REPORT NO.: RES31323

DOCUMENT OF THE WORLD BANK

RESTRUCTURING PAPER
ON A
PROPOSED PROJECT RESTRUCTURING
OF
LAND ADMINISTRATION PROJECT - 2
APPROVED ON MARCH 31, 2011
TO
GOVERNMENT OF GHANA, MINISTRY OF FINANCE

SOCIAL, URBAN, RURAL AND RESILIENCE GLOBAL PRACTICE
AFRICA

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Task Team Leader: Victoria Stanley
I. BASIC DATA

Product Information

<table>
<thead>
<tr>
<th>Project ID</th>
<th>Financing Instrument</th>
</tr>
</thead>
<tbody>
<tr>
<td>P120636</td>
<td>Investment Project Financing</td>
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</table>

<table>
<thead>
<tr>
<th>Original EA Category</th>
<th>Current EA Category</th>
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<tbody>
<tr>
<td>Partial Assessment (B)</td>
<td>Partial Assessment (B)</td>
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</table>

<table>
<thead>
<tr>
<th>Approval Date</th>
<th>Current Closing Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>31-Mar-2011</td>
<td>28-Feb-2018</td>
</tr>
</tbody>
</table>

Organizations

Borrower

Government of Ghana, Ministry of Finance

Responsible Agency

Ministry of Lands and Natural Resources, Land Commission

Project Development Objective (PDO)

Original PDO

To consolidate and strengthen land administration and management systems for efficient and transparent land services delivery

Summary Status of Financing

<table>
<thead>
<tr>
<th>Ln/Cr/Tf</th>
<th>Approval</th>
<th>Signing</th>
<th>Effectiveness</th>
<th>Closing</th>
<th>Net Commitment</th>
<th>Disbursed</th>
<th>Undisbursed</th>
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<td>IDA-48700</td>
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<td>TF-14256</td>
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<td>18-Jun-2013</td>
<td>18-Jun-2013</td>
<td>30-Apr-2015</td>
<td>2.50</td>
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</table>

Policy Waiver(s)

Does this restructuring trigger the need for any policy waiver(s)?

No

II. SUMMARY OF PROJECT STATUS AND PROPOSED CHANGES
This extension is requested in order to process a request from the Government of Ghana (GoG) for Additional Financing in the amount of US$30 million (IDA credit) for the Land Administration Project 2 (LAP2). The AF would continue the activities for the customary land sector (representing 80% of land in Ghana) and continue support for the rollout of the Ghana Enterprise Land Information System (GELIS) and improvements to processing of deeds and title registrations. The formal request from government for the AF was received on February 13, 2018.

The original closing date for LAP2 was March 31, 2016; the current closing date is February 28, 2018. An extension of the LAP2 closing date is needed in order to process the Additional Financing credit, submit it to the Board for Approval (currently planned for August 2018) and ensure it becomes effective. Given the standard time for project effectiveness in Ghana, the Government has requested (on February 15, 2018) an extension to January 31, 2019, so as to avoid additional extension requests.

The LAP2 closing date may be further extended as part of the additional financing, once approved, to allow for implementation.

The Project has made good progress and is currently rated Moderately Satisfactory for both Implementation Progress (IP) and Project Development Objective (PDO) ratings. Safeguards are rated satisfactory and there are no pending INT investigations. Additionally, there are no overdue audits, and Project Management is rated satisfactory.

Most of the key activities have been completed and approximately 80 percent of the results indicators are achieved.

- The Project supported the establishment of 51 Customary Land Secretariats (CLSs) and ascertainment of customary law for eight areas which has been validated with those communities. In Ghana, customary lands make up about 80 percent of land holding in the country and their management and administration is therefore crucial. As a result of the CLS, more than 40,000 rights have been recorded providing tenure security for those rights holders and better information for the customary authorities.

Approximately 434 disputes have been resolved among rights holders contributing to community harmony.

- An important part of land administration in any country is spatial and land use planning. Support from the Project has led to the establishment of the national spatial planning framework and legal instruments creating the Land Use and Spatial Planning Authority (formerly Town and Country Planning Department) and the creation of Land Use Planning Management Information System (LUPMIS) which provides significant functionality for planning and issuance of planning permission, among other functionality. Recognizing the importance of transparency for planning, the Land Use and Spatial Planning Authority (LUSPA) provides national Geographic Information Systems and spatial planning data online: http://www.townplanning.gov.gh/gis-interactive-map.html

- The Accra Metropolitan Assembly (AMA) is responsible for implementing the Street Naming and Property Address Sub-project activities. AMA has completed the digital mapping of all ten sub-metropolitan areas included in the program, assigned and installed 3,782 new street names and mounted 6,780 poles and 12,952 nameplates. Also, 125,000 parcels have been identified and numbered in the digital database. This is a significant achievement with many valuable uses (emergency response for example) and has resulted in the identification of 100,000 more properties to be included in the next re-valuation for taxation.

### III. DETAILED CHANGES

#### LOAN CLOSING DATE(S)
<table>
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<tr>
<th>Ln/Cr/Tf</th>
<th>Status</th>
<th>Original Closing</th>
<th>Revised Closing(s)</th>
<th>Proposed Closing</th>
<th>Proposed Deadline for Withdrawal Applications</th>
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<td>30-Apr-2015, 08-Feb-2016</td>
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