

Impact Of The Land Market On Spatial Development: A Study Of EJISU Township, Ghana

Wilfred Ebo Sam-Awortwi, John Kwadwo Boateng Kwatia, Augustine Yaw Asuah

Abstract— A proficient land market stimulates orderly spatial development and improves quality of life in an environment. This is because activities involved in the disposition and acquisition of land spatially impact the growth and development of towns and cities. Consequently, a well-organized land market is required to promote satisfactory human settlement development. The overall objective of the study was to determine how circumstances in the land market affect the physical development of Ejisu Township, the capital of Ejisu-Juaben Municipality in the Ashanti Region of Ghana. The case study approach was adopted; as well as purposive, stratified and simple random sampling techniques. The study indicates that the acquisition of land from the stool positively enhances spatial development, since the allocation is based on the layout of the town. This ensures that spatial development conforms to the physical planning scheme. Conversely, it was observed that a little more than a quarter (29.8%) of developers did not acquire their lands from the stool. The study recommends that the city authority are to pay particular attention to the ‘re-market’ situation created as a result of lands being acquired for speculative reasons; to enhance security of tenure by promoting proper documentation and ensuring conformity to physical plans

Index Terms— Land; Ownership; Market; Spatial Development; Ejisu.

I. INTRODUCTION

Land use planning is widely offered as an appropriate tool to drive sustainable development of towns and cities (Godschalk, 2004; UN-Habitat, 2009). Campbell and Fainstein (2003) argue that a robust and appropriate underpinning theory is fundamental to planning since it always provides a basis for reference. In Ghana; however, ownership and access to land poses several challenges which inhibit planning efficiency: inflexible land tenure systems; weak human resource capacity; weak legislative framework; inadequate funding; and undue political interference in the planning process (Obeng-Odoom, 2010). These issues are interlinked and dealing with them will enhance access to land for physical development. Land markets exist to regulate trade or ensure exchange of interest and rights in land among concerned parties such as individuals, families and organizations (UN-HABITAT, 2010). In doing so, land value in relation to size, location and availability of facilities and services are taken into account (Kundu, 1997). Also taken into consideration, is the value of any structure (building,

machinery, etc.) on a piece of land and the environment as well; since land use distribution has an effect on the land market (Cheshire and Vermeulen, 2008). For example, the value of a piece of land which is serviced by roads will differ and be higher than the same-sized piece of land without access. Land markets are generally regulated through land tenure and land administration systems (Mohoney et. al., 2007). Securing the confidence of tenure is enhanced by the existing land administration system. In Ghana, all legal dealings and transfer of ownership of land are registered with the Land Title Registry and thus, serves as a built-in mechanism to guarantee the security of tenure.

Ensuring a well-ordered spatial development through operative and efficient implementation of strategies developed by the planning authority promotes environmental sustainability (European Communities, 1999). It is however to be noticed that the trade of land has a direct influence on determining whether development follows the spatial plans developed by the planning authority in their bid to promote sustainability. This is because it is normally speculated that a rational developer will make sure there is a high sense of security so far as ownership of land is concerned before commencing development. It is not far from right to establish that there is a direct link between the disposition and acquisition of land and spatial development. Therefore, taking cognisance and integrating the activities in the land market in spatial development plans, as well as ensuring compliance to plans will go a long way to enhance the quality of life in an environment.

The Spatial Perspective

The management of land resources to support a well-ordered spatial development and economic growth has remained the basis of problems in African urban communities (Getis et. al., 2006). Koroso (2011) identified unlawful land transfers, corruption, bribery, and disorganized land administration structures as the major challenges faced. This condition is undoubtedly due to the fact that land in Africa are largely possessed by traditional bodies (chiefs, clan heads, families etc.) even though its management is in most cases the responsibility of the government. This condition creates conflict since those owning the land are not those directly administering its management. Forkuor (2010) additionally identified that the management of land, precisely, stool/family lands had remained the most devastating problem to town planners and thus has had effects on the conformity of spatial development to human settlements layouts. This is because the most reliable and sustainable source of revenue for the stool (traditional authority) for financing their administrative expenditure is the land rent or ‘sale’.

The inefficient land management and administrative measures which for instance give rise to multiple sales of land lead to land disputes and haphazard development (Kasanga and

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Kotey, 2001). Such inefficiencies likewise encourage encroachment of public spaces as a result of land being limited in physical supply. This serves as one of the reasons for the haphazard spatial development currently prevailing in Ghanaian cities with its attendant economic, social and environmental challenges (Otiso and Owusu, 2008). However, inadequate or improper coordination of distribution and development of land by owners, caretakers and administrators further lead to unauthorized development, creating chaotic situations in the urban environment (Ahmed and Dinye, 2011). This has led to the situation where planned layouts professionally designed are unacceptably violated by developers; affecting the structure and aesthetics of towns in terms of the distribution of land uses. In order to ensure a well-functioning urban land market, land management and administration issues have to be attended to.

Objectives of the Study

- Establish the impact of land market on spatial development;
- Identify problems in the land market;
- and make recommendations to address the problem
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II. THE CONCEPT OF LAND MARKET AND SPATIAL DEVELOPMENT

Individuals are eager and ready to contest for rights in land due to their instinctive nature (Mohoney et al., 2007). Since land is an immovable commodity distinct from other commodities in the open market, its ownership tends to be a complex and belligerent issue. It is recognized that security of tenure is more important for many of the urban poor than home ownership (UN-HABITAT, 2003). Security of tenure is the conviction that one's land rights is acknowledged by others and protected by law (Palmer et al., 2009). However, Ollennu (1962) believes that land is communally owned; belonging to the past, present and future generations. The community is therefore made of our ancestors, present and children yet to be born; hence it is this group that owns land. Land in Ghana is owned by customary authorities comprising of stools, skins, clans and families: 78% of all lands are owned by these customary authorities, the State owns 20% and the remaining 2% is dividedly owned (Larbi, 2008).

Registration of Land Ownership

In reference to section 19 of the Land Title Registration Act 1986 (PNDCL 152), there are three types of land ownership registered under Ghanaian law. These are allodial title, customary freehold title and leasehold.

Allodial Title

The allodial title; also known as 'absolute' or 'ultimate' title (Woodman, 1996), is the uppermost customary title that is capable of being held in Ghana. The term allodial title represents a customary law interest in land not conventionally held by a tenant from a landlord (Da Rocha and Lodoh, 1999; Kasanga and Kotey, 2001).

Customary Freehold Title

The customary freehold title means the near greatest interest in land (Mahama and Baffour, 2009). It is a title held by individuals and families from the landholding group. Precisely, customary ownership refers to those lands owned by sub-chiefs, clans, families and sometimes individuals.

Lease

This type of land ownership is impermanent compared to the allodial and freehold ownership, thus, land ownership is over a stable period. Since it is certified by either the allodial title holder or customary freehold title holder, the lessee has the right to use the land in conformity to the planned layout during the course of the lease period (Forkuor 2010).

Land Market

A land market exists so far as people are ready to trade rights of ownership and use of land. The market represents the structures that facilitate the exchange of rights in land on one's own accord (Palmer et al., 2009). An efficacious land market structure accelerates general economic growth by way of providing steady prospective benefits (Wallace and Williamson, 2006). Therefore its importance in the growth of an economy cannot be under emphasized. However, the market is confronted by a structural breakdown on the part of owners or caretakers and the disposition procedure, particularly with regard to public purposed lands such as open spaces (Cheshire and Vermeulen, 2008). Dale et al. (2006) acknowledge that the power to create capital through the possession of physical assets or land is restricted in an environment characterized by a disjointed and inefficiently managed property system. Hence, a proficient land market provides the capacity to create wealth through investments in land.

Land can be acquired through formal and informal procedures. Formal means of land acquisition is dependent on the existing statutory laws that recognize the prescribed transfer of land in its jurisdiction (Enemark, 2010). People may access land lawfully, and later return to informality through illegal building (Koroso, 2011). Nonetheless, Mohoney et al., (2007) argue that the increase in opportunities to generate wealth for the masses cannot be catered for by only the formal system of acquisition even though it is an essential component of development. The lack of political motivation to enable people from all walks of life to participate in the formal market results in the establishment of informal mechanisms for transactions in land (Dale et al., 2006; Mohoney et al., 2007). Consequentially, there is a high degree of informality in the Ghanaian land market (Asiama, n.d); simply because the prospect of acquiring land in the formal market is limited to a few (UN-HABITAT, 2010).

Spatial Development and Sustainability

Development - an occurrence causing change or progress in a circumstance - can be manifested in various forms. It may be about the physical environment which happens in space or geographical context (spatial development), economic, social etc. Growth in the fiscal sector of an economy is usually used as a determinant of the overall extent of development (Centre for Environment Education, 2007), but for the purpose of this study, development is been focused on the spatial dimension. Spatial development relates to the purpose for which land is put and its advancement which occurs through modifications in the circulation of activities in space (Forkuor, 2010). It refers to improvements (changes) that take place in space (the environment); hence, the establishment of a direct link between spatial development and the environment.

An acknowledged definition of sustainable development is that of the Brundtland Report (1987) which refers to "development which meets the needs of the present without compromising the ability of future generations to meet their

own needs.” It basically encompasses procedures meant to ensure that progress made in the development process does not penalize the unborn successors of an area although present requirements are met. Sustainable development hinges on the motivation to uphold the equilibrium between present social necessities to enhance the way of life, and preservation of the environment so that the capacity for forthcoming generations to rely on it is not impaired (Centre for Environment Education, 2007). Hence, there is the need to guarantee that spatial development fits into the plan of towns in order to preserve the environment and its resources. It is in this vein that how land is acquired and distributed has bearing on spatial development of towns and cities.

III. MATERIALS AND METHODS

Ejisu Township was used as the case study. This was done to gain in-depth understanding of the situation being investigated; and provide the prospect of asking probing questions (Gable, 1994). Probability sampling techniques (simple random and stratified sampling) were adopted. The simple random sampling was used to select the land owners or tenants, while stratified sampling aided in sub-dividing the town into sectors such that samples were randomly drawn from each sector. Purposive sampling was also adopted – to select specific units with required data for the study. Accordingly, the Ejisu Traditional Authority, Town and Country Planning Department and the Ejisu-Juaben Municipal Assembly were selected to provide added primary data.

The sample size was determined by using the mathematical formula: $n = \frac{N}{1+N(\alpha)^2}$, where n is the sample size, N is the sample frame, α is the margin of error and 1, a constant. By substituting the sample frame of 1487 housing structures (buildings), and a margin of error of 0.08, the sample size derived was 141. The sample frame used in determining the sample size was an estimate of existing buildings in the township, since that better reflected property or land owners. A confidence level of 92% was used to determine the sample size. Questionnaires and interview guides were used for data collection. Data collected were analysed using the Statistical Package for the Social Sciences (SPSS) and Auto-CAD softwares to generate charts, tables and maps to illustrate the outcomes.

IV. PROFILE OF EJISU TOWNSHIP

Ejisu, the capital of Ejisu-Juaben Municipality is located in the north-eastern part of the municipality. The Municipality is one of the 27 administrative districts in the Ashanti Region of Ghana. Created in 1993, it gained Municipal status in 2008. It is located on the Kumasi-Accra trunk road (National Road 6), making it highly accessible in the Region. It is about 18km away from Kumasi, the capital of Ashanti Region. According to the Ghana Statistical Service (2000), Ejisu Township has a population of 10,923 with an annual growth rate of 2.5%. The population of Ejisu Township is currently estimated to be 15,500 with the assumption that the growth rate will remain constant. It has the second largest population in the Municipality after Juaben.

Ejisu Township houses the administrative institutions of the Municipality. Remarkably among the governmental centres include the Traditional Council, Ejisu-Juaben Municipal Assembly, the Town and Country Planning Department,

Ghana Police Service, Ghana Fire Service, among others. As a commercial centre, there is a main market day on every Sunday; with Thursdays being a minor market day. The town is endowed with health, educational and cultural infrastructure such as the Yaa Asantewaa Museum. The only water facility available in the town is the borehole system, typically in individual homes and neighborhoods. Also present are financial institutions, lorry stations, a post office, and hotels.

Land Ownership and Allocation Procedure in Ejisu

In Ejisu as in most parts of Ghana, land is communally owned. Lands are held in trust by the Diko and Gyimah Stool (Ejisu Traditional Council) headed by Omanhene Oguakro Afrane Okese IV, the paramount chief of Ejisu traditional area, of which Ejisu and thirty-two other towns are under its jurisdiction. The Stool owes allegiance to the ‘Asantehene’, Otumfour Osei Tutu II, the King of the Asante Kingdom; who holds the allodial title to lands in the Kingdom.

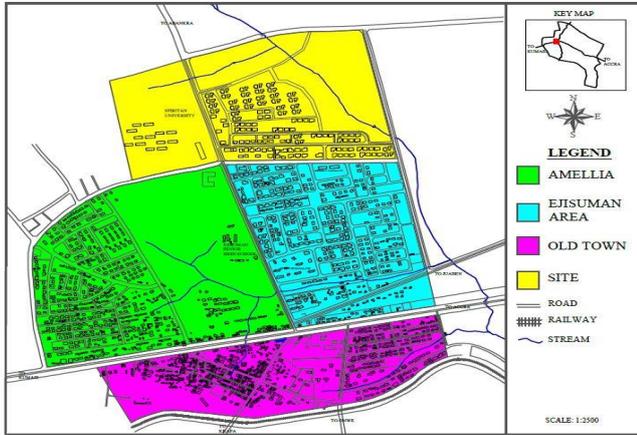
In Ghana, Stool lands are leased for 99 years for residential development and 50 years for commercial usage. Non-Ghanaians are also given a maximum of 50 years lease as enshrined in Article 266 (4) of the 1992 Constitution. Omanhene Oguakro Afrane Okese IV oversees to the allocation of plots of land in Ejisu. The procedure for allocation of land is basically in three phases. Interaction with the stool is the first phase, then preparation of the lease and seeking the title to the land are the second and third steps respectively. The detailed procedure involves the following:

1. Application for the use of a desired parcel of land is made to the chief (Traditional Council). The applicant is given an allocation note from the traditional council as a sign of consent to lease the land after “drink money” has been paid. The applicant is usually advised to cross-check the vacancy of the parcel of land at the Lands Commission before payments are made. The allocation note in addition to three copies of the site plan approved by the Survey Department, a statutory declaration and one-third of the “drink money” is sent to the Asantehene for approval. The vacancy or otherwise of the plot(s) is confirmed by Asantehene’s Liaison Officer at the Lands Commission in Ejisu before consent is given. The Lands Commission also consults the Town and Country Planning Department to check whether the proposed land use conforms to that of the approved land use plan before the Asantehene signs to approve the right to use the land for a stated period.
2. The second phase, which is the preparation of a lease then commences. The applicant attaches an application letter to the allocation note and sends it to the Lands Commission for the preparation of the lease. The lease when ready is signed by the chief, the Asantehene and the chairman of the Lands Commission (representing the government). The lease legalizes the right for the applicant to occupy the allotted land for a stated period; subject to renewal after expiry.
3. The third and final stage is where the lease is sent to the Land Title Registry for the registration of the allocated land in the name of the lessee (applicant). The title to the land serves as the highest legal document in terms of the ownership of the allocated land.

V. RESULTS AND DISCUSSIONS

To simplify the analysis and outcomes of the study, Ejisu Township was delineated into four suburbs, represented spatially in the map in figure 1.1. The delineation and naming of the suburbs was subjectively based on data collected on the field such as layouts of roads, distribution of buildings and land uses.

Figure 1.1 Delineation of suburbs to aid spatial analysis

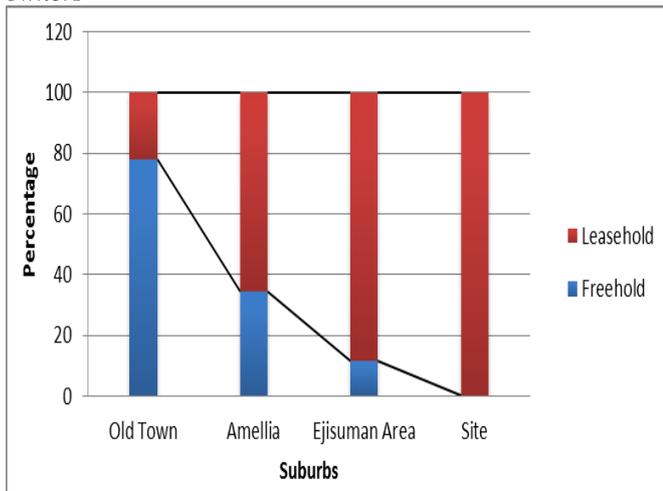


Source: Authors' Construct, 2014

Land Ownership Characteristics and Source of Acquisition

It was identified that 32.6% of land owners in Ejisu Township held the customary freehold title and 67.4% held leases. A significant proportion of the customary freehold interest title holders were descendants of the initial settlers of Ejisu who were predominantly located at the old town, and along the trunk road. Land owners with leases have a prospect of improving their livelihoods by using it as collateral to get loans to undertake investment activities. A compound bar graph of the tenure arrangement in suburbs is presented in figure 1.2.

Figure 1.2 Land tenure arrangement and suburb of land owners



Source: Authors' Field Survey, 2014

70.2% of land owners acquired their property from the stool, 17.7% and 12.1% from families and individuals respectively. Hence, 29.8% of land owners were directly involved in the informal land market since acquisition of land was not from the Traditional Authority which reserves the right to allocate land. The informal land market was as a result of the

re-market situation created due to land being acquired for speculative reasons.

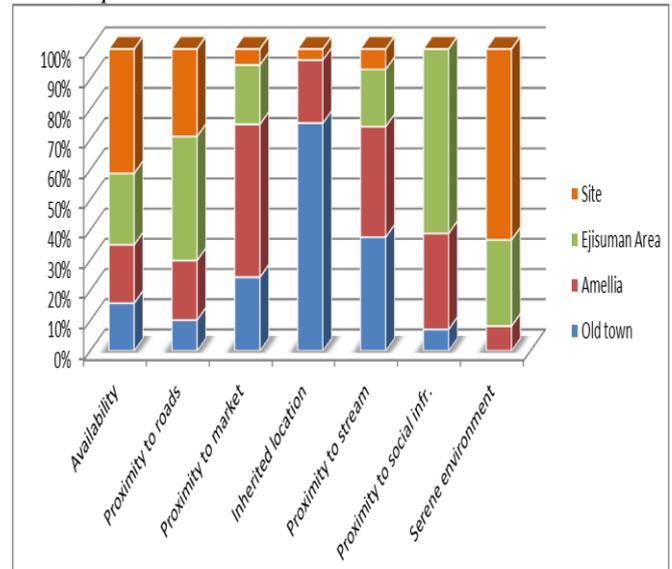
Although it has been estimated that as at July, 2006, there were a total of 35,000 land cases nationwide (Mustapha 2006), land disputes and litigations among land users in Ejisu did not come out strongly. 85.1% of land owners have had no land disputes in relation to the acquisition of land; whereas 14.9% have had some sort of disputes largely related to encroachment. However, it was identified that all disputes had been resolved by either the Town and Country Planning Department or the Traditional Council. This implies that there is more or less a peaceful transfer of rights to land; which promotes security of tenure in Ejisu.

Demand for land in Ejisu

The enquiry into the demand for land resulted in residential uses occupying 66.7%, mixed uses (mostly residential and commercial) consisting 22.7%, commercial taking up 5.7%, industrial covering 3.5% and educational being 1.4% of land in Ejisu Township. With its unique location and role as the commercial hub of the Municipality, attention should be given to the increasing mixed uses since they are typically not incorporated into plans. However, mixed land uses from the planning point of view do not hinder environmental sustainability in Ejisu although they do not conform to the land uses earmarked in the planning scheme.

The proximity and relatively good physical accessibility of Ejisu to Kumasi was a major determining factor for in-migrants. This has enhanced development in most peripheral towns of Kumasi with Ejisu inclusive. However, location choices within Ejisu were dependent on factors such as the availability, proximity and serenity as illustrated in figure 1.3.

Figure 1.3 Reason for choice of location/suburb within Ejisu Township



Source: Authors' Field Survey, 2014

Although reasons such as the proximity to the stream and market affected the choice of location, residents in Old Town mainly inherited their lands from families; thereby they had little say in choosing their location. This supports the earlier finding where majority of land owners in the Old Town (77.8%) hold the freehold interest. Motives for the choice of

the Site area were largely due to its availability and the peaceful nature of the environment. This was attributed to the fact that the Site area was a newly developing area with good physical access. However, it was discovered that if land owners had absolute control over situations and could choose locations based on general reasoning (especially with respect to residential development), it would be for a peaceful environment with accompanying infrastructure.

Cost of Plots in Ejisu Township

An interview with a representative of the Traditional Authority on 14th of March, 2014 revealed that land values varied, just as the situation all over the country; dependent on a number of factors such as plot size and physical accessibility. Based on the Chief's subjectivity, values were attached to plots primarily considering the size and location. For one to acquire a plot of land, the cost was identified to range from GHC 3,000 – 5,000 depending largely on the location. Plots along major roads were identified to attract higher values. Investigation into the cost of plots at the individual level revealed a dissimilar range of values at which land was acquired; as represented in table 1.1.

Table 1.1 Cost of land to existing land owners

Cost per plot (GHC)	Frequency	Percentage (%)
Below 1,000	92	78
1,001 – 3,000	3	2.5
3,001 – 5,000	17	14.4
Above 5,001	6	5.1
Total	118	100

Source: Authors' Field Survey, 2014

96% of those who purchased their lands below GHC1,000 were lands acquired before the year 2004. Cost per plot of land between the year 2010 and 2014 ranged from GHC1,000 to GHC20,000. Although 69% of those who acquired their plots in 2013 averagely procured them at GHC 7,000, others purchased theirs between GHC 10,000 and GHC 20,000. Such exorbitant prices were all located along the Kumasi-Accra trunk road.

Documents Possessed by Land Owners

Ensuring security of tenure to a large extent is dependent on the documents of ownership of possessed. The documents expected to be possessed by land owners were lease, land title and site plan. 78.7% of land owners had at least one document. The remaining 21.3% who had no documents were freehold interest holders. Probing further revealed that 54.1% of those with documents had all three documents, 28.8% had a lease and a site plan, and 19.1% had only the site plan. Dispossession of documents on land adversely affects physical development in Ejisu Township; in that it reduces the delivery period of buildings (physical development). But, possession of documents boosts spatial development since developers will freely embark on construction without fear of interference from the Municipal Assembly to stop construction works.

Development and Building Permits

An authorization by the local planning authority is required before the commencement of any form of development in Ghana. Development permits are typically issued before

building permits are obtained for development. Results from the study indicated that 85.6% of the land owners obtained permits before beginning construction works; whereas 14.4% did not obtain permits. It is inferred that there is a positive input to controlling development since permitting seeks to control and monitor development. However, the spatial implications of the 14.4% who did not obtain permits are that: physical development is likely not to conform to the approved layout. Also unauthorized developments may lead to development on public spaces, which may result in congestion, haphazard development and poor physical accessibility.

Obtaining building permit from the Town and Country Planning department in Ejisu Township is a challenging endeavour. 53.1% encountered problems with regards to permitting. Delays in the process of acquiring permits accounted for 55% of those who faced problems, while the 45% was in relation to corruption. Institutional inefficiencies accounted for 39%; while 61% were as a result of obtaining permits from a third party (an agent). Acquiring a permit from an external source other than the Town and Country Planning Department may lead to extra charges, delays and frustrations which have been identified to be problems faced.

Access to Infrastructure and Spatial Development

The town is endowed with educational institutions of all levels (primary, secondary and tertiary), a hospital, banking and financial institutions, post office, Chief's Palace, hotels, just to mention a few. Notably, the residents do not have access to pipe-borne water. From the survey, all sampled land owners unanimously attested to the fact that lack of access to pipe-borne was a major problem restricting development. The town therefore lacks access to potable water. This led to the construction of individual and neighbourhood bore-holes close to residences to serve as their major source of water supply. For instance, about 59% of land owner in the Site Area complained that lack of access to water supply delayed the building construction process. This was regarded appalling knowing that Ejisu is the capital of the municipality, and not forgetting its close proximity to Kumasi.

An impressive observation noted in Ejisu Township was that no building occupied the right of way of any access road. However, bushes were present in the right of way of access roads. This implied that it will be relatively easy to clear the bushes when the Municipal Assembly embarks on construction of additional access roads. This finding establishes the fact that development is being controlled in Ejisu Township; to ensure there is no encroachment on public space.

The growth in the acquisition of land in Ejisu Township in the last 30 years is on the gradual increase. As much as 36.9% of land owners acquired their lands before the year 1990, 25.5% between 1990 and 2000, 17.7% between 2000 and 2010, and 19.9% after the year 2010. Identified causes of growth in the acquisition of land in Ejisu included the close proximity to Kumasi, availability of land, and the status of the town as the capital of the Municipality accompanied with its infrastructure base. The increase in demand for land in Ejisu Township leads to a direct increase in physical development; which necessitates effective management procedures to check conformity to ensure sustainability.

The physical direction of the settlement's growth was also identified to be heading towards the northern sector of Ejisu

Township, from the northern part of the Ejisuman Area to the Site area (see figure 1.4 below). Such areas were largely characterized by well-arranged newly built structures. It was also identified from the field survey that most lands in the Site Area (75%) were acquired after the year 2000; as represented in table 1.2.

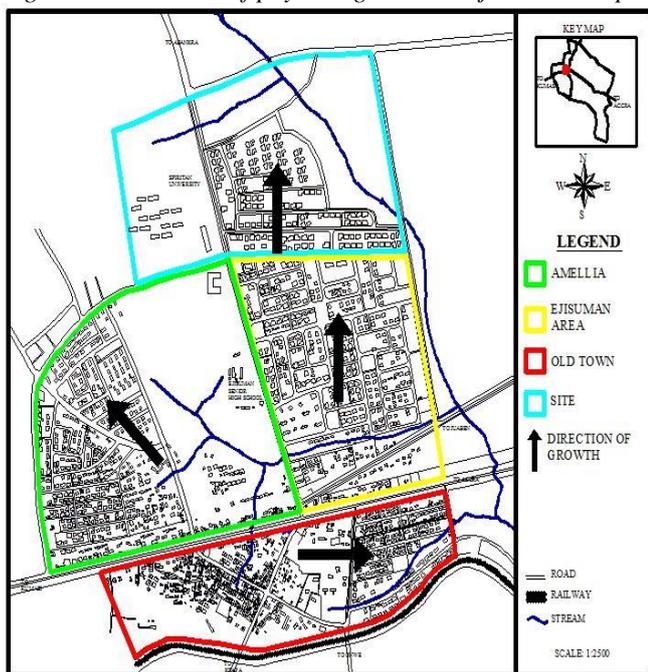
Table 1.2 Trend in land acquisition within the last 30 years

Suburb	Year of acquisition (Frequency)				Total
	Before 1990	1990 - 2000	2000-2010	After 2010	
Amellia	13	17	5	3	38
Ejisuman Area	7	14	13	9	43
Old Town	30	4	2	-	36
Site	2	1	5	16	24
Total	52	36	25	28	141

Source: Authors' Field Survey, 2014

Correspondingly, 51.6% of land owners in the Ejisuman Area acquired their lands after the year 2000. Such lands were identified at the northern part of the Ejisuman Area, also backing the claim of the direction of growth. The direction of growth in the Amellia and Old Town areas were towards north-west, and east respectively (see figure 1.4 below). Added attention should be directed towards the northern sector of the Ejisuman Area and the Site Area, the north-western part of Amellia and eastern part of Old Town in other to effectively ensure conformity; to promote a sustained spatial development.

Figure 1.4 Direction of physical growth in Ejisu Township



Source: Author's Construct, 2014

accompanied issues when acquired from individuals and families. Attention should also be given to the re-market situation created as a result of lands being acquired for speculative reasons. Land owners should be encouraged to process documents on the acquisition of land.

- An efficient and effective collaboration between the Traditional Authorities who are the owners of lands, and the Town and Country Planning Department should be promoted to absolutely eliminate land disputes after acquisition since it does not augur well for growth and development of the Town.
- A well-defined criterion for determining land values should be developed by the Traditional Council (or Chief) in other to totally reduce or eliminate the current inequity in the cost of acquiring land in Ejisu Township. This may be enhanced by involving the Assembly and the Planning Authority since they are important stakeholders in the spatial development process of the town.
- Land owners, especially customary freehold interest holders should be educated by the Municipal Assembly and the Traditional Authority on the benefits of documents on the ownership of plots; such as leases serving as potential collateral for economic benefits, and securing land tenure. This will in a long run impact positively on the standard of living of land owners since they can access additional wealth through mortgages.
- Institutional procedures of the Municipal Assembly and the Town and Country Planning Department with regard to development and building permits should be redefined and strengthened; to reduce corruption and delays in the processing process of documents.

Promoting Sustained Spatial Development

- Land owners should be encouraged by the Municipal Assembly and the Traditional Authority to obtain permits from the Assembly before commencing developments in other to ensure a development conforming to the approved layout of Ejisu Township. Development and building permits are to be obtained from the Town and Country Department rather than the chiefs and through agents. The imposition of hefty fines on developments without permits will be a positive starting point to deter prospective developers from such illegality.
- Mixed use development should be incorporated in the development of layouts by the Town and Country Planning Department. This is necessary because it allows for engagement in economic activities in houses when well managed. This will positively impact the economic status of land users since they may possibly create alternative sources of income.
- Access to potable water supply should be established by the Municipal Assembly because it is a basic requirement in ensuring development of towns and cities and its inhabitants.

VI. RECOMMENDATIONS

Enhancing an Efficient Land Market in Ejisu Township

- Acquisition of land in the formal market should be promoted. Since the Stool upholds the absolute right to allocate land for development, prospective developers should be encouraged by the Municipal Assembly and the Traditional Authority to acquire lands from the stool in other to eliminate possible extortion with its

VII. CONCLUSION

Accessibility to land, security of tenure and the functionality of settlements is enhanced by ensuring an efficient and equitable land market structure; therefore the urban land market plays a key role in promoting spatial development of Ejisu. Acquiring lands from the formal market reduced the likelihood of encountering problems with regard to changes or transfers in the rights and interest to lands. Furthermore,

procurement of lands from the highest interest holders (the stool) augured well for a sustained physical development since the allocation of land conformed to the approved plan. With regards to permitting, the Planning Authority is able to control and monitor physical development because developers sought to obtain permits before commencing construction works. This has promoted development since developers have their peace of mind to embark on construction activities without interferences.

A strategy to ensure orderly spatial and sustainable development is through effective and efficient management and administration of space (land). This is because most undertakings embarked upon by man have spatial dimensions, thus requiring space for development. As a result, procedures and interventions are required to systematize land disposition, acquisition and use-type process (land market) for a sustained spatial development of Ejisu Township.

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