

LAND GRABBING IN THE OIL AND GAS REGIONS OF GHANA– EMERGING PROBLEMS AND CHALLENGES

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PRESENTATION OUTLINE

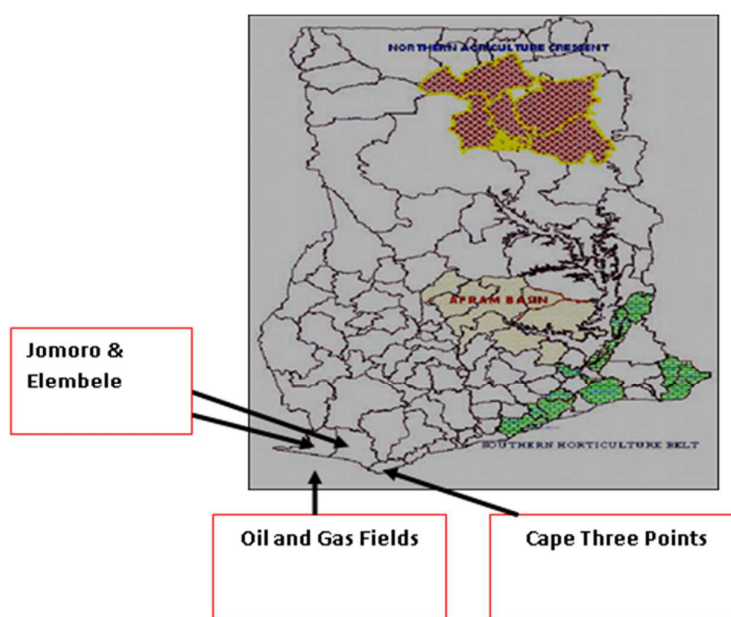
- **Introduction**
- **Study area:**
 - ❑ Location
 - ❑ Socio-economic Activities
- **Emerging Problems from Oil and Gas Development**
- **Impacts of Developmental Projects in Connection with Oil and Gas Development**
- **Dealing with the Challenges/Problems**
- **Conclusions / Recommendations**

INTRODUCTION

- Oil and Gas Industry In Ghana is a fast booming business in the Western Region of Ghana
- Land problems in these prime Oil and Gas areas are increasing
- The coastal lands of the Jomoro and Elemebe District are two of the key areas in Ghana's oil and gas regions
- The paper discusses the emerging problems in the Jomoro District in relation to Land acquisition (By the state and private firms)- compensation, transfer, deprivation and other related problems
- Discussions on Dealing with the Challenges/Problems

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Study Area - *Location of Jomoro District of Ghana*



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Study Area – *Socio Economic Activities*

- Economic Activities are Fishing and farming
 - 80 % involved in fishing and farming and rest in commerce, tourism, mining and the private informal sector
 - coconut, rubber, oil palm, cocoa, coffee and teak. Seasonal crops like maize, cassava, yam, vegetables, plantain, pineapple and groundnuts.
- Tourism, mining and the oil and gas explorations are the new emerging sectors.

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Study Area – *Socio Economic Activities*



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Socio Economic Activities



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Land Ownership and Acquisition

- Land in the Jomoro District mostly vested in stools under the control of chiefs as custodians – others owned by individuals, families and government
- State agencies involved in the management of land – Lands Commission ,Town and Country Planning, and EPA

Emerging Problems from Oil and Gas development

- Lost of Lands and Farms
 - constructions of roads, power lines, gas lines and buildings
- Sea Pollution
 - Spillage of oil with Large masses of pollutants that look like green algae and in the seas and the shores producing bad smell and prevent fishing in the area on regular bases
- Restrictions on Fishing at Sea
 - buffer zones of 500 to 1000 units into sea
- Unfavorable Land Transfer Deals
 - community attuned to the customary ways, and elite 'land grabbers' are using the statutory system to protect their interests.
- Compensation Problems
 - multiple ownership rights in the land
 - sustaining perpetual interest and right of indigenes
 - compensating for the crops/plantations at a particular time/period of year - inspection/counting

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Emerging Problems from Oil and Gas development

- Potential Food Crises and Poverty in Area
 - Destruction of the plantations and restriction on sea fishing



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Dealing with the Challenges/Problems

- Education of the indigenes about the legal rules governing land rights and transfer of the rights
- Proper documentation of the customary land rights, owners, boundary demarcations to guide land acquisitions and compensations
- Provision of, and training in, alternative sources of sustainable livelihood for the indigenes
- Devising an effective means to deal with the multiple ownership.
- Adopting negotiation approaches instead of imposition in arriving at amicable agreements and commitments.
- Attractive Compensation packages- indigenous families shareholders in the projects

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Dealing with the Challenges/Problems

- *The Role of Surveyors*
 - Land owners should seek qualified Land surveyors and Valuers
 - educate both land owners and buyers to appreciate using proper procedures
 - Land surveyors should set out layouts and produce cadastral plans in districts and not Planners
- *The Role of Geo-Information Technology*
 - Good management of geospatial data on the farms or land parcels and the various owners and rights in the area
 - Quick retrieval and analyses of data for information on correct identity of land or farm owners, sizes, types and number of crops cultivated, etc., can effectively be addressed with GIS.
 - Orthophotography enables land and farm owners see all features on the land and appreciate it better

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Conclusion and Recommendation

- Collaboration between the affected people, traditional leaders/council, government officials, project developers and private partners.
- management system ensures/guarantees an alternative source of economic livelihood with a perpetual ownership right
- Surveyors should play vital roles in the management of land ownership and compensation issues
- Emerging problems should be tackled now, when the problems are still at low key
- Intensive education of all parties involved in the problems, the cultural and customary issues involved, the government/public laws involved, the socio-economic challenges involved, and the roles, opportunities and responsibilities of each party/group will be required to address the problems effectively.

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