Combined Project Information Documents / Integrated Safeguards Datasheet (PID/ISDS)
BASIC INFORMATION

A. Basic Project Data

<table>
<thead>
<tr>
<th>Country</th>
<th>Project ID</th>
<th>Project Name</th>
<th>Parent Project ID (if any)</th>
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<tr>
<td>Ghana</td>
<td>P166907</td>
<td>Land Administration Phase 2 Additional Financing</td>
<td>P120636</td>
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<td>03-Oct-2018</td>
<td>15-Nov-2018</td>
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<tr>
<th>Practice Area (Lead)</th>
<th>Financing Instrument</th>
<th>Borrower(s)</th>
<th>Implementing Agency</th>
</tr>
</thead>
</table>

Proposed Development Objective(s) Parent

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

Components

- Strengthening the Policy, legal and regulatory Framework for Land Administration
- Decentralization and Improving Business and service Delivery Processes
- Improved maps and Spatial data for land Administration
- Human Resource Development and Project management
- Unallocated

PROJECT FINANCING DATA (US$, Millions)

SUMMARY

<table>
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<th>Total Project Cost</th>
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<td>Total Financing</td>
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<td>of which IBRD/IDA</td>
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<tr>
<td>Financing Gap</td>
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DETAILS

World Bank Group Financing
B. Introduction and Context

Country Context

For most of the past decade, Ghana’s economy has been on a high growth pattern and has been accompanied by significant poverty reduction. Ghana’s economic performance improved significantly in 2017 after a difficult 2016. According to the Ghana Statistical Service report of April 2018, Ghana’s economy is estimated to have expanded by 8.5% in 2017 from 3.6% the year before, driven by the mining and oil sectors. The fiscal deficit dropped to 6 percent of GDP in 2017 from 9.3 percent of GDP the year before, underpinned by serious fiscal consolidation efforts aimed at correcting the large slippages in 2016. This turnaround was achieved primarily through expenditure cuts, which amount to 1.3 percent of GDP, which were imposed on recurrent and capital expenditures.

Poverty reduction over the last two decades was driven largely by rural development and increasing urbanization. However, this growth has also been accompanied by growing geographical disparities and inequality. Poverty levels continue to be high in the Northern parts of the country, and investments in agriculture are vital to improving agricultural productivity and reducing poverty.

Growth for 2018 is set to moderate to 6.9 percent as one-off effects of oil production fade. Overall, real GDP is expected to grow by around 6.3 percent between 2018 and 2020. Nevertheless, despite strong growth the current account deficit is expected to narrow and Ghana will need to mobilize increasing volumes of non-concessional financing for infrastructure in addition to mobilizing domestic and external private investment capital and expertise to propel economic growth and diversification, and to further reduce poverty and increased shared prosperity for all.

Sectoral and Institutional Context

At the time of preparation of the Land Administration Project Phase 2 (LAP2) in 2010 to 2011, the government of Ghana had recognized the importance of land issues in its economic development, beginning with the approval of its National Land Policy in 1999 and a first phase Land Administration Project (2003-2011). Despite the rich natural resource base, land sector issues – especially difficulties in accessing land and insecurity of land tenure – hampered investment, thereby imposing a constraint on economic growth and development. Access to, and the efficient use of, arable land was constrained by
weak and contradictory institutional and legal arrangements, lack of information and transparency in the land sector, and unclear tenure arrangements that inhibited transactions and created uncertainty and insecurity on the part of both those who held land and those who sought to acquire it.

In addition, some 70 percent of Ghana’s urban population was living in informal settlements, and that population continues growing at a rate of 2 percent per year. Improved planning and provision of safe and satisfactory housing required improved land administration and land management systems. The statutory land delivery system, including land use planning, surveying, valuation and registration, and the traditional systems that administer land under customary tenure, remained weak, with a limited ability to deliver appropriate services commensurate with the demands.

Through LAP2, the number of registered land transactions (deeds and titles) increased from a total of 6,288 in 2011 to a total of 80,109 as of June 2017. Seven Client Service Access Units (CSAUs) have been established as part of the decentralized land administration services. The CSAUs provide a one-stop-shop front office for customers and have led to improved service and a reduction in the time taken to register. The automated Ghana Enterprise Land Information System (GELIS) has been developed to improve efficiency in the provision of land services and automate the back office. Finally, 51 Customary Land Secretariats (CLS) have been established (added to those under LAP1 the total is 87) and are operational to support better customary land management and governance, and the CLSs have recorded more than 40,000 land rights.

Support from LAP2 has also led to: i) the establishment of the national spatial planning framework and legal instruments creating the Land Use and Spatial Planning Authority (LUSPA) (formerly Town and Country Planning Department); and ii) the creation of Land Use Planning Management Information System (LUPMIS) which provides significant functionality for planning and issuance of planning permission, among other functionalities.

Support to the Judiciary has led to six more dedicated Land Courts in Accra, three more regional Land Courts in Sekondi, Kumasi and Tamale, and one sub-regional Land Court to serve the port city of Tema. To improve efficiency, the High Court Civil Procedure Rule (C.1.87) was amended to allow Written Witness Statements, which came into force on 4 March 2015. The experience with the Written Witness Statement has helped to reduce the time for resolving land cases from an average of 24 months to about 10 months. A total of 645 Judges and key staff of the Judiciary received training and capacity building under the project. This includes most of the Judges, Staff Lawyers and Mediators currently working in the specialized land courts.

In spite of the progress, gaps remain and the Development Objective has not been fully achieved. In February 2018 the Government of Ghana (GoG) requested at Additional Financing Credit of US$35 million to continue LAP2 and fully achieve the Project Development Objective (PDO).

C. Proposed Development Objective(s)

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

Current PDO

No change.

Key Results

a. To measure more efficient land administration:
   - Reduced turn-around time for subsequent transactions for title registration (Greater Accra and Kumasi);
   - Reduced turn-around time for subsequent transactions for deeds registration in the CSAU areas

b. To measure more efficient and transparent customary land services:
   - Increased revenue collected in consolidated CLS areas

c. To measure more efficient and transparent land management system:
   - Increased number of users of land data (government, private and public)

D. Project Description

Given the achievements to date but also the gaps, the Additional Financing (AF) will support scaling up of project activities in the customary land sector and respond to a financing gap to support completion of the activities of the LC. The scaling-up of activities in the customary land sector would enhance the PDO and improve service delivery and transparency for the estimated 80% of land holders who are under customary law. The integration of land records for all types of land will benefit the whole of Ghana as more clarity and transparency in land holdings is available for planning, development projects, environmental management and other uses.

The Project Components will continue as follows under the AF:

Component 1: Strengthening the Policy, Legal and Regulatory Framework for Land Administration. This will focus on activities related to the review of the legal framework for land administration and needed changes based on the business process re-engineering and other efficiency measures. This Component will also focus on the legislative instrument for the Land Bill.

Component 2: Decentralizing and Improving Business and Service Delivery. This Component will focus on improvements for service delivery to all citizens of Ghana whether in statutory or customary areas, and will facilitate linking the data of the Lands Commission (LC) to that of the CLSs thereby creating a single database for all land in Ghana.

Sub-component 2.1: Decentralizing Service Delivery, including the rollout of the CSAU front office to the remaining five regions in Ghana, and continued support to establish new CLSs and to consolidate the CLS model in 10 areas including deployment of a CLS application for recording land rights and other functions and preparation of local plans. Support to the CLS will include technical assistance, training, manuals, records management and archiving strategy and processes, process improvements and ongoing public awareness.
Sub-component 2.2: Streamlining Business Processes, including the continuous reengineering of business processes, upscaling the GELIS with the de-scoped functionality (Public and Corporate Portals with relevant functionalities; Office of Stool Land Administration Module; Land Valuation module and functionality), linking with LUPMIS, as well as on-going improvements as needed. This sub-component also includes the scanning of paper records and conversion from manual to digital data into GELIS. This subcomponent will also include clearing the backlog in the Land Titles Registry and support the development of a proper records management and archiving strategy, manuals, protocols and training for the Lands Commission and its offices.

Component 3: Improved Maps and Spatial Data for Land Administration. This component includes activities to prepare digital orthophotos and core vector data set for the entire country, and to support the feasibility study for a PPP to establish the geodetic reference network (Continuously Operating Reference Station (CORs) Network).

Component 4: Human Resource Development and Project Management. This component will continue with training and capacity building, public awareness and communications, and activities to increase gender equality. This Component will also finance project management, procurement and FM functions, safeguards supervision and monitoring and evaluation.
E. Implementation
Institutional and Implementation Arrangements

Project implementation arrangements have functioned well, however, to ensure successful implementation of the AF, some adjustments are needed. Project implementation should be mainstreamed to the extent possible to build capacity of government. In addition, as the bulk of the activities are planned to be implemented by, and for, the Lands Commission, the LC will take over as the lead implementing entity. The standalone Project Coordination Unit (PCU) will be disbanded and a Project Implementation Unit (PIU) will be established within the LC with the key functionalities of project coordination, procurement, financial management, safeguards supervision, and monitoring and evaluation (all with terms of reference satisfactory to the Bank). The recruited specialists in the PIU will be supplemented by staff from the LC and potentially other government agencies. Monitoring and evaluation will be managed by the existing M&E staff in the LC, where LAP2 has built capacity.

A qualified safeguards specialist consultant will be recruited by effectiveness and will be supported by LC staff to build internal capacity. The assigned LC staff will both support project implementation and bolster the small number of consultants. This arrangement will also allow for government capacity to be built through the AF implementation.

To facilitate implementation, a Project Leader will be appointed by government from the Director level of the LC to coordinate the project activities. He/she will be supported by a full time Project Coordinator hired under the AF, and by the PIU. Technical Working Groups (TWGs) would also be set up for the key activities (base mapping, CLS consolidation, etc.), and the heads of the TWGs will be existing government staff who will be assigned this role. For example, the Director of Survey and Mapping in the LC will chair the TWG for base mapping as he has the technical expertise and the natural responsibility for this activity. For coordination with the other institutions involved in implementation – Office of Administrator of Stool Lands (OASL), LUSPA – a Project Management Committee (PMC) will be set up with representation of those IAs as well as LC and MLNR. This PMC has essentially been functioning throughout LAP2 (and the preparation of this AF) as an ad-hoc structure and will simply be formalized. The Project Implementation Manual (PIM) is being updated to reflect these new arrangements and detail roles and responsibilities and the work processes.

The project governance structure will be simplified. The National Project Steering Committee (NPSC) will be streamlined in terms of representation and will continue to be chaired by the Minister of MLNR. Membership will include all implementing agencies (LC, OASL, LUSPA) as well as representatives from the Vice President’s Office, Senior Minister, Ministry of Finance and others as specified in the Operational Manual. The NPSC will continue to be responsible for policy guidance and review, approval of the annual workplan and budget, annual performance reviews, and resolving major implementation issues. The original project envisaged Regional Project Steering Committees (RPSC) which were never set up as functioning structures but ad-hoc and called upon when needed (for instance in Kumasi for the Regional Land Sector office). The RPSC will not continue as part of the Project governance structure, however, regional and local consultations and working groups will continue, on an ad-hoc basis, as needed according to project design.

F. Project location and Salient physical characteristics relevant to the safeguard analysis (if known)

LAP 2 will have a national focus for all activities. The base mapping, business process re-engineering and GELIS improvements will impact all locations in Ghana. The GELIS rollout will be completed so that all sever regions have a compliant CSAU for LC services and GELIS in operation. The Customary Land sector activities will be limited due to funds but the plan is to cover all regions to some extent and the selection will be demand driven. However the main safeguards issues are directly related to the construction/renovation of
CSAUs in five locations in Wa, Tema, Sunyani, Cape Coast and Ho. In particular the construction of the CSAU in Cape Coast will involve resettlement of four Project Affected Persons (PAPs) who have been using the land for farming. An abbreviated Resettlement Action Plan (ARAP) has been prepared and consulted with the PAPs and compensation/new land is being provided by the Government. The Lands Commission has had title to the land since 2009.

G. Environmental and Social Safeguards Specialists on the Team

Anita Bimunka Takura Tingbani, Environmental Specialist
Charles Ankisiba, Social Specialist

<table>
<thead>
<tr>
<th>SAFEGUARD POLICIES THAT MIGHT APPLY</th>
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<tr>
<td><strong>Safeguard Policies</strong></td>
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<tr>
<td>Environmental Assessment OP/BP 4.01</td>
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<tr>
<td>Performance Standards for Private Sector Activities OP/BP 4.03</td>
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<tr>
<td>Natural Habitats OP/BP 4.04</td>
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<td>Forests OP/BP 4.36</td>
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<td>Pest Management OP 4.09</td>
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<td>Physical Cultural Resources OP/BP 4.11</td>
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<td>Indigenous Peoples OP/BP 4.10</td>
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<td>Involuntary Resettlement OP/BP 4.12</td>
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<td>Safety of Dams OP/BP 4.37</td>
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<td>Projects on International Waterways OP/BP 7.50</td>
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<td>Projects in Disputed Areas OP/BP 7.60</td>
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KEY SAFEGUARD POLICY ISSUES AND THEIR MANAGEMENT

A. Summary of Key Safeguard Issues

1. Describe any safeguard issues and impacts associated with the proposed project. Identify and describe any potential large scale, significant and/or irreversible impacts:

There are no long term impacts anticipated or associated with the project. The project is categorized as B since the environmental and social impacts are expected to be moderate, site-specific and manageable. Potential environmental impacts have been identified with connection to the construction and renovation of Lands Commission offices for establishing Client Service Access Units (CSAUs). The land for the two new buildings to be used as CSAUs is already titled to the Lands Commission. The potential impacts include air and dust emissions, noise and vibration, open pits/trenches, disposal of construction waste and public safety/health concerns. The Lands Commission has prepared separate ESIAs for each site for new building works and for the building renovation/rehabilitation. The ESIAs have been consulted and disclosed both in country (on September 28, 2018) and on the World Bank's website on September 26, 2018.

2. Describe any potential indirect and/or long term impacts due to anticipated future activities in the project area:

The project is likely to have positive impact on reduction of land litigation due to streamlined land transaction and registration processes and the efficiency from the land administration system being put in place. This will largely reduce challenges associated with land issues. It is also likely to lead to improved data about land and access to this information through GELIS. This would improve the investment climate and generate further economic activities and employment. From the social perspective, project activities should improve land rights for women and bring about more social cohesion and better rent arrangements between land owners and tenant farmers.

3. Describe any project alternatives (if relevant) considered to help avoid or minimize adverse impacts.

Alternative sites for the CSAU construction were not considered as these sites are already the property of the LC and identified for this purpose.

4. Describe measures taken by the borrower to address safeguard policy issues. Provide an assessment of borrower capacity to plan and implement the measures described.

In order to mitigate these potential environmental impacts of the LAP II AF, GoG (Lands Commission) has prepared five Environmental and Social Impact Assessments (ESIA) accompanied by the necessary Environmental and Social Management Plans (ESMP) with an implementation plan for the project.

The ESIAs outline the policy, legal and administrative framework, land ownership and administration and institutional arrangements for the implementation of the ESMP. The ESIAs also identify both positive and negative social and environmental impacts and outline measures to mitigate or address the negative impacts. These measures are supported by the management plan (with a budget) developed as part of the assessments.

Mitigation measures for environmental due diligence will be enforced through the development of a contractor level ESMP and incorporation of same into the bidding documents for contracts to ensure that the mitigation measures are adequately budgeted for. Contractors will also have environmental health and safety provisions incorporated in the contract. This will be accompanied by contractor performance monitoring and evaluation as well as the overall implementation of the ESIAs with participatory supervision from the Lands Commission and from the Project team, and in collaboration with the EPA, the World Bank and other relevant institutions or organizations.
The activities under the AF for the construction of the CSAUs has also triggered World Bank Operational Policies OP 4.12 and an Abbreviated Resettlement Action Plans (ARAP), which assessed the social risks and impacts associated with the relocation of current users/occupiers of the land at the site in Cape Coast. The ARAP for the Cape Coast CSAU office site has identified four (4) Project Affected Persons (PAPs) who are using the land for farming. The four (4) PAPs have been consulted and will be compensated appropriately for their losses and assisted to find alternative land. The situation of the PAPs will be monitored over three years to ensure it is consistent with the provisions of the ARAP. An ARAP implementation completion report will be prepared and disclosed before the works for the office buildings commence.

Borrower capacity to implement safeguards: During LAP 1 and LAP 2 implementation of safeguards was done by specialists at the PCU under the MLNR. However, the AF will be implemented by LC, thus a follow on capacity assessment LC for safeguards will be conducted prior to the AF becoming effective to ensure there is adequate capacity in house for safeguards implementation and monitoring. LC will hire a safeguards specialist, satisfactory to the Bank, as a condition of effectiveness. This specialist will also provide training to LC staff on safeguards to build long term capacity.

5. Identify the key stakeholders and describe the mechanisms for consultation and disclosure on safeguard policies, with an emphasis on potentially affected people.

The key stakeholders are public officials in the land sector (who will play key roles in implementing the action plans and ensuring compliance), the project affected persons, traditional land owners (chiefs), civil society organizations, women and tenant farmers.

For the CSAU site in Cape Coast the four PAPs have been extensively consulted by the Lands Commission on their use of the land and how best to safeguard their livelihoods.

The ARAP has been publicly disclosed in country through a locally circulated newspaper, through the websites of the LAP 2, LC the MLNR and with copies of the ARAP deposited at the Cape Coast Metropolitan Assembly and on the World Bank’s website.

B. Disclosure Requirements (N.B. The sections below appear only if corresponding safeguard policy is triggered)

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<thead>
<tr>
<th>Environmental Assessment/Audit/Management Plan/Other</th>
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<th>Date of submission for disclosure</th>
<th>For category A projects, date of distributing the Executive Summary of the EA to the Executive Directors</th>
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"In country" Disclosure
Ghana
28-Sep-2018

Comments
ESIAs for five locations disclosed on Project website, Ministry of Lands and Natural Resources website and Lands Commission Website. And disclosed at the local office sites.

Resettlement Action Plan/Framework/Policy Process

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<th>Date of receipt by the Bank</th>
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<td>19-Sep-2018</td>
<td>03-Oct-2018</td>
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"In country" Disclosure
Ghana
03-Oct-2018

Comments
ARAP disclosed for Cape Coast

If the project triggers the Pest Management and/or Physical Cultural Resources policies, the respective issues are to be addressed and disclosed as part of the Environmental Assessment/Audit/or EMP.

If in-country disclosure of any of the above documents is not expected, please explain why:

C. Compliance Monitoring Indicators at the Corporate Level (to be filled in when the ISDS is finalized by the project decision meeting) (N.B. The sections below appear only if corresponding safeguard policy is triggered)

OP/BP/GP 4.01 - Environment Assessment

Does the project require a stand-alone EA (including EMP) report?
Yes
If yes, then did the Regional Environment Unit or Practice Manager (PM) review and approve the EA report?
Yes
Are the cost and the accountabilities for the EMP incorporated in the credit/loan?
Yes

OP/BP 4.12 - Involuntary Resettlement

Has a resettlement plan/abbreviated plan/policy framework/process framework (as appropriate) been prepared?
Yes
If yes, then did the Regional unit responsible for safeguards or Practice Manager review the plan?
Yes
Is physical displacement/relocation expected?
No
Is economic displacement expected? (loss of assets or access to assets that leads to loss of income sources or other means of livelihoods)
Yes
Provide estimated number of people to be affected 4

The World Bank Policy on Disclosure of Information

Have relevant safeguard policies documents been sent to the World Bank for disclosure?
Yes
Have relevant documents been disclosed in-country in a public place in a form and language that are understandable and accessible to project-affected groups and local NGOs?
Yes

All Safeguard Policies

Have satisfactory calendar, budget and clear institutional responsibilities been prepared for the implementation of measures related to safeguard policies?
Yes
Have costs related to safeguard policy measures been included in the project cost?
Yes
Does the Monitoring and Evaluation system of the project include the monitoring of safeguard impacts and measures related to safeguard policies?
Yes
Have satisfactory implementation arrangements been agreed with the borrower and the same been adequately reflected in the project legal documents?
Yes

CONTACT POINT

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APPROVAL

| Task Team Leader(s): | Victoria Stanley |

Approved By

| Safeguards Advisor: | Maman-Sani Issa | 03-Oct-2018 |
| Practice Manager/Manager: | Jorge A. Munoz | 03-Oct-2018 |
| Country Director: | Laura Kullenberg | 03-Oct-2018 |

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