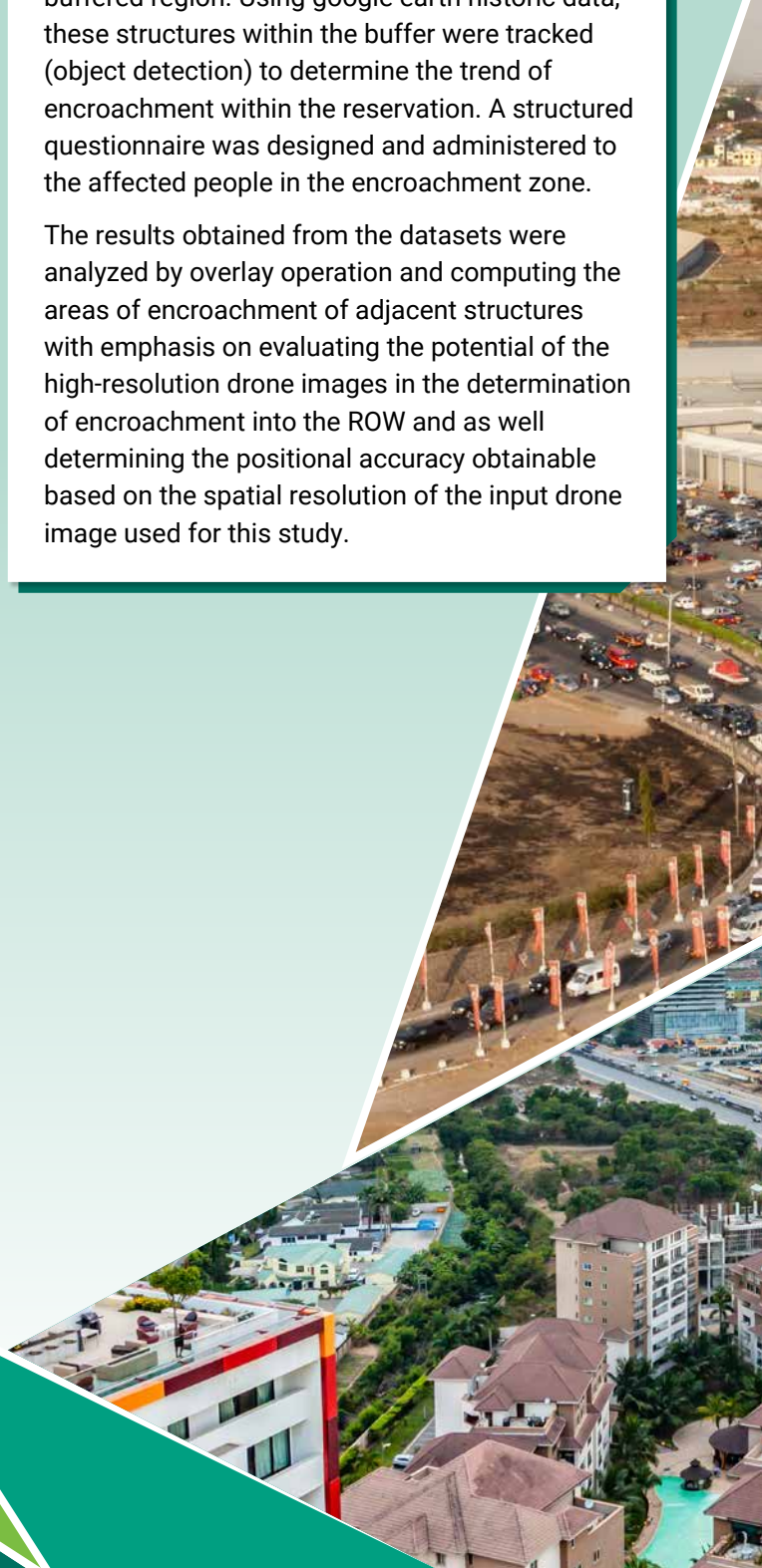
Encroachment on highway reserves is a major problem in Ghana as it hinders the efforts to develop and expand highways in Ghana.

This paper draws on Asef Bayat's theory of "quiet encroachment" and uses UAV (drone) imagery to detect and analyze the development of informal settlements along the N8 highway reserves in Ghana.

Aerial images of the corridor were acquired and processed using Agisoft Metashape software and finally, an orthophoto was produced. The buildings and road features were extracted using a computer vision algorithm add-on in QGIS; Orfeo Toolbox. A GIS buffering operation was performed on the Right of Way (ROW) using 35m and 45m

distances according to the standards of the Ghana Highway Authority and the physical planning committee. It was identified that thousand and eighty-six (1,086) buildings were identified in the buffered region. Using google earth historic data, these structures within the buffer were tracked (object detection) to determine the trend of encroachment within the reservation. A structured questionnaire was designed and administered to the affected people in the encroachment zone.

The results obtained from the datasets were analyzed by overlay operation and computing the areas of encroachment of adjacent structures with emphasis on evaluating the potential of the high-resolution drone images in the determination of encroachment into the ROW and as well determining the positional accuracy obtainable based on the spatial resolution of the input drone image used for this study.



PROFILE

Andy Kodua Boafo

Email: kayboafo.andy@gmail.com

LOCATION:

KNUST, Ghana

AREAS OF WORK INTEREST OR RESEARCH EXPERTISE THEMES:

Geoinformatics, spatial data (UAV drone mapping).
Informal settlement and Land Acquisition procedures



ABSTRACTS

ABSTRACT

1

TOPIC:

Sustainable land-use planning in intermediate towns in Ghana: the case of Juaben and Asokore Mampong.

Ghana is not left out of incessant urbanization occurring globally with much higher trends in Africa. This has triggered global discourse on new frontiers in the attainment of Sustainable Development Goal 11, especially in intermediate towns. Planning practices towards sustainable community development were therefore assessed in two intermediate towns, Asokore Mampong, and Juaben, in a comparative case study research design. The study was situated in an overly qualitative research approach and underpinned by pragmatic philosophical bases. Data were collected purposively from various institutions that are linked to the subject of this study and community opinion leaders. Data collected were analysed in themes. Additionally, spatial data were collected and analyzed using secondary data and remote sensing algorithms in Erdas and ArcGIS.

Conclusively, the land will not be available in the next four years and thirty years in Asokore Mampong and Juaben respectively, if the average annual rate of land consumption is held constant. However, land administration systems, plan making, implementation, and monitoring procedures in both communities were less effective in addressing the sustainable community development challenges identified. This notwithstanding, there were prospects identified which included the existence of land use planning authorities and structures that can be harnessed in ensuring sustainable land use planning in the study communities. Among others, it was recommended that pragmatic measures are put in place to contain spatial development in the communities and the use of geospatial technologies in the bid to ensure sustainable community development and land use planning practices in intermediate towns.

ABSTRACT

2

TOPIC:

Towards elimination of corruption in the land sector: incorporation of geospatial technologies in land governance at the local level.

Publication during the Scholarship programme. Published in NELGA Journal.

In the wake of rapid urbanization and population growth, there is much contestation with the ownership and use of land globally, especially in Africa. It is widely acknowledged that the implementation of sustainable land governance is an antidote to tackling land-related conflicts (mostly as a result of multiple sales of land), and engendered land access, among others. However, land governance in Ghana is challenged with inefficiencies and corruption being paramount amidst the implementation of other interventions. On this premise, this study sought to explore the viability of geospatial technologies in tackling corruption in land governance in Ghana, the present bottlenecks with the use of such technologies among land agencies, and the plausible solution going forward.



PROFILE

Anthony Kwabena Sarfo

Email: anthony.sarfo@giz.de/
sarfoanthony38@yahoo.com

Abstract 2: continued

The paper advances a course for the incorporation of technology in land management as an indispensable endeavor to eliminate the bottlenecks and contribute to the fight against corruption in the land sector.

Employing a mixed-method approach, chiefly qualitative, 250 individuals, including personnel selected nationwide from the five LAP implementing agencies and patrons of their services as well as individuals in academic and research institutions were interviewed.

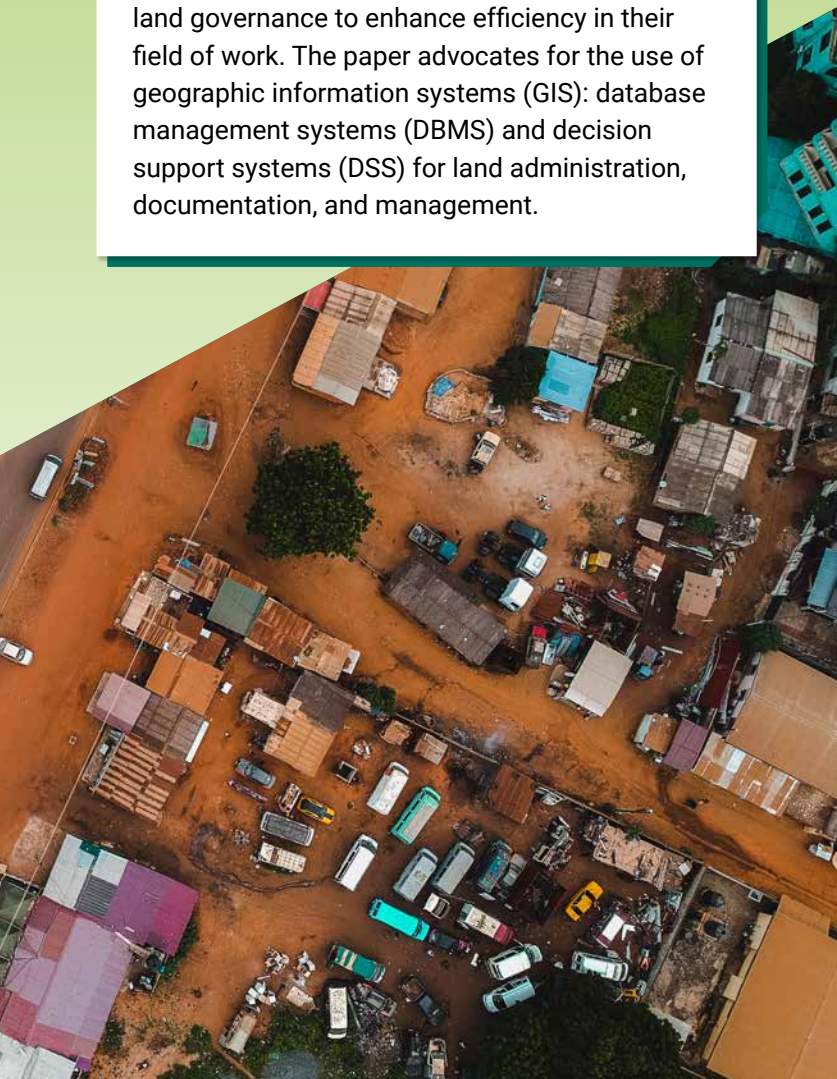
It was evident from the findings that there is generally, a low understanding of geographic information systems and their use in land governance at the local level. About, 96 percent of the personnel interviewed alluded to the importance and the need to incorporate GIS into land governance to enhance efficiency in their field of work. The paper advocates for the use of geographic information systems (GIS): database management systems (DBMS) and decision support systems (DSS) for land administration, documentation, and management.

AFFILIATION:

GIZ Ghana. Resilience Against Climate Change Project.

MPHIL THESES:

Two papers have been developed and submitted to journals for publication.



ABSTRACTS

ABSTRACT

1

TOPIC:

Improved Land Reforms And Women's Access to Land in Sierra Leone, Case Study Of Northern Province of Sierra Leone.

Inequalities in land rights exist globally, both in formal and customary settings. This is because land rights are either strong or weak, and held by various categories of people. The weaker variants of the inequalities tend to stifle tenure security, reduce land use, and threaten the food security of those dependent on the land for survival. The study looks at improved land reforms and women's access to land in Sierra Leone. The study consisted of a combination of data collection and synthesis of existing literature using content analyses of land policies, women's rights and land reforms in Sierra Leone. An unrefined search using keywords through JSTOR, Google Scholar, Research Gate, and KNUST database yielded search results of journals, book chapters and research reports on the subject. This was restricted to the utilization of accessible resources which includes; books, articles, international land reforms instruments as web materials hence drawing on sources from different scholastic disciplines while performing an area audit. The result reveal that the laws that governs the devolution of property on death or customary rules that applies to particular ethnicities in Sierra Leone varies, and as a result provides little protection for the customary tenure of women. The result also reveals that there are local variations within the practice, levels of flexibility towards women's land rights and opportunities to reform customary laws. The inconsistencies of statutory protections for women significantly compromise vulnerable group's particularly single women and wives. This research recommends for the enactment of urgently appropriate legal framework to enforce compliance of gender-equitable customary land rights and inclusive land governance reforms. Also, the research recommends the development of bye-laws that provide an honest platform for participatory decision-making, transparency and accountability and the establishment of Village Area Land Committees (VALCs) in a bid to formalization of land rights of women.

ABSTRACT

2

TOPIC:

Land tenure and its implications on Local Land Governance in Sierra Leone: A case study of Bombali District.

There exists a dual land tenure system in Sierra Leone. A freehold tenure regime operated in Western Area, co-exists with a customary land tenure that covers the provinces. The freehold system facilitates development of a cash economy; the customary system has been identified to inhibit the modernization of the large rural agrarian economic landscape. International development organizations strongly advocate land policy reforms to address such circumstances in Africa. Whilst some countries have made appreciable strides in that regard, Sierra Leone has not. A sound knowledge and exposition of the existing nature of customary land tenure system is imperative for appropriate policy re-orientation. The primary objective of this paper is to make a contribution to that need. It does so by exploring and identifying the structural features of the system at the various levels of governance in Sierra Leone. The situation in Bombali District gives a reflection of the local level circumstances. Information was sourced through unrefined search using keywords through JSTOR, Google Scholar, and Research gate as well as the KNUST research repository that yielded results from journals, book chapters, research papers and reports. The customary land tenure system, dominated by powerful autocratic traditional authorities, is an impediment to land access for investment in infrastructure, farm and non-farm economic activity. The difficult access is worse for women who constitute the bulk of the population. The consequences include food insecurity, unemployment and various elements that manifest in poverty. Land reforms are indispensable for development progress in Sierra Leone.



PROFILE

Bankolay Theodore Turay

Email: bankolay@gmail.com

AREAS OF INTEREST:

Sustainable development, urbanisation, women's land rights and land governance reforms.

PHD THESIS:

"Women's Access to Land for Sustainable Livelihood: Evaluating the effects of Tenure Conflicts in Peri-Urban Settlements, a case study of Sierra Leone."

Bankolay Theodore Turay is a Sierra Leonean cohort 2022 recipient of the In-country/region MSc. Land Governance & Policy NELGA-DAAD funded scholarship at the Kwame Nkrumah University of Science and Technology, Kumasi Ghana.

Bankolay is a PhD student pursuing Sustainable Urbanization, at the Centre for Housing and Sustainable Development, University of Lagos, as part of the WITS-TUB-UNILAG Urban Lab, a DAAD-funded program.

He holds a B. A degree in Development Studies and an MSc. In Land Governance & Policy.

Bankolay is a Research Teaching Assistant/Project Support Officer at the University of Makeni, Sierra Leone.

He has been part of a team developing a curriculum for land management and administration at the University of Makeni.

He has conducted training and engaged local traditional leaders on women's land rights issues.

ABSTRACT

3

TOPIC:

The dynamics of access and exclusion of women to land resources. A case study of Tambakha Simibungie Chiefdom, North-west Province, Sierra Leone.

For most poor women in rural areas, the land is the most critical economic resource. It is essential to have policies that facilitate access to and effective control of land and other natural resources to achieve inclusive growth and eradicate poverty. It is well known that discrimination in land rights occurs globally, both in formal and customary settings. The reason for this is that land rights are either strong or weak and are held by various groups of people. It is the weaker variants of the inequalities that stifle tenure security, reduce land use, and threaten the food security of those who depend on the land to survive. Women's access to land and land resources has been a contested right and is still a serious concern in many countries. Most Sierra Leonean women lack access, control, and ownership of land and have fewer certain rights as a result. It limits their economic opportunities, making them personally more vulnerable to poverty, hunger, gender-based violence and displacement. Ribot and Peluso's concept of access provides the basis for this study. This study seeks to analyse and understand the elements that affect rural women's access to customary land resources. A mixed-method case study methodology involving the use of questionnaires, key informant interviews, and focus group discussions was used to collect data in the Tambakha Simibungie Chiefdom. The study indicates that though women were not allowed to take part in any land-related decision-making process, women's access to land resources was determined by other structural mechanisms and factors such as capital, labour and social relations. This led to the conclusion that women's rights to land resources were not solely related to their relationships with their male counterparts.



ABSTRACTS

ABSTRACT

1

Abstract 1: continued

TOPIC:

Assessing urban land governance and tenure security in Ethiopia: Addis Ababa and Adama Cities.

Urban land is in future the home of world population. As many evidence show that fastest rate of urbanization growth in world, Africa and as well as in Ethiopia. According to multiple studies, issues related to urbanization have great impact on land governance and tenure security of one country.

The study's primary objective was to evaluate Ethiopia's urban land governance and security of land tenure by concentrating on two cities in the country – Addis Ababa and Adama. In both cities, case studies and survey designs were applied for data collections. Based on their directions from East (Bole Sub-City), South (Akaki Qaliti Sub-City), West (Nefas Silkii Lafto Sub-City), North (Gulele Sub-City), and Central (Chirkos Sub-City) were purposely selected for survey designs. Questionnaires were distributed to experts of Urban Land Management and Development, and Land Registration and Information Agency. Angatu (Inner Ward) and Goro (Peri-Urban Ward) from Adama City, as well as Kasanchis Manariya (Chirkos Sub-City) and Block 11 (Nefas Silkii Lafto Sub-City) from Addis Ababa, were chosen for the case study pilot. 305 data were gathered through questionnaires from landowners in the case study pilot.

In addition to this key informant interviews and focus group discussions data gathering techniques were used in the study area. Data were analysed by using interpretations and SPSS software. Based on the responses of landowners, the study discovered various outcomes for the urban land governance condition in the study area for each of the good governance principle.

From five principles of good governance respondents (45%) and (46%) agreed on public participation and equality of women respectively were somehow practiced at study area.

While respondents (47%) and (48%) were disagreed on practice of efficiency and effectiveness, transparency and accountability of land sectors respectively, and (46%) disagreed on satisfaction of land delivering process from the land governance sector.

As urban land governance experts indicated, strong practices included the recognition of land rights, dispute resolution, transfer of large tracts of land to investors, land valuation and taxation and public disclosure of land information through the Cadastre and Registry. Practices which include rights to the forest and common lands, urban land use, planning and development, institutional arrangements and policies, and public land management were weak.

Landowners (62.6%) were aware of the institution where their land holding certificate could be obtained. Landowners (60%) had complete confidence in their tenure. Landowners (44%) were unworried about being evicted from their property. Landowners (46%) disagreed that corruption existed in the process of obtaining their land holding certificate. Landowners (32%) agreed that there is minimal protection from local authorities.

The study concluded that issues of urban land governance and tenure secure still needed many improvements from land governance sectors.

The study also recommended that the issues of urban land governance and tenure security still needs further research study and great attention from policy makers.



PROFILE

Diriba Firdisa Tolasa

Email: diriba.firdisa@yahoo.com

AREA OF EXPERTISE:

Surveying, GIS, land governance, land administration, land tenure security

PUBLISHED MATERIAL:

<https://doi.org/10.48346/IMIST.PRSM/ajlp-gs.v6i2.36118>

ABSTRACT

2

TOPIC:

Assessment of urban land governance for sustainable governance in Ethiopia.

Context and background

Land governance promotes efficient and effective land policy administration. In Ethiopia cities, as in many Sub-Saharan African cities, many land governance challenges such as informal construction of houses and land holding, lack of public awareness of land policy, and eviction of landowners from their tenure were characterized. Those problems are high, especially in Addis Ababa and Adama cities since those cities are the largest in Ethiopia. The Ethiopian government is giving attention to minimizing those problems by adopting different proclamations, decrees, regulations, and standards.

Goal and Objectives

Therefore, this study assessed the current practice of land governance in the urban development and management bureau in two Ethiopian cities, Addis Ababa and Adama, by using five good governance principles.

Methodology

Data was gathered by administering questionnaires. The close-ended questionnaires were distributed to 305 landowners in the study area. Additional data were collected using interviews, focus group discussions, and key informant interviews with urban land management and development office experts. Qualitative data were analysed in the form of interpretation and narrative and quantitative data were analysed using statistical software.



ABSTRACTS

Abstract 2: continued

Results

The study found out that from the five principles of good governance public participation and equality of women were somehow practiced in land governance sectors during the land-delivering process. Land governance sectors were lack transparency and accountability, inefficient performance, and ineffective service. Landowners were confused to judge their satisfaction in land governance sectors service. The study concluded that different findings were made for each of the good governance principles. The findings of this study are utilized to ensure sustainable good land governance for any land governance sector by taking corrective measurements on weak performed principles of good governance.

ABSTRACT

3

TOPIC:

Assessment of urban land tenure security Ethiopia cities: Addis Ababa and Adama.

Landowners are said to have secured land tenure when their rights gain recognition from the state and they are not evicted from their lands. In developing countries, 30% of the urban population in 2014 resided in slums, where residents typically do not have any formal recognition of tenure rights. This insecure tenure may be a cause for eviction and migration of peoples from their land resulting in poverty, hunger, conflict and undermine socio-economic development. The government of Ethiopia has put measures in place to ensure land tenure security by establishing land registration and information agencies through registering all existing parcels using cadastral system and update information on parcels.

The study used a case study to evaluate the tenure security of urban land in two Ethiopian cities (Addis Ababa and Adama). For this study data was acquired using key informant interviews, questionnaires, and Focus Group Discussions. Questionnaires were created and administered to 305 landowners in the study area. Quantitative data were analyzed using Statistical Package for Social Sciences (SPSS) software while quantitative data were analyzed through interpretations.



PROFILE

Diriba Firdisa Tolasa

Email: diriba.firdisa@yahoo.com

AREA OF EXPERTISE:

Surveying, GIS, land governance, land administration, land tenure security

PUBLISHED MATERIAL:

<https://doi.org/10.48346/IMIST.PRSM/ajlp-gs.v6i2.36118>

Abstract 3: continued

The study found that majority of landholders knew institutions from which they can acquire land-holding certificates. Also, majority of landholders had confidence in their tenure. Majority of landowners were not worried about being evicted from their lands. They disagreed with the existence of corruption in the acquisition of land-holding certificates, however, they agreed that there is minimal protection from local authorities.

The study concluded that the ongoing work of land registration and information in both cities is playing great role in ensuring tenure security in the study areas.

The study recommended that the Ethiopia government should strength ongoing work of cadastral system in the study area. To this end, the study recommends physical boundary demarcation of the core area of the lake; public awareness creation campaign on existing bylaws, people's responsibility in protecting the lake and the grave consequences of environmental neglect; and a review of policy and regulations to favor the necessary needs of the communities around Lake Babati.



ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

Location and Accessibility of Solid Waste Transfer Stations in Rapidly Transforming Neighbourhoods. The Case of Sinza Ward in Dar es Salaam - City.

Solid waste transfer stations are important as long as people generate solid waste in urban areas. Urban planning and management has to address the issue of solid waste transfer stations location in relation to the increase of solid waste materials generated from households and other sources. Urbanization is taking place in African countries and this trend is expected to continue in the future. Therefore, once land use distribution location of solid waste transfer stations is not coping with the growing of urban cities. This may result into water pollution, soil contamination and rising of communicable disease.

This study examined location and utilization pattern of solid waste transfer stations and how they are accessed, utilized for solid waste disposal in Sinza Ward, Dar es Salaam city. Using the case of Sinza Ward necessary data were gathered through interview by the use of

structured questionnaire addressed to both three administrative officials at ubungu Municipality, Sinza Ward and one of community based organizations work with solid waste management matters as well as Sinza ward residents selected randomly in each Sub-Ward to give their views on existing situation.

It was found that in Sinza Ward there is one solid waste transfer station located at market place, where actors involved in solid waste management in Sinza Ward including Community Based Organization in each Mtaa, Central and Local government to supervise and finance works done by non-profit organizations. Among challenges faced during solid waste transfer station utilization long distance to final dumping took the first position as the main challenge. Hence, creation of solid waste management department in charge of solid waste activities and use of modern and current technology like drones for proper solid waste management, monitoring as well as disposal were the main recommendations for this study.



PROFILE

Eng. David Mihigo

Mobile Number: +250788808339

Email: mihigodavid7@gmail.com

AREAS OF EXPERTISE:

- Civil Engineering Specifically Construction Technology
- Urban Planning and Management (UPM)
- Emerging Technologies Such as IOT, AI, and Virtual Reality etc.

INSTITUTIONAL AFFILIATION:

Ardhi University

POSITION:

Urban Planning and Management (UPM) Graduate by Course Work and Dissertation

COUNTRY/CITY:

Rwanda, Kigali

KEYWORDS:

Location, Accessibility, Solid waste, Transfer stations, Transforming Neighbourhoods, Dar es Salaam City



ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

A Critical Investigation of Residential Valuations Practice in Namibia in compliance to International Valuation Standards: A case study of Windhoek.

The increase in globalization of businesses and foreign markets has led to the introduction of International Standards in every business sector including the valuation profession.

Consequently, the cross-border investments in the financial markets have further invigorated the need for universally accepted standards in reporting property values. The internationalization of foreign investments in global real estate has compelled countries to adopt international valuation standards to promote market transparency and consistency in valuation practices. International Valuations Standards (IVS) are standards that govern the valuation practice worldwide. Global standards engender confidence and public trust in the valuation process by creating a framework for the delivery of credible valuation opinions by suitably trained valuation professionals acting in an ethical manner. These standards aim at protecting the public interest in ensuring that its members observe the highest

professional and ethical standards. In Namibia, as in many countries, residential valuations are widely relied upon by financial markets for secured lending, for insurance, local authority, taxation among other purposes. The valuation profession in Namibia has had a relatively long history. However, it is not until the late 1990s that local training of valuers was introduced. Regulation of valuation practice was eventually introduced in 2012 through the Property Valuers Profession Act 7. Though the Act provides for the establishment of the Namibia

Council of Property Valuers Profession, it does not seem to set out the standards of professional valuation practice. Given the importance of international standards to the valuation profession and property market, this research investigates how current practices of residential property valuations in Namibia adhere to the accepted international valuation standards on professional competence and code of conduct framework, to explore the consistency of the valuations opinions reported by all Namibian valuers in the marketplace underpinned by consistent application of recognized valuation approaches and examine the importance of valuation standards to the valuation profession in Namibia.



PROFILE

Frieda Kaluwa

KEYWORDS:

Valuation Standards, Standardization,
Harmonization

Abstract 1: continued

A qualitative research approach was adopted for the study. Data was collected through an online survey questionnaire administered to valuers in Windhoek to investigate how they conduct their residential valuation practices in relation to the global standards. The findings revealed that the current valuation practices do not fully conform to the universal valuation standards. The underlying problem seems to be rooted in the absence of the national valuation regulations to standardise valuers activities at local level. Hence, the credibility of valuation opinions and integrity of all valuers in Namibia seems to be challenged. The findings of the study are important to all stakeholders in the Namibian property market in order to identify and address areas of misalignment between local valuation practices and expected international standards.



ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

Deep learning approach applied to drone imagery for property real estate: case of unbuilt urban land tax, Kenitra - Morocco.

According to statistics established by the Moroccan Court of Audit, urban taxation is the main source of revenue for local authorities in almost all regions of the world.

In Morocco, in particular, the tax on unbuilt urban land accounts for 35% of the revenue from taxes managed directly by the municipalities. The property tax assessment system currently adopted is not regularly updated and is not properly monitored. The conditions for managing local taxes suffer from the lack of a genuine application of IT solutions to assist with tax operations and from the precariousness that profoundly affects the implementation of the tax process to various degrees, depending on the taxes and fees taken in charge.

These difficulties, which are linked to the problem of the periodic inventory of assets, do not allow for a significant expansion of the land base. They have an impact on the low yield of property taxes. The current efforts aim at accelerating the census of the urban heritage by innovative and automated approaches which are intended to lead to the next generation of urban information services and the development of smart cities through planning and urban development.

The collection of accurate and significant information related to territorial localities with maximum efficiency in terms of cost and time has become essential and more relevant for the administration that conducts planning and development in the urban as well as in the rural world.

Current efforts aim at accelerating the census of the urban heritage using innovative and automated approaches which are intended to lead to the next generation of urban information services and the development of smart cities. Many initiatives have been taken to reform the urban tax system nationally and internationally. They focus on modernizing and intensifying the census operations by integrating new information acquisition technologies and mobilizing communication tools. Nowadays, the field of geomatics, surveying techniques and 3D modeling such as remote sensing, photogrammetry and laser scanning have been used in many fields of study with fruitful results. They promote innovation and the increase in the value chain.

In this context we propose a methodology that consists of a number of sequential processes of acquisition and generation of high resolution ortho-rectified images taken by drone that will form our database. Then to the development and



PROFILE

Fatima-Ezzahra Mohtich

Email: fatimazohramohtich@gmail.com

AFFILIATIONS:

CEO VISUELTOPO - Tiflet, Morocco / PhD candidate at Hassan II Institute of Agronomy & Veterinary Medicine - Rabat, Morocco

PUBLICATION:

The International Archives of the Photogrammetry, Remote Sensing and Spatial Information Sciences, Volume XLVIII-4/W5-2022 7th International Conference on Smart Data and Smart Cities (SDSC), 19–21 October 2022, Sydney, Australia

<https://www.int-arch-photogramm-remote-sens-spatial-inf-sci.net/XLVIII-4-W5-2022/>

Abstract 1: continued

training of a deep learning algorithm of semantic segmentation of the images in order to extract the characteristics defining the unbuilt land. The results provided will be validated by approved plans and physical inspections. U-Net, the deep architecture of the convolutional neural network that we have parameterized in order to adapt it to the nature of the case study and the volume of data we have as well as the performance of the machine, offers a segmentation accuracy that reaches 98.4%.

Deep learning algorithms are seen as more promising for overcoming the difficulties of extracting semantic features from complex scenes and large differences in the appearance of unbuilt urban land. The results of prediction can be used both for creating urban maps for tax purposes and for automating the revision of these maps at a later time and also for defining areas where changes are made from the perspective of tracking urban expansion.



ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

Rethinking gendered customary land access within the framework of poverty reduction in the Kpandai District, Ghana.

In many rural communities, women encounter long-standing patriarchal values which restrict their access to productive agricultural lands, thereby, undermining their productive capacities and exposing them to food insecurity and poverty.

Using mixed methods under the pragmatic philosophical assumption, this research provides new insights into gendered land access in the predominantly rural and poor Kpandai District in Northern Ghana. Based on Sloven's formula for sample size determination, 228 farming household heads were drawn from the seven major communities which doubled up as traditional and as government administrative seats in the study area and surveyed on the influences of gendered land access on poverty reduction.

To obtain gender balance at the community level, male-headed, female-headed and co-headed households were selected using quota sampling technique.

To further explore the issues emerging from the survey, interviews were conducted with chiefs, women's associations and government agencies.

The results revealed that, land-based decisions were made solely by men, while women were mostly assigned to less fertile farmlands which could not support local staples.

As a result, female headed households were disproportionately poorer and experienced occasional bouts of hunger and food insecurity. The study also shows that there is association between land sizes of household heads and their monthly incomes.

Though findings also indicate a direct relationship between incomes of households and access to land, the current land documents in Ghana do not expressly consider gendered access in its frameworks.



PROFILE

Nelson Nyabanyi N-yanbini

Email: nelsonnyabini02@gmail.com
or nnyabini@ubids.edu.gh

AREAS OF EXPERTISE:

Land tenure/governance; climate change; urban planning; and sustainability.

LOCATE ME AT:

<http://surl.li/fwwco>

Abstract 1: continued

Paradoxically, this long-established patriarchal traditional land governance is co-created by both men and women.

Given that there is a gradual recognition of its negative implications, research recommends a multi-stakeholder dialog to explore gendered equity in land access to facilitate the poverty reduction, promote food security and women's empowerment.

These efforts should be backed by access to extension services, financial credits and technical support for women towards empowerment.

The study also recommends governments to make efforts in mainstreaming gender in pro-poor policies.

Though the study accepts that mainstreaming gender in the national land policy and pro-poor policies by government will be challenging, these are necessary interventions to enable gender sensitive initiatives work in policy and national development projects.



ABSTRACTS

ABSTRACT

1

TOPIC:

Towards a Sustainable Land Governance System for Urban Wetlands in Kumasi, Ghana.

Urban wetlands in the global south are undergoing alarming rates of degradation. Many of them are being converted into intensive urban uses; leading to their sustainability challenges. Using Kumasi, Ghana's second largest city, as a case study, the research explored these issues: a. how public and customary ownership, usage, as well as management of wetlands have influenced their spatio-temporal changes b. changes in the spatial extent of urban development and wetlands depletion c. flood risk, preparedness and adaptation strategies of wetland dwellers. Though the city became known as the "Garden City of West Africa" due to the preservation of its green landscapes, it has lost this accolade partly because of encroachment on its wetlands and green spaces. Adopting a mixed-method research design, the study collected qualitative data from officials of relevant institutions, through in-depth interviews; and gathered data on physical changes, using spatial analytical methods. Contrary to the dominant urbanization narratives, the study revealed that a complex mix of physical, economic, social and political f(actors) have contributed to shaping the ownership, governance and usage of wetlands in the city. Consequently, there were vivid contrasting realities between the "planned use" of wetlands and their "actual use", leading to the conversion of 39% of the wetland spaces into mainly, residential and commercial land uses (between 1986 and 2019). The study argued that the socio-spatial context of wetlands is imperative to their sustainability and as such, the existing governance systems must address the critical issues related to customary ownership, socio-political influences, participatory planning and management of wetlands. A governance framework for institutional re-organization and operationalization was further proposed.

ABSTRACT

2

TOPIC:

The fate of urban wetlands in Kumasi: An analysis of customary governance and spatio-temporal changes.

This study uses the city of Kumasi to explore two burning issues in urban Africa: a. implications of public and customary land governance for wetland sustainability; and b. depletion of urban wetlands. Officials of state and customary institutions were interviewed for in-depth information on the politics around wetlands management; while changes in land use and land cover (LULC) were tracked using GIS techniques. The study reveals 39% loss of wetlands between 1986 and 2019 to residential, commercial, and industrial uses. This is explained by the dual positions of customary and state institutions in the management of wetlands; and the various conflicting outcomes their interplay produce. The study proposes functional collaboration between customary and state institutions in the management of urban wetlands.

Journal: Land Use Policy (Elsevier)

<https://doi.org/10.1016/j.landusepol.2021.105787>



PROFILE

Frank Mintah

Email: frankmintah15@gmail.com
or frank.mintah@giub.unibe.ch

AREAS OF EXPERTISE:

Environmental/Natural Resource Governance, Sustainable land management, Land rights and land policy, Rural and urban development, Resilient Communities, Climate change adaptation, and Sustainable Development.

WORK/AFFILIATION:

University of Bern, Institute of Geography,
Hallerstrasse 12, CH-3012 Bern Switzerland.

https://www.geography.unibe.ch/about_us/staff/mintah_frank/index_eng.html#pane1165646

<https://glp.earth/user/4456>

ABSTRACT

3

TOPIC:

Discourse on women and land tenure in Ghana: Does a matrilineal land tenure system make a difference for women? In the book: Land Governance and Gender: The Tenure-Gender Nexus in Land Management and Land Policy.

Edited by U.E.Chigbu.

This chapter highlights that matriarchy and matrilineal social orientations are not inherent guarantees of women's access to land but can reinforce male dominance over land ownership, control, and access to land. It notes that social structures and norms are subject to change and, in this instance, colonialization and modernization have acted as the two key influencers in reshaping Asante matriarchy. The researchers argue that the continuous interplay of cultural negotiations within the traditional matriarchal regime have caused a drastic transformation in Asante land tenure system which have fuelled unequal access to land. In effect, a postcolonial Asante woman is no longer guaranteed land tenure security from her family or community and more likely to face the harsh realities of landlessness. The chapter does not assume equal access to land hitherto but notes that the inequality gap has been further widened by the weakening of 'female power' in the matriarchal social system.

Journal: Center for Agriculture and Bioscience International (CABI)

<https://www.cabidigitallibrary.org/doi/epdf/10.1079/9781789247664.0011>

ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

Impact of Cashew Plantation on the Land Tenure in Jaman South Municipality.

In recent times, Ghana has risen from being an insignificant producer of raw cashew nuts to becoming a competitor among the world's leading producers. The Jaman South district of the Bono region is a significant contributor to the growing cashew market in Ghana. The rapid increase of cashew plantations has affected the dynamics of land tenure arrangements in the district.

From this research, the changes in land use due to cashew plantation are evident from the Land Use Land Cover (LULC) changes of the area for 1989, 2007 and 2022. The LULC maps were produced by applying image segmentation techniques and a Support Vector Machine (SVM) classification algorithm to the acquired Landsat scenes.

This helped to critically and quantitatively assess the surge in land use for cashew farming in the municipal.

An investigation is conducted on the land tenure system that existed and how it has evolved due to the rise in cashew plantations revealed that most land owners were invested in subsistence farming and cocoa prior to the advent of cashew.

This transition to cashew was motivated by the constant demand for its nuts and resistance to diseases.

Interviews are conducted (using a Cluster and snowballing technique) with participants from selected communities within the municipality.

Findings from the respondents revealed that rise in cashew had various degrees of impact on the land tenure.

Also, the municipality saw a rise in conflicts comparatively and thus the mechanism for dispute resolution had been influenced.

This study finally concludes the impact of increased cashew plantation on the land tenure is significant.



PROFILE

Pelpuo Isham Chaani

Email: ipelpuo@gmail.com

AREAS OF EXPERTISE:

Geospatial Information Management and
Land Administration



ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

The National Land Policy: A Critical Review and Stakeholder Perspectives.

Ghana's Land Policy was formulated in 1999 and has never been revised. Yet, the dynamics of land governance require that land policies must necessarily be subject to periodic reviews if they are to remain relevant over time. Also, for land policies to serve their intended purposes, inclusiveness and responsiveness to all land user-needs and putting all stakeholders on a higher path of economic growth and better quality of life are imperatives.

This study therefore assessed Ghana's Land Policy in relation to these parameters to see if it is a reflection of best practice.

Using primary and secondary data sources and triangulation as a key tool, the research analyzed the National Land Policy of 1999 with the view to identifying its shortfalls in terms of contemporary land governance realities.

The study revealed with consultation of relevant stakeholders for views, more consultations could have been done during the development of the National Land Policy, 1999.

Financial, human, logistical resources and implementation strategies were also insufficient during the formulation and implementation of the land policy.

In the case of Monitoring and Evaluation, much effort had not been given to developing tracking systems to monitor the progress of the land policy and its implementation.

Moreover, youth and gender sensitive policy targets had not been well addressed, including the considering of valuation and compensation payments for the loss of common resources during compulsory acquisition of land.

The study concludes that national attention be drawn to the need for an urgent revision of the current National Land Policy of 1999 to incorporate contemporary land issues and consolidate overlapping and fragmented land matters for an Integrated National Land Policy.

To this end, the study recommends, among others, the need for capacity building of local level land institutions for enhanced land policy implementation and good land governance.



PROFILE

Eunice Naa Odarley Lamptey

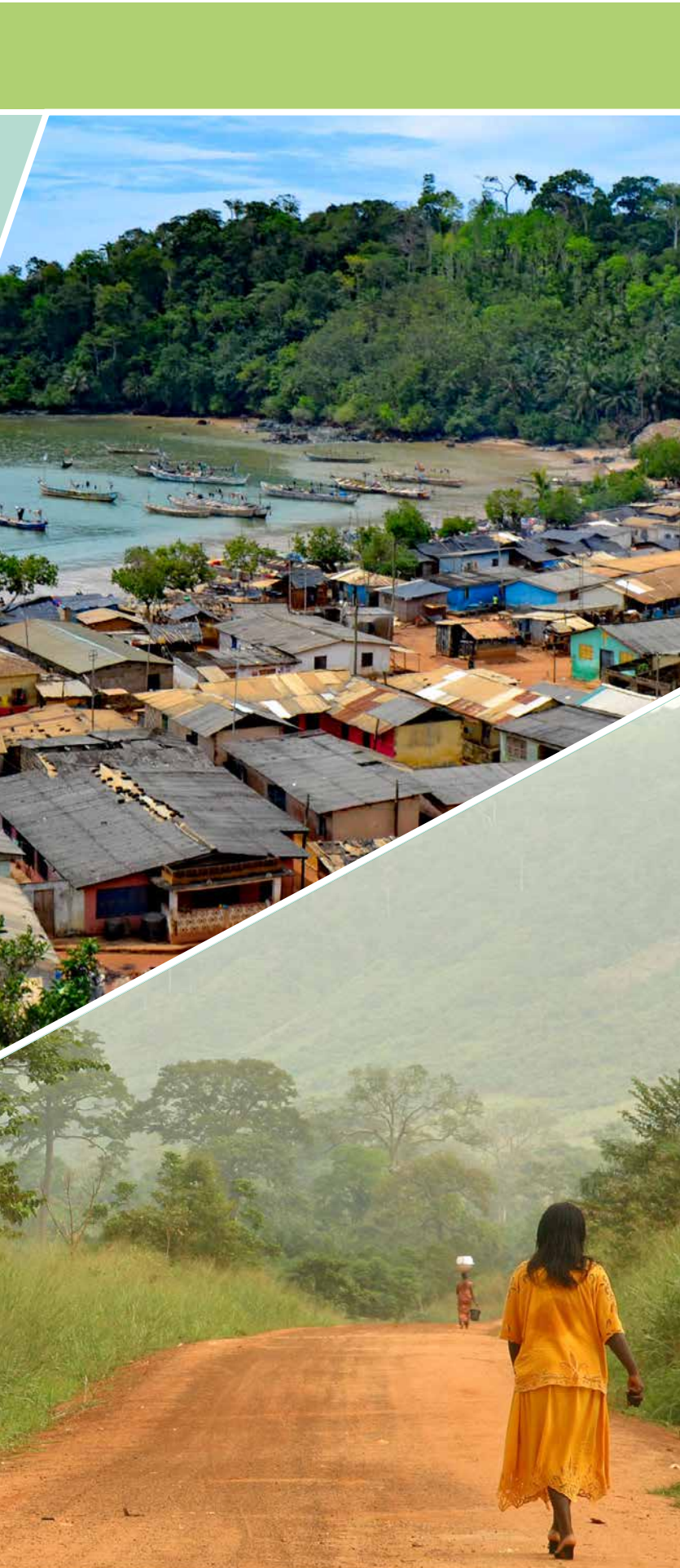
Email: naarosky@gmail.com

Master of Science in Land Policy and Governance and a Bachelor of Science in Land Economy, all received from the Department of Land Economy, KNUST.

Eunice is currently pursuing a PhD in Land Management and Governance at the Kwame Nkrumah University of Science and Technology (KNUST). Her areas of interest are in land use and management, land policy, green economy, natural resource management. She was a Research and Teaching Assistant from 2019-2020 and a DAAD Scholar from 2020-2021 academic year.

KEYWORDS:

Land policy, land governance, youth and gender, stakeholders, reviews



ABSTRACT

ABSTRACT

1

Abstract 1: continued

TOPIC:

Commercialisation of subsistence livestock farming in Okamatapati communal area of Otjozondjupa Region, Namibia.

The transformation of subsistence farming to commercial farming was initially implemented in South West Africa in the 1960's resulting from the recommendations by the Commission of Inquiry into South West Africa Affairs (Republic of South Africa, 1964).

This study contributed to the effort towards modernisation of subsistence farming through the fencing of communal land to provide surveyed farm units at Okamatapati virgin land to individual communal farmers from Hereroland West in the current Otjozondjupa Region.

Hence this study investigated the commercialisation of livestock farming in Okamatapati area.

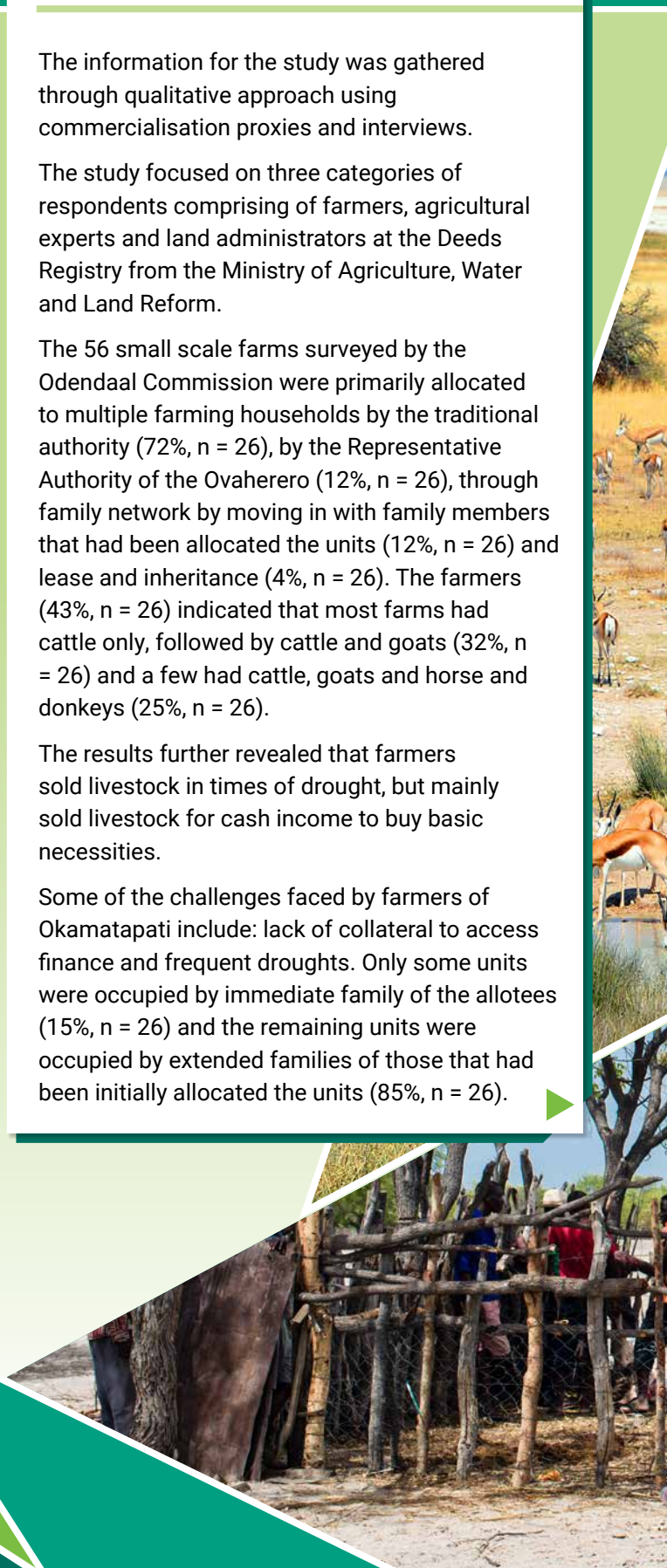
The information for the study was gathered through qualitative approach using commercialisation proxies and interviews.

The study focused on three categories of respondents comprising of farmers, agricultural experts and land administrators at the Deeds Registry from the Ministry of Agriculture, Water and Land Reform.

The 56 small scale farms surveyed by the Odendaal Commission were primarily allocated to multiple farming households by the traditional authority (72%, n = 26), by the Representative Authority of the Ovaherero (12%, n = 26), through family network by moving in with family members that had been allocated the units (12%, n = 26) and lease and inheritance (4%, n = 26). The farmers (43%, n = 26) indicated that most farms had cattle only, followed by cattle and goats (32%, n = 26) and a few had cattle, goats and horse and donkeys (25%, n = 26).

The results further revealed that farmers sold livestock in times of drought, but mainly sold livestock for cash income to buy basic necessities.

Some of the challenges faced by farmers of Okamatapati include: lack of collateral to access finance and frequent droughts. Only some units were occupied by immediate family of the allottees (15%, n = 26) and the remaining units were occupied by extended families of those that had been initially allocated the units (85%, n = 26).



PROFILE

Tigisty Maswahu

Email: tigistytanya@gmail.com

Chief Valuer at Ministry of Agriculture, Water and Land Reform, Windhoek, Namibia

KEYWORDS:

Communal, commercialisation, subsistence farming, livestock production, rangeland management

Abstract 1: continued

The farmers at Okamatapati are considered to be commercial because they had reoriented livestock production towards commercialisation as evidence by the introduction of improved breeds (63%, n = 26) and purchase of animal licks and medicine.

Furthermore, the farmers in the study area have progressed significantly well towards commercial farming without support from the government or non-government organisation (NGOs).

This study has provided an insight on the progress achieved toward commercialisation of subsistence farming in Okamatapati.



ABSTRACTS

ABSTRACT

1

TOPIC:

Topic: A city of contrasts: Binary position of residents' knowledge and attitudes toward urban green infrastructure.

Authors: Patrick Brandful Cobbinah, Valentina Nyame, and Rhoda Mensah Darkwah

Garden cities evoke images of urban living immersed in urban green infrastructure (UGI). Such was the situation in Kumasi, a Ghanaian city modeled on Ebenezer Howard's Garden City philosophy. Between 1991 and 2019, the city lost over 80% of its UGI. While research frequently identifies institutional management failures as a foundational cause of the poor state of its UGI, it remains to be demonstrated whether residents' knowledge on UGI reflects their attitudes toward their management.

The purpose of this paper is twofold: (i) To examine residents' knowledge on the importance of their UGI; and (ii) To analyze how residents' knowledge influences their attitudes toward their UGI. This study used a mixed-method approach, involving household surveys, and semi-structured agency interviews.

Findings show that residents' high UGI knowledge does not translate into positive attitudes toward UGI management. Despite the widely acknowledged importance of UGI benefits by residents, the majority of them had negative attitudes toward their management, reflected in indiscriminate disposal of waste in nature and waterways, and incessant encroachment on UGI. This demonstrates that residents' knowledge on the importance of UGI does not automatically translate into environmental consciousness. Regrettably, this situation is exacerbated by weak regulatory structure.

Available here: <https://doi.org/10.1080/07352166.2022.2130073>

ABSTRACT

2

TOPIC:

Discourse on women and land tenure in Ghana: does a matrilineal land tenure system make a difference for women?

Authors: Nancy Kankam Kusi, Frank Mintah, Valentina Nyame, Uchendu Eugene Chigbu, Menare Royal Mabakeng, Barikisa Owusu Ansah, Walter Dachaga

This chapter highlights that matriarchy and matrilineal social orientations are not inherent guarantees of women's access to land but can reinforce male dominance over land ownership, control, and access to land. It notes that social structures and norms are subject to change and, in this instance, colonialization and modernization have acted as the two key influencers in reshaping Asante matriarchy.

The researchers argue that the continuous interplay of cultural negotiations within the traditional matriarchal regime have caused a drastic transformation in Asante land tenure system which have fuelled unequal access to land. In effect, a postcolonial Asante woman is no longer guaranteed land tenure security from her family or community and more likely to face the harsh realities of landlessness. The chapter does not assume equal access to land hitherto but notes that the inequality gap has been further widened by the weakening of 'female power' in the matriarchal social system.

Available here <https://www.cabidigitallibrary.org/doi/abs/10.1079/9781789247664.0011>



PROFILE

Valentina Nyame

Email: valentinanyame@yahoo.com

AREAS OF EXPERTISE:

Urban green space management, environmental management, and regional planning

ABSTRACT

3

TOPIC:

A city on the edge: the political ecology of urban green space. Environment and Urbanisation.

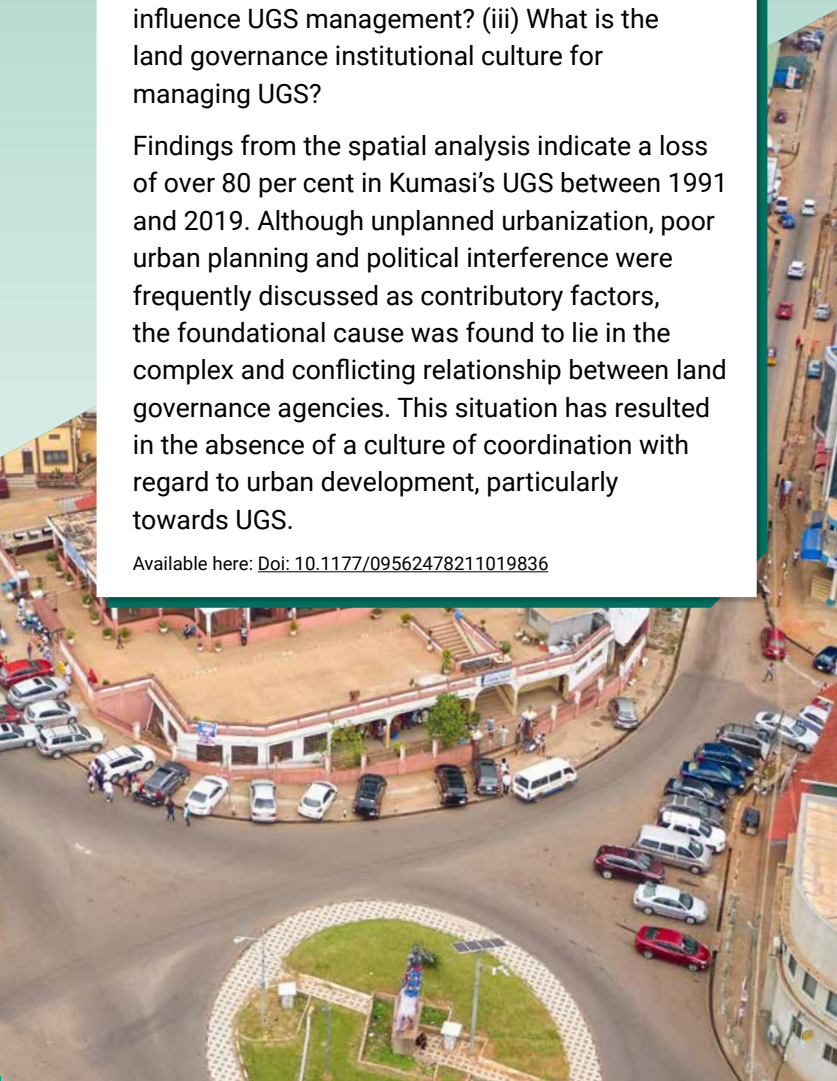
Authors: Patrick Brandful Cobbinah and Valentina Nyame

African cities, faced with rapid urbanization and haphazard land use practices, struggle to address their fast-declining urban green space (UGS). Yet the spatial extent of UGS, and the influence of city planning legislation and frameworks, remains largely unexplored.

Using a case study of Kumasi, Ghana, this study draws on mixed methods to address three research questions: (i) How did Kumasi's UGS evolve from 1991 to 2019? (ii) How do city planning, legislation and the regulatory framework influence UGS management? (iii) What is the land governance institutional culture for managing UGS?

Findings from the spatial analysis indicate a loss of over 80 per cent in Kumasi's UGS between 1991 and 2019. Although unplanned urbanization, poor urban planning and political interference were frequently discussed as contributory factors, the foundational cause was found to lie in the complex and conflicting relationship between land governance agencies. This situation has resulted in the absence of a culture of coordination with regard to urban development, particularly towards UGS.

Available here: [Doi: 10.1177/09562478211019836](https://doi.org/10.1177/09562478211019836)





Implemented by

