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Title: Peri-urban Development: Land acquisition and conflict in peri-urban Accra, Ghana, and their impact on housing development

**Abstract:** Rapid urbanisation, alongside increasing housing deficits compels many individuals to acquire land in peri-urban Accra to build houses. This development has caused significant transformative impacts on the land market and tenure systems in peri-urban Accra. Tied to this, are increasing forms of land conflict, which have become evident given the complex processes of development in peri-urban Accra. These conflicts in turn are shaping, often undermining, housing development. Given the lack of scholarship examining the impact of tenure transformations on housing per se, the study investigates the relationship between land conflicts and individual housing development in peri-urban Accra. The thesis adopts Urban Political Ecology as the overarching theoretical approach that pieces together, access theory, the concepts of past and space, and institutional multiplicity to unpack the complexities of land conflict and housing development. Based on the cases of four communities in peri-urban Accra, the research adopted a qualitative approach using interviews, observations and visual methods to explore the lived experiences of house builders building amid land conflicts. The study found that changes in the land market and customary tenure arrangements are increasingly unpredictable, and are characterised by varying forms of conflict as well as significant financial burdens arising from double payments and bribery. To this end, peri-urban Accra has become a contested space with a complex institutional framework for land management. This produces particular and new challenges for individual house builders. With the increasing capitalisation of customary land market, housing development in most peri-urban areas of sub-Saharan Africa, particularly, Accra has become a process embedded in uneven power relations.