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Ghana - Land Titling and Financial Literacy: The World Bank-ISSER Social and Economic Effects of Improved Property Rights and Financial Literacy Training in Ghana (Baseline Data)

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Scope: Keywords and Topic Classifications

Land Registration, Titling and Financial Literacy

Abstract

Well defined property rights are a vital factor for countries where agriculture is a key economic activity. Access to credit by households for investments on land can improve agricultural output and consequently increase household welfare. However to gain access to credit, collaterals in the form of landed property may be required. Following this logic and expectations, the Millennium Development Authority (MiDA) started a Land Tilting pilot program in the Awutu-Senya District of the Central Region of Ghana in 2010. The Institute of Statistical, Social and Economic Research (ISSER) was tasked to conduct an independent impact evaluation of the outcomes after implementation. The two main hypotheses being tested are: (i) *convertibility* – title registration improves the convertibility of land (or landed assets) to cash; (ii) *value* – title registration increases the value of landed assets. Using a spatial regression discontinuity design the beneficiary and non-beneficiary households of the program are compared on the outcomes of land title registration. By applying the difference-in-difference methodology, the impact of selected key variables is estimated. Results from baseline (2010) and follow-up (2011) surveys show some evidence to support the value hypothesis. Thus, suggesting that the value of land has increased over two periods. However this increase cannot be fully attributed to the land title registration program since both, beneficiary and non-beneficiary households have had their land appreciate in similar magnitudes. Additionally, there was no strong evidence found to support the convertibility hypothesis which means that land or landed assets were not converted to cash as a consequence of the titling. It is worth noting that there was a positive impact on the value of agro-chemicals used by households after the titling of the land – an indication of increased investments in land after titling. Furthermore, no impact was found on loan sizes and we observed mixed results on the welfare effects to the beneficiary households. While positive impact was perceived on education expenditure, there was limited impact on profits accruing from non-farm enterprises.

KEY VARIABLES

This survey was designed to capture the baseline indicators on the following:

- Household characteristics

- Household Income and Expenditures
- Individual and household assets
- Agricultural and land information
- Non-farm households' enterprises
- Financial Literacy
- Marital Status and Family History

USES OF DATA

The baseline data recorded the initial conditions before the program was implemented, and therefore facilitates a more accurate impact evaluation of the variables of interest. The data collected from a follow-up survey in 2011 have been used for an initial examination of the intermediate outcomes of the program, as discussed in the abstract above. In addition, an end line survey conducted in 2014 will also be used to examine further questions and test hypotheses related to the effects of the land titling program and final outcomes on beneficiary households. The main effects that the survey tries to capture are on:

- The perceived tenure security
- Investments in land - e.g. agricultural improvements, building constructions, tree planting
- Access to credit
- Crop choice – e.g. between cash and subsistence crops

SURVEY MODULES

Module 1 – Household level

- 0 - Identification and Consent
- S1 - Household Characteristics

Module 2 - Individual Questionnaire

- 0 - Identification and Consent
- S2a - Household member background
- S2b - Employment
- S2c - Education
- S2d - Migration and Fostering

Module 3 - Individual Assets

- 0 - Identification and Consent
- S3a - Durable goods, tools, animals
- S3b - Borrowing, in- and out-transfers, lending, other financial assets, savings

Module 4 – Household Production

- 0 - Identification and Consent
- S1a - Female Land Titling Knowledge: Land security, land dispute, fallowed, investments, land purchase/ownership, land household decisions, land registration
- S1a - Male Land Titling Knowledge: Land security, land dispute, fallowed, investments, land purchase/ownership, land household decisions, land registration
- S1b - Female agriculture: Crops, crop harvest, crop technology, seeds, labor
- S1b - Male agriculture: Crops, crop harvest, crop technology, seeds, labor

Module 5 - Non-Farm Enterprise

0 - Identification and Consent

S1a - Female Enterprise Knowledge: Sector/Field, Time, Establishing, credit, sales, building, machinery and equipment, transportation, other assets, labor

S1b - Male Enterprise Knowledge: Sector/Field, Time, Establishing, credit, sales, building, machinery and equipment, transportation, other assets, labor

S1c - Female and Male Expenses knowledge

Scope – Summary and data description of current assignment: end line Survey

COUNTRIES

Ghana

GEOGRAPHIC COVERAGE

Ghana: Awutu – Effutu - Senya District (District 01).

UNIT OF ANALYSIS

Households, individuals and plots of land in Awufu-Effutu-Senya District of the Central Region of Ghana

UNIVERSE AND SAMPLING PROCEDURE

The dataset is a product of a survey data. The survey on the baseline study presented here interviewed 2450 households in Ghana in 2010. These households were selected from a cluster of 20 communities in the district targeted by MiDA to reduce poverty through agricultural transformation and economic growth.

From the onset all of the 20 communities in the sample were divided into two groups – treatment and control. These two groupings were made in reference to a major road dividing each community into two halves – left and right, that is when travelling from Kasoa (a major town on the Accra-Cape Coast Highway) to Bawjiase (an important market center in the study area). Households who dwell on the left and within a band of 100 meters from the major road were considered as treatment. The control group was further divided into two sub-groups: short term and long term. The short term control group consists of households located in the first 100-meter band on the right hand side of the major road. The long term control group consists of households whose dwellings were located within the next 500 meter band from the road after the short term control band. The treatment group was supposed to receive land titling for their parcels of land at a nominal fee of 1 Ghana Cedi. Aside from the land titles given to the treatment group, 300 women each from the treatment and control groups were given financial literacy training. The effects of the interactions between the two interventions are also examined.

An approximate random sample of 800 households was drawn from each of the three sub-groups described above. However after the baseline data collection the households which were actually interviewed were a bit higher than those targeted. The number of participating households reduced a bit in the follow-up survey and at the end line. This drop in the sample at the follow-up and end line rounds of survey were mainly due to relocation, death of participants and refusal of households to continue participation.

The Table below gives an idea of the time frame and the number of households reached per each round of survey.

Timeline and number of respondents per survey:

	Baseline	Follow-up	End-line
	May to July, 2010	May to July, 2011	October to November, 2014
Treatment	790	693	503
Short term control	862	724	551
Long term Control	798	682	468
Total	2450	2099	1521

MODE OF DATA COLLECTION

The main mode of data collection was the use of a structured questionnaires. In some cases there were open ended questions in which the respondent could provide text. In many cases however the respondent was provided with coded answers from which to choose. These questionnaires were administered by enumerators who visited the homes or the work place of the participating households at a time convenient for the respondents. When the administration of questionnaire to a particular respondent is not completed at one sitting because the respondent had to attend to something else, it was continued later when they are available. For respondents who had moved from their original place of residence they were either reached on phone or contacted through the person they provided as their main future contact.

WEIGHTING

None

Related Studies

None

Related Publications

None