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P34.35**Land management in Ghana, challenges for climatic change***Cosmas Kombat, S Lambini**Humboldt University of Berlin, Department of Rural Development, Germany*

Ghana, like many countries in sub-Saharan Africa, is made of several 'independent' traditional states, each of which is uniquely distinct and special in its own right. There are over one hundred linguistic and cultural groups, clans and states in the country each with its own identity. In many of these communities land ownership patterns are closely linked with the nature of the traditional systems. The commodification and commercialization of land rights are still in the primary stages, evolving from customary and indigenous systems. This is usually the first stage in the development of complex land and property markets that can lead to the realization of the full economic benefits from land and its resources. Land reforms thus tend to concentrate on the appropriate management of the evolution, the clearer definition of rights and interests in land, improving security of tenure and the development of appropriate institutions, among others. The primary goals of policy reforms are efficiency and promotion of economic development, equality and social justice, environmental preservation and a sustainable pattern of land use. The land reforms that Ghana had gone through were all meant to develop the country and its economy. The paper would emphasize on the challenges of the land reforms in relations to climatic change in Ghana.