Ministry of Lands and Natural Resources (MLNR)

LAND ADMINISTRATION PROJECT (LAP) II
PROPOSED OFFICE BUILDING IN KUMAS
FINAL REPORT
Abbreviated Resettlement Action Plan

Praisel Consulting Limited

October 2010

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<tr>
<td>CICOL</td>
<td>Coalition of Civil Organizations on Land</td>
<td></td>
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<tr>
<td>CIDA</td>
<td>Canadian International Development Agency</td>
<td></td>
</tr>
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<td>DFID</td>
<td>Department for International Development</td>
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<tr>
<td>DP</td>
<td>Development Partner</td>
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<td>EPA</td>
<td>Environmental Protection Agency</td>
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</tr>
<tr>
<td>ESIA</td>
<td>Environmental and Social Impact Assessment</td>
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<tr>
<td>FAO</td>
<td>Food and Agricultural Organization</td>
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<tr>
<td>GoG</td>
<td>Government of Ghana</td>
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<tr>
<td>GTZ</td>
<td>German Technical Cooperation</td>
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</tr>
<tr>
<td>ICT</td>
<td>Information and Communications Technology</td>
<td></td>
</tr>
<tr>
<td>IDA</td>
<td>International Development Association</td>
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<td>KiW</td>
<td>The German Bank for Reconstruction</td>
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<td>LAP</td>
<td>Land Administration Project</td>
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<tr>
<td>LAPU</td>
<td>Land Administration Programs Unit</td>
<td></td>
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<tr>
<td>LI</td>
<td>Legislative Instrument</td>
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<tr>
<td>M &amp; E</td>
<td>Monitoring and Evaluation</td>
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<td>MLNR</td>
<td>Ministry of Lands and Natural Resources</td>
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<tr>
<td>NDF</td>
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<td>NGO</td>
<td>Non Governmental Organization</td>
<td></td>
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<tr>
<td>NRCD</td>
<td>National Redemption Council Decree</td>
<td></td>
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<tr>
<td>OASL</td>
<td>Office of the Administrator of Stool Lands</td>
<td></td>
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<tr>
<td>OP</td>
<td>Operational Policy</td>
<td></td>
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<tr>
<td>PAD</td>
<td>Project Appraisal Document</td>
<td></td>
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<tr>
<td>PAPS</td>
<td>Project Affected Persons</td>
<td></td>
</tr>
<tr>
<td>ARAP</td>
<td>Abbreviated Resettlement Action Plan</td>
<td></td>
</tr>
<tr>
<td>RPF</td>
<td>Resettlement Policy Framework</td>
<td></td>
</tr>
<tr>
<td>TCPD</td>
<td>Town and Country Planning Department</td>
<td></td>
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<tr>
<td>WB</td>
<td>World Bank</td>
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EXECUTIVE SUMMARY

1. The Government of Ghana is implementing a long term land administration program to address problems in the land tenure system with support from the International Development Association and other development partners. The program is being implemented by the Ministry of Lands and Natural Resources in response to the recommended action points of the National Land Policy issued in 1999 and amended in 2002. The first phase of the program: the Land Administration Project (LAP 1) is coming to an end in December 2010. As part of preparation for the implementation of LAP 2, this Abbreviated Resettlement Action PLAN (ARAP) has been prepared for handling persons whose employment and incomes will be adversely affected by the project in Kumasi.

2. The Abbreviated Resettlement Action Plan has been formulated in compliance with the World Bank Policy on Involuntary Resettlement (OP4.12). The objective is to ensure that people who may be displaced as a result of the project are assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms to pre-displacement levels or to levels prevailing prior to the beginning of the project implementation, whichever is higher.

The specific objectives of the ARAP are:

(i) To assess all social and economic impacts and risks likely to be associated with the project;
(ii) To develop appropriate corresponding measures to avoid, minimize or mitigate the risks and impacts; and
(iii) To develop an implementation and monitoring plan for the activities related to resettlement due to involuntary resettlement.

3. The methodology followed to gather data for the ARAP combined desk review of project documents, and consultations with Project Affected Persons (PAPs) and other relevant stakeholders such as the Project Unit of the Ministry of Lands and Natural Resources.

4. This Abbreviated Resettlement Action Plan includes profiles of project affected persons (PAPs), a description of the compensations to be paid and procedures for ensuring affected persons receive their entitlements. It also describes the consultation strategy adopted to engage with the affected people and the institutional framework for implementing the resettlement activities. The ARAP also clarifies a grievance redress mechanism and a monitoring and evaluation framework with accompanying implementation schedule.

5. The section on legal framework analyses various interests in land and Ghanaian laws governing the acquisition of land and compares this with the World Bank’s policy on Involuntary Resettlement. Ghanaian laws and the Bank’s Policy emphasize the need to pay compensation for losses associated with compulsory acquisition of private property for public good and to ensure livelihood restoration measures are implemented so that PAPs are not impoverished.

6. The section on the Socio-Economic Profile of Affected People presents data gathered on the six PAPs on the 11th and 12th October 2010. There are six (6) farmers on the Kumasi site; one female and five males aged between 28 years and 65 years. All of them are Ghanaians with three being Dagaabas, two Akans from the Ashanti Region and one from the Western Region. Whilst two are engaged in only piggery, the rest are into only crop farming. The major crops are cassava, plantain and maize. Earnings from these activities vary widely from GH¢10 to GH¢400 per month. Two of the farmers had two and three employees respectively and two had three helpers each. They all know about the project and are aware that they will have to relocate their activities prior to the commencement of civil works. Their resettlement preference is to be paid cash compensation for the loss of their farms.

7. The key social impact identified is a loss of employment and incomes which would be experienced by the PAPs if unmitigated.

8. Eligibility criteria for entitlement adopted is based on the third of three criteria proposed in the World Bank Policy on Involuntary Resettlement as follows:
(a) Those who have formal legal rights to land (including customary and traditional rights recognized under the laws of Ghana);

(b) Those who do not have formal legal rights to land from the beginning of the census but have a claim to such land or assets, provided that such claims can be substantiated under the existing laws of Ghana or become recognized through a process identified in the resettlement plan, and

(c) Those who have no recognizable legal right or claim to the land they are occupying.

9. The Cut-off Date for this project is the date of the survey which is 11th October 2010. Those persons who were at the project site as at this date will be deemed eligible under category c above. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance.

10. Compensations will be paid by the Government of Ghana. The total amount is GH¢ 6,012.70. The assumptions and basis underlying the estimates have been presented below in the table.
Table 4: Provisional Compensation Estimate

<table>
<thead>
<tr>
<th>ITEM</th>
<th>NAME</th>
<th>LOSS</th>
<th>FARM SIZE (HECTARES)</th>
<th>ESTIMATED LOSS OF FARM AND STRUCTURE (GHe)</th>
<th>LOST INCOME RELOCATING</th>
<th>TOTAL AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>PAP 1</td>
<td>Food Crops</td>
<td>0.30</td>
<td>1398.68</td>
<td>450.00</td>
<td>1,848.68</td>
</tr>
<tr>
<td>2</td>
<td>PAP 2</td>
<td>Food Crops</td>
<td>0.08</td>
<td>199.00</td>
<td>150.00</td>
<td>349.00</td>
</tr>
<tr>
<td>3</td>
<td>PAP 3</td>
<td>Food Crops</td>
<td>0.06</td>
<td>472.04</td>
<td>150.00</td>
<td>622.04</td>
</tr>
<tr>
<td>4</td>
<td>PAP 4 K.K</td>
<td>Food Crops</td>
<td>0.16</td>
<td>194.00</td>
<td>300.00</td>
<td>494.00</td>
</tr>
<tr>
<td>5</td>
<td>PAP 3 PB</td>
<td>Relocation of piggery (structure &amp; pigs) &amp; Civil Works (mass concrete floor = 47.85m²)</td>
<td>47.85m floor area</td>
<td>1,089.64</td>
<td>50.00</td>
<td>1,139.64</td>
</tr>
<tr>
<td>6</td>
<td>PAP 4 K. N.</td>
<td>Relocation of piggery (structures &amp; pigs) &amp; Civil Works (mass concrete floor = 67.20m²)</td>
<td>Site 1: 47.60m Site 2: 19.60m</td>
<td>1,479.34</td>
<td>80.00</td>
<td>1,559.34</td>
</tr>
</tbody>
</table>

TOTAL | | | | 4,832.70 | 1,180 | 6,012.70 |

1. *Estimated compensation amount for lost of farm and relocation of structures is inclusive of cost of moving and disturbances of 5%. For details about cost of moving please refer to Section 5.5, point no. 4 (Transport cost for relocating demolished structures & Animals)*
2. Temporary loss of income associated with ‘relocation’ of farms is estimated at an average of GH¢50.00 per month for three months for crop farmers and GH¢50 per month for one month for livestock farmers. This is based on experienced income from similar activities.
10. The ARAP includes a section on institutional responsibility, which commits the LAPU as the implementer with the MLNR monitoring the process and reporting to the World Bank and the Government of Ghana.

11. Grievance redress procedures have as well been detailed in the report. The objective of the Grievance Redress Procedure is to address and resolve grievances or complaints from affected persons promptly, fairly, and in a manner that is, to the extent possible, acceptable to all parties. Among other things, grievances will be responded to in a timely manner and with sensitivity. More details of what guidelines are to be applied have been included in the main document.

12. Monitoring arrangements have been presented in the ARAP which states that internal monitoring of the resettlement operations will be undertaken by MLNR through LAPU. A local NGO from CICOL will ensure external monitoring.

13. An implementation schedule has been designed which begins with disclosure of the ARAP and ends with the payment of compensations, to be accomplished within a period of one month.
1.0 INTRODUCTION

1.1 PREAMBLE

1. The Government of Ghana has through the Ministry of Lands and Natural Resources been implementing the first phase of the Land Administration Project (LAP Phase I) since 2003 with support from the International Development Association and other development partners.

2. The implementation of the LAP has triggered two Safeguards Policies of the World Bank namely: the Environmental Assessment (OP 4.01) and the Involuntary Resettlement (OP 4.12). As required by these policies, an Environmental Impact Assessment and a Resettlement Policy Framework were prepared for LAP I since the sites of impacts were not known. However for LAP II the site of impacts is known and hence the required preparatory studies are an Environmental and Social Impact Assessment (ESIA) and an Abbreviated Resettlement Action Plan (ARAP). The preparation of the Abbreviated Resettlement Action Plan was contracted to Messrs Praisel Consulting Limited in October 2010. The following sections are the ARAP developed by Praisel Consulting Limited through a consultative process with the LAP Unit, decentralized land agencies and Project Affected Persons (PAPs).

The site is in Kumasi. It is occupied by about 6 people who are engaged in farming and animal rearing activities. The people involved and the associated impacts are very minimal, hence the development an Abbreviated Resettlement Action Plan (ARAP).

1.2 BACKGROUND

The Land Policy and the Land Administration Project

3. The Government of Ghana issued a Land Policy in 1999 (amended in 2002) with the long-term goal of stimulating economic development, reducing poverty and promoting social stability by improving security of land tenure, simplifying the process of accessing land and making the whole process fair, transparent and efficient, developing the land market and fostering prudent land management. This was to be achieved through a long term (15 – 25 years) land administration reform program. The implementation of the Land Policy led to the establishment of the Land Administration Project, the first phase of which has been running since 2003.

4. The specific objective of the LAP 1 is to develop a sustainable and well-functioning land administration system that is fair, efficient, cost effective, decentralized and that enhances land tenure security. To achieve this overarching objective the project sought to:
   a) Harmonize land policies and the legislative framework with customary law for sustainable land administration;
   b) Undertake institutional reform and capacity building for comprehensive improvement in the land administration system;
   c) Establish an efficient, fair and transparent system of land titling, registration, land use planning and valuation; and
   d) Issue and register land titles in selected urban and rural areas as a pilot to test b) and c) above and innovative methodologies, including community level land dispute resolution mechanisms.
5. The program was expected to be pursued through three-five year projects as follows: Phase I: LAP-1 (2003 – 2008); Phase II: LAP-2 (2009-2013) and Phase II: LAP-3 (2014-2018)

6. After initial implementation challenges, LAP1 has advanced with some success stories and following the improved performance of LAP1 in laying the foundation for land administration in Ghana, it has become expedient that the second phase is developed even as LAP1 comes to an end in December 2010. To maximize project outcomes, LAP 2 will focus selected project activities primarily in three regions namely, Greater Accra, Western, Ashanti regions and in the Northern region during year three of project implementation.

1.2 LAP 2 PROJECT COMPONENTS

7. The project objectives will be achieved through the implementation of four (4) main components as follows:

Component 1: Strengthening the Policy, Legal and Regulatory Framework for Land Administration

8. The component will provide a platform for continued work on the legal and regulatory framework governing land administration and land use, building upon the accomplishments achieved under LAP I. It will support completion of the Land Bill and Land Use and Planning Bill (currently in draft forms) and their associated legislative instruments (LI). LI’s will also be prepared for the Administration of Stool Lands Act, Act 481 of 1994 and the Lands Commission Act, Act 767 of 2008. In addition, the component will support the dissemination of information concerning the new laws and regulations, and training of stakeholders. The judiciary will be supported under this component to review court processes and rules in order to improve court performance in the adjudication of land cases and to build capacity of relevant land sector players (including the Judiciary) in alternative dispute resolution mechanisms.

Component 2: Decentralizing and Improving Business and Service Delivery Processes.

9. This component will improve transparency and reduce the time and cost involved in delivery of services such as deed and title registration and other services provided by the land sector agencies. To achieve these objectives the project will finance the functional decentralization of services to the regions and selected districts; and consultant services to re-engineer and automate business processes to shorten the time taken to deliver services. As part of decentralization of land administration services, new and selected existing Customary Land Secretariats (CLS) will be supported in collaboration with traditional authorities. This component will also support automation and proper records management by making functional and upgrading the LIS piloted under Phase 1 and the open source Cadastre and registration system proposed by FAO which will be integrated with the LUPMIS and the UMLIS.

Component 3: Improved Maps and Spatial Data for Land Administration

10. This component will provide up to date maps and other spatial products and develop the infrastructure for collecting and sharing data and information to be used as inputs directly or indirectly in land administration.

Component 4: Human resource Development and Project Management

11. The component aims to develop human resources capacity and provide logistical support and equipment to the land sector agencies, land owners as well as the private sector to improve service delivery. A comprehensive review of the human capacity skill requirements will be undertaken for the land sector agencies. The Human Resource Division of the Lands Commission (LC) will be strengthened to carry out skill gap analysis in order to develop a coordinated staff training and recruitment program for the LC, OASL and T&CPD. A new Lands Commission regional office will be constructed in Kumasi in the Ashanti region. The component will also provide capacity for private and public sector service providers including surveyors, planners, valuers, real estate agents, tenant farmers and NGOs involved in land administration such as CICOL. The implementation of the gender, civil society engagement and communication (i.e. public education and outreach) strategies prepared under Phase 1 will be supported under this component and integrated across all the project components.
12. As explained in the write-up on Project Implementation Arrangements, the project activities are likely to result in displacement and loss of livelihood for people who are currently occupying land spaces and buildings earmarked for the development of regional office for the Lands Commission. As a result of this and for the fact that the locations for these project activities are already known, this Abbreviated Resettlement Action Plan has prepared.

1.5 OBJECTIVES OF ABBREVIATED RESETTLEMENT ACTION PLAN

13. The objective of this ARAP is to ensure that people who may be displaced as a result of the project are assisted in their efforts to improve their livelihoods and standards of living or at least helped to restore their standard of living, in real terms to pre-displacement levels or to levels prevailing prior to the beginning of the project implementation, whichever is higher.

14. The specific objectives of the ARAP are:
   (iv) To assess all social and economic impacts and risks likely to be associated with the project;
   (v) To develop appropriate corresponding measures to avoid, minimize or mitigate the risks and impacts; and
   (vi) To develop an implementation and monitoring plan for the activities related to resettlement due to involuntary resettlement.
2.0 PRINCIPLES AND METHODOLOGY

2.1 THE PRINCIPLE OF THE ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP)

15. The ARAP has been prepared in accordance with the World Bank safeguard policy OP4.12 and the laws of the Republic of Ghana.

16. This Abbreviated Resettlement Action Plan (ARAP) includes data on project affected persons (PAPs), a description of the compensations and livelihood restoration measures to be implemented and procedures for ensuring affected persons receive their entitlements. It also describes the consultation strategy adopted to engage with the affected people and the institutional framework for implementing the resettlement and livelihood restoration activities. The ARAP also clarifies a grievance redress mechanism and a monitoring and evaluation framework with accompanying work plan for the overall implementation.

2.2 METHODOLOGY

17. The methodology used for this ARAP is in two phases. The first is desk review of project documents detailed project description for LAP II and reference to some LAP I Documents. Documents reviewed are:
   - Detailed Project Description – LAP 2
   - Project Appraisal Document – LAP 1
   - LAP 1 Annual Reports
   - M & E Periodical Reports –LAP 1

18. The second part of the methodology was engaging with the PAPs and other stakeholders (List of officials met is attached as appendix 7). The procedure for the study involved visits to the Kumasi project site and direct interviews with all who are engaged in some business or other activities at the site (copy of field questionnaires is attached as appendix 3). The project site was inspected on October 11, 2010 and the assessment of values for cash compensation was done on October 13, 2010.

19. This was aimed at ensuring that the displaced persons are:
   - Informed about their options and rights pertaining to resettlement;
   - Consulted, offered choices and provided with technically and economically feasible resettlement alternatives; and
   - Provided compensation at full replacement cost for loss of assets attributable directly to the project, where applicable.
3.0 LEGAL FRAMEWORK

20. Ghanaian Law provides that involuntary acquisition of private property must be done in accordance with laid down statutory procedures. In the area of land administration one of the critical policies of government of Ghana is that fair and adequate compensation is paid or in the alternative, resettlement assistance is provided for eligible people who for the sake of national interest have to surrender their interest in land or landed properties to the state for development.

21. The acquisition, occupation and use of land in Ghana are governed by various laws, both customary and statutory, and as amended over the years. Principal amongst these are the following:
   i. The constitution of the Republic of Ghana, 1992
   ii. Lands Development (Protection of purchasers) Act 1960, Act 2
   iii. The farm Lands (Protection) Act 1962, Act 107
   iv. Administration of Lands Act, 1962, Act 123
   v. Conveyancing Decree, 1973, NRCD 175
   vi. Local Government Act, 1993, Act 462

22. These laws grant power to the President of the Republic and the district assemblies to acquire land for the purposes deemed to be in the interest of the people, subject to laid down procedures for payment of necessary compensation. In the acquisition of land for the project, these laws amongst others will have to be reviewed to ensure that:
   i. The Lands Commission has complied with the necessary land laws with regards to ownership and acquisition of the land.
   ii. All legal and equitable interests have indeed been transferred to the Lands Commission for the development of the project and that there are no other interests in the properties.

3.1 GHANA LAWS ON COMPULSORY ACQUISITION

Constitution of the Republic Of Ghana
23. The Constitution of the Republic of Ghana (1992) upholds the principle of private ownership of lands. Adequate safeguards from deprivation of private property rights have been provided for, in the 1992 Constitution. Even the state’s inherent powers to compulsorily taking possession of or acquiring private property rights have been reconsidered and somewhat controlled. Article 20 of the constitution prescribes that under no circumstance should private properties be compulsorily taken unless there are weighty and justifiable grounds for such acquisition, which invariably must be in the public interest. It is expressly provided in 20 (Section 1(a) and Section1 (b)) that “No property of any description or interest or right over any property shall be compulsorily taken possession of or acquired by the state unless:
   (i) The taking of possession or acquisition is necessary in the interest of defense, public safety, public morality, public health, town and country planning or development or utilization of property in such a manner as to promote public benefit and (ii) the necessity for the acquisition is clearly stated and is such as to provide reasonable justification for causing any hardship that may result to any person who has an interest in or right over the property.”
24. Section 2 (a) notes that sufficient provision must be made for the prompt payment of fair and adequate compensation and Section 2 (b) indicates that aggrieved persons must have right of access to the High court for redress. Article 20 (2) expressly stipulates that where the compulsory acquisition involves the displacement of any inhabitants the state shall resettle them on suitable alternative site having regard to their Socio-cultural values and economic well being.

**The State Lands Act 1960 (Act 125 as Amended)**
25. This is the principal Law under which private lands could be compulsorily acquired. The Law empowers the President to acquire any land for the public benefit. The Act and its Regulation that is State Lands Regulation 1962 LI 230 details out the mechanism and procedure for compulsorily acquiring lands. It is a mandatory requirement that a copy of the instrument of acquisition be served on any person having an interest in or possession such lands or be affixed at a convenient place on the land and be published thrice in a newspaper circulating in the district where the land is situate.

26. The Act emphasizes the payment of compensation to the victim of acquisition made under the Act. The basis of the said Compensation should be either the market value or Replacement value. Costs of disturbance and incidental expenses or other damage suffered are to be considered in the award of compensation.

**Administration of Lands Act 1962 Act 123**
27. Act 123 of 1962 was enacted to facilitate the management and administration of stool lands (and other lands). The Act empowers the Minister responsible for the lands to manage stool lands in accordance with the provision of the law.

28. The entitlements are however to be assessed by giving due consideration to the values of the land (and other losses suffered) and the benefits to be derived by the people in the area (by way of the use to which the state is going to put the land).

**Lands Statutory Wayleaves Act 1963 Act 186**
29. The Lands statutory Wayleaves Act 1963, Act 186 was enacted to facilitate the entry on any land for the purposes of construction, installation and maintenance of public utility work and creation of right of ways and other similar right for such works.

30. Works for which right of way may be created are “highways or works for purposes of, or in connection with any public utility works”. Highways have been defined in the Act as “any road, street, path, pavement, or square and includes any bridge, or any other structure associated therewith”.

31. The Act and its accompanying Regulation, the Lands Statutory Wayleave Regulation 1964 (LI334) provides the modalities and procedures for the acquisition of the Statutory right of ways. Thus the mechanism for entry for survey works and construction has been spelt out in details. The owner/occupier is required to be given formal notification at least one week, about the intent to enter, and at least 24 hours prior to actual entry. In assessing compensation to be paid consideration must be given to the increases of land values as a result of the installation or construction of works. A right of appeal by an aggrieved person is also provided for.

**The Ghana Land Policy 1999**
32. The Government of Ghana in 1999 put together the above policy to serve as a broad framework and policy guidelines aimed at enhancing land management systems, land use, conservation of land resource and enhancing environmental quality. All these are intended to ensure coordinated and orderly use of land, a vital resource, by present and future generations. Ultimately the policy seeks to give protection to proprietary rights and promote the concept of prompt payment of adequate and fair compensation for compulsorily acquired lands and also create the enabling environment for community participation in sustained land management.

**3.2 WORLD BANK POLICY ON INVOLUNTARY RESETTLEMENT (OP 4.12)**
33. The World Bank’s policy on involuntary resettlement covers all persons that may be displaced from land or productive resources and which results relocation or loss of shelter; loss of
assets or access to assets or loss of income sources or means of livelihood, whether or not the affected persons must move to another location or the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons. The Bank requires the preparation of Abbreviated Resettlement Action Plans (ARAPs) where fewer than 200 people are going to be displaced by project activities, as is the case in LAP II. The ARAP must be ready, accepted and publicly disclosed before the Bank will appraise the project and it is expected to define the principle and procedures for resettlement operations: land acquisition; valuation; compensation and reporting; for the LAP II project; in accordance with national and Bank safeguard policies related to involuntary resettlement; (OP4. 12).

34. In preparing the ARAP, consideration is given to Bank policy OP. 4.12 which requires that persons occupying the land but have no legal title to it are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in the policy, if they occupy the project area prior to a cut-off date established by the borrower and acceptable to the Bank. The policy further requires that all other persons affected by the project are provided compensation for the loss assets other than land.

35. Wherever there is a conflict or silence of the law or policy, most favourable option or alternative to the displaced person are to be applied under this policy.

3.3 COMPARISON OF GHANAIAN LAW AND THE WORLD BANK OP 4.12

36. World Bank Operational Policy OP 4.12 on Involuntary Resettlement requires that explicit and adequate provision be made for project affected persons who are either displaced physically or economically or suffer other losses, to ensure that they are not worse off as a result of World Bank financed projects. Livelihoods of persons to be affected must be preserved, but in cases this is inevitable, minimal displacement should occur. In instances where displacement is unavoidable, compensation should be paid to PAPs to help them to restore their social, economic and environmental livelihoods.

37. The Ghana statutes makes provision for compensations to be paid to only persons who have suffered any loss and can produce any form of title that is legal in the form of deeds, leaseholds, or legally binding tenancy agreement to the land in question. The Operational Policy provides that even those without legal or legalizable claims to the land they are occupying are entitled to resettlement assistance in lieu of compensation for land and to compensation for lost non-land assets.

38. Under the Ghanaian statute, it is the preserve of the minister to assess loss due to works done but World Bank OP 4.12, requires the involvement of project affected persons in the determination of compensation.

39. The Operational Policy advises that the project affected persons be assisted during their transition period in the resettlement site and efforts made to restore their livelihoods whereas the Ghana laws are silent on that. Table 1 highlights some comparison between the Ghanaian Laws and the World Bank policy.

Table 1: Comparison of Ghanaian Laws with World Bank Policies

<table>
<thead>
<tr>
<th>TOPIC</th>
<th>GHANAIAN LAWS</th>
<th>WORLD BANK REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timing of Compensation</td>
<td>Prompt</td>
<td>Prior to displacement and relocation</td>
</tr>
<tr>
<td>Payment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Calculation of Compensation</td>
<td>Fair and adequate</td>
<td>Full replacement cost</td>
</tr>
<tr>
<td>Squatters</td>
<td>No provision, they are deemed not to be eligible</td>
<td>Are to be provided resettlement assistance in lieu of land compensation and other assistance, as necessary, to achieve the objectives set out in this policy</td>
</tr>
<tr>
<td>Resettlement</td>
<td>In situation where inhabitants have to be displaced, the state is to resettle all on “suitable land with due regards for their economic well being and social and cultural values”</td>
<td>Affected persons who are Physically displaced are to be provided with residential housing, housing sites, or as required, agricultural sites…at least equivalent to old site. Preference to</td>
</tr>
<tr>
<td><strong>Resettlement Assistance</strong></td>
<td>No specific provision to additional assistance and monitoring</td>
<td>Affected persons are to be offered support after displacement, for a transitional period</td>
</tr>
<tr>
<td>----------------------------</td>
<td>-------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Information and Consultation</strong></td>
<td>The owner/tenants must be formally notified at least a week in advance of the intent to enter, and be given at least 24 hours notice before actual entry.</td>
<td>Displaced persons and their communities are provided timely and relevant information, consulted on resettlement options, and offered the opportunity to participate in planning, implementation and monitoring of resettlement</td>
</tr>
<tr>
<td><strong>Grievances</strong></td>
<td>Formal and informal mechanisms and formal access to court of law</td>
<td>Appropriate and accessible grievance mechanisms to be established</td>
</tr>
</tbody>
</table>
4.0 SOCIO-ECONOMIC PROFILE OF PROJECT AFFECTED PERSONS

4.1 THE KUMASI PROJECT SITE

40. The Kumasi project site is all the piece of land known as site for Civic and Cultural uses situated at Danyame, Ridge residential area layout. It is located to the South-east of the Junior Military Officers Mess at Danyame, near the Catering Rest House in Kumasi. (Site plan attached). It is an 11.21 acre land bounded to the East by Government Road, on the South by a public park, on the South-West by the Pine Avenue and on the North-West by Mess Avenue (a site plan is attached in appendix 2). It is currently undeveloped but has a few people farming on the site.

4.2 STATUS OF LAND

41. The site earmarked for the construction of offices under LAP2 in Kumasi falls on state land acquired under the Kumasi Lands Ordinance of 1943 which was originally for the use of the Ghana Armed Forces. A change of land use plan for the site has been effected and the site is earmarked for expansion of Ministries and other projects. (Refer to correspondence on the Revocation of Letter of Authority to Commander, Gold Coast Regiment at Danyame, Kumasi for expansion of Ministries and other projects in appendix 6).

4.3 SUMMARY OF PROFILE OF AFFECTED PERSONS

42. There are six (6) farmers on the Kumasi site; one female and five males aged between 28 years and 65 years (refer to pictures in appendix 1). All of them are Ghanaians with three being Dagaabas, two Akans from the Ashanti Region and one from the Western Region. Whilst two are engaged in only piggery, the rest are into only crop farming. The major crops are cassava, plantain and maize. Earnings from these activities vary widely from GH¢10 to GH¢400 per month. Two of the farmers had two and three employees respectively and two had three helpers each. The farmers have been using the land based on informal arrangements with the military, who do not own the land. They were fully aware that their activities could be affected anytime the owners of the land required it. They all know about the project and are aware that they will have to relocate their activities prior to the commencement of civil works. Their resettlement preference is to be paid cash compensation for the loss of their farms. Detailed profiles are as follows:

4.2 PROFILES OF PAPS- OLD BARRACKS KUMASI

1. K. N

43. K. N of plot 13 block “A” Enso Nyameye, Abuakwa is a 39 year old single man, a Ghanaian of Dagaaba ethnic group. He is a Christian and has a household size of seven (7). His highest educational level is Middle School. With auto mechanics as his main occupation and piggery as a minor occupation, he earns between GH¢300 and GH¢400 per month.
44. He has been rearing pigs in a wooden structure at this location for the past 20 years and has 2 employees as well as 3 helpers. He pays GH¢200 per month as employees wages. He said he sought permission from the military to use the piece of land.
45. He said he is aware that Lands Commission has earmarked the place for an office building and pillars have been fixed to show the boundaries. He will relocate if securing another place is possible or else he will close down the business. He says this will jeopardize his reliable income and so he will desire cash compensation. He knows that the project will lead to easy and quicker processes in processing land documents.

1 A seventh person was identified tapping palm wine. He has been excluded as a PAP because his activity was considered to be very temporary and will be completed long before LAP II starts.
2. **G. N**

G. N of plot 13 block “A” Enso Nyameye, Abuakwa is a 65 year old widow, a Ghanaian of Dagaaba ethnic group. She is a Christian and has a household size of sixteen (16). She is uneducated and a farmer. She cultivates cassava, plantain, maize, beans and cocoyam on the piece of land and earns between GH¢300 and GH¢400 per month. She obtained permission from the military to use the said piece of land and used to pay rent for the land but is no longer paying rent. She employs three (3) workers and spends GH¢300 as wages per month as well as GH¢60 per month on transport for her work.

She says she will lose her farm and getting another location in the city to continue her livelihood will be very difficult, hence she should be given cash compensation. She was also of the view that, the project will improve transactions on the acquisition of land.

3. **P. B**

P. B is a 55 year old married Ghanaian, of Dagaaba ethnic group. He is a Christian and has a household size of eight (8). His highest educational level is secondary school and is a civil servant but rears pigs and cultivates cassava, plantain and maize on the piece of land as a minor occupation.

He has been farming and rearing pigs in a wooden structure at this location for the past 5 years and has 3 helpers. He said he rented the land and pays rent to some military officers. He earns between GH¢300 and GH¢400 per month and on implementation of the project he will lose his supplementary income and so requires cash compensation so that he can look for another place near his residence to continue farm.

4. **D. A - M**

D. A-M is a Ghanaian with residential address, 2 Field Workshop, Uadarra Barracks in Kumasi Metropolitan Assembly. He is 28 years old, a Christian and an Akan from the Ashanti Region. He is single and is the only one in his household. He attained his education up to the Technical level. He engages in farming as his major occupation. His main crops include plantain, cassava, maize, cocoyam and banana. On the average, he earns between GH¢100 and 150 every month.

He indicated that he does not own the land on which he undertakes his farming activity but claims the land was temporarily allocated to him by a friend in the military. He explained that he chose that land because; it was the only available land closer to his residence. He has been farming on the land for the past three (3) years. He does not have a structure on the project site.

He confirmed that he knew the site was for a proposed building project and knew this from the surveyors when they were erecting building pillars on the site. He affirmed that he is likely to lose his farmland which will negatively affect his only source of household income. Upon implementation of LAP II Project, he intends to search for another land to start farming since that was his only source of income. He emphasized that cash compensation will help him search for a new place.

5. **K. K**

K. K is a native Esaase-Akropong resides in Kumasi. He is 62 years old, married and has a household size of two. He is a Ghanaian, a Christian and an Akan from the Ashanti Region. He attained Middle School Leaving Certificate as his highest level of education.

He is engaged in farming as his major occupation and farms on land situated between the current road and the project site. His land belongs to National Communications Authority but will form part of the access for the contractor to transport materials. He cultivates Cassava, plantain,

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2 Information on Grace was given by her son Kenneth Nakara because at the time of the study, she had travelled to her hometown in Northern Ghana.
banana and maize. On the average, he earns between GH¢10 and GH¢50 every month on his farming activities.

56. K. indicated that he does not own the land on which he is farming and claims, the land was made available to him by a certain man. He has been farming on the land for the past three (3) years. He has one helper and there is no structure on the land. On his knowledge about the proposed project, he indicated that he was made aware of the project by some officials from the Lands Commission. He knows that he is most likely to lose his farm which will deprive him of his only source of income.

57. Upon implementation of LAP II Project, he intends to uproot his produce and relocate permanently. He said, he cannot think of any negative impact the project will have on land transactions but however thinks the land transaction will be faster and less tiresome. His concerns are; the project will destroy his farm and his only means of livelihood. He prefer to be given cash compensation to enhance successful relocation.

6. K. S

58. K. S is a 37 year old married man with a household size of two, a Christian by faith and a Ghanaian national with residential address, 134 Uadarra Barracks 4BN in Kumasi Metropolitan Assembly. He is a native of Awowin, a suburb of Enchi in the Western Region. He attained primary school education as his highest level of education. He is the Head Labourer at the Ministry of Defence in Kumasi which is his major occupation. He is also a farmer whose main crops are Cassava, Maize and Plantain. On the average, he earns between GH¢150 and GH¢200 every month from both his major and minor occupation.

59. Briefing the study team about the project site, K. S admitted that he does not own the land he is occupying but only undertakes crop farming activities on the land. He added that he does not have a structure on the project site and mentioned that he earns about GH¢30 as an average profit every month. On his knowledge about the proposed project, he explained that, a fellow farmer informed him about plans to construct an office building on the site. He further explained that he is likely to lose his farmland which might negatively affect his source of income.

60. Upon implementation of the LAP II Project, he plans to abandon his farming activity. He said, he cannot think of any negative impact the project will have on land transactions but however thinks the project will curtail travelling and lead to easier, quicker and smooth processing of land documents. He thinks the project should proceed uninterrupted and required cash compensation to help secure another site for farming.

5.0 KEY SOCIAL IMPACTS AND MITIGATION MEASURES

5.1 LOSS OF EMPLOYMENT AND INCOME

61. There are no dwelling houses, kiosks, workshops or offices at the Kumasi site. The main adverse social impact identified is the loss of livelihoods in farming activities which will have to stop because of the project, and since these activities serve as a major or additional source of income, the adverse implication for household subsistence, children’s education and general family wellbeing if unmitigated can have dire consequences for the PAPs. The details of the assessment of losses and compensation are highlighted below:

5.2 ENTITLEMENT MATRIX

62. The project will entail the displacement of six persons with no legal right or claims to the project site but who are using the land for different kinds of income generating activities, mainly farming and livestock rearing. More information is presented in Table 2 below:
### Table 2: Entitlement Matrix

<table>
<thead>
<tr>
<th>Type of Loss</th>
<th>Application</th>
<th>Definition of Entitled Person</th>
<th>Compensation Policy</th>
<th>Implementation Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loss of arable land</td>
<td>Arable land located at the site for the infrastructure</td>
<td>a) Persons with no formal legal right or claim to the land</td>
<td>a) Provide equivalent land nearby</td>
<td>a) Compensation provided</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) Squatters</td>
<td>b)Persons covered under WB OP 4.12 are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy</td>
<td>b) List of persons affected</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>c) Cash compensation as requested by PAPs.</td>
<td>c) Cash compensation as requested by PAPs.</td>
</tr>
<tr>
<td>Loss of structures</td>
<td>Structures located on the project site</td>
<td>a) Persons who own structure</td>
<td>a) Full compensation payment to cover loss of the structure and loss of income during the period the affected person could not reap any income.</td>
<td>a) Make an inventory of the tree and plant species</td>
</tr>
<tr>
<td></td>
<td></td>
<td>b) Persons with no formal legal right or claim to the structure</td>
<td>b) Relocate structure to site acceptable to the affected persons.</td>
<td>b) Determine individual need or compensation volumes.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>c) Squatters and persons in ownership dispute</td>
<td></td>
<td>c) Effect payment of compensation to affected persons or communities.</td>
</tr>
<tr>
<td>Loss of income sources and means of livelihood</td>
<td>a) Loss of space to raise animals.</td>
<td>Persons who own animals</td>
<td></td>
<td>d) Cash compensation as requested by PAPs.</td>
</tr>
<tr>
<td></td>
<td>b) Loss of customers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Loss of trees and other plant species</td>
<td>Trees and other plant species located on the land allocated for the infrastructure</td>
<td>Persons who own crops.</td>
<td>a) Full compensation payment based on type, age and diameter of trees</td>
<td></td>
</tr>
</tbody>
</table>
5.3 BASIS AND PROCESS OF COMPENSATION VALUATION

63. The valuation took into consideration provisions under the various legislations and regulations in estimating the Total Compensation Payable to persons to be impacted upon by the proposed project. Provisions under these were taken into consideration:-

- The State Lands Act, 1962 (Act 125);
- Resettlement Policy Framework of the LAP; and

Project Affected Persons will suffer the following losses:-

1. Loss of Food Crops cultivated on the land;
2. Loss of Civil Improvements (mass concrete floors or cement padded floors of the pig stys) on the Land;
3. Relocation Cost for Moving Temporary Structures;
4. Relocation Cost for moving farm animals, farm machines/tools;
5. Loss of peaceful enjoyment, that is disturbance arising out of the acquisition; and
6. Loss of Income derived from activity on land

5.4 METHOD OF VALUATION

64. Two (2) methods of valuation namely the Replacement Cost Approach and Comparative Sales Approach is adopted in the assessment of cash compensation. The Full Replacement Cost of properties to be affected was estimated using the Replacement Cost Approach to assess the values of loss of civil works and the Comparative Sales Approach to assess the value of loss of crops.

65. In estimating Supplemental Assistance to be provided for relocating temporary or movable structures, the cost of salvaging, transporting and reconstructing removed timber boards and roofing material were estimated. Allowance for disturbance of 5% on total estimated cost was provided. Based on the Valuer’s experience and professional opinion, provision for disturbance is made to cover other incidental expenses and intangible loss normally associated with compulsory acquisitions.

5.5 BASIS OF CALCULATION OF VALUES

66. The calculation of values is based on the following rates as captured in the tables and texts below:

- Crop yield/average rates
- Rate per crop
- Cost of paved ground
- Transport cost
- Temporary loss of income

1. CROP YIELD/AVERAGE RATES

<table>
<thead>
<tr>
<th>NO.</th>
<th>CROPS</th>
<th>PRICE/ACRE (GH¢)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>MATURED</td>
</tr>
<tr>
<td>1</td>
<td>Cassava</td>
<td>1,067</td>
</tr>
</tbody>
</table>

2. RATE PER CROP
3. COST RATE FOR PAVED GROUNDS

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>UNIT RATE / SQ. M (GH¢)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mass Concrete Floor (screed)</td>
<td>30.00</td>
</tr>
</tbody>
</table>

4. TRANSPORT COST FOR RELOCATING DEMOLISHED STRUCTURE & ANIMALS

The size and type of structure were the key factors influencing the cost of relocating. Data obtained show that cost of transporting within the city of Kumasi is fairly standard and is charged by the type/size of the load transported rather than by the distance. Analyzed Transport Cost Data range from GH¢200.00 to GH¢300.00 depending on size of the truck rented.

5. Temporary loss of income associated with ‘relocation’ of farms is estimated at an average of GH¢100.00 per month for six months for crop farmers and GH¢100.00 per month for three months for livestock farmers.
<table>
<thead>
<tr>
<th>AFFECTED PERSON</th>
<th>NATURE OF LOSS</th>
<th>EXTENT OF IMPACT</th>
<th>GENERAL DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>G. N Crop Farmer</td>
<td>Loss of food crops</td>
<td>Full impact</td>
<td>Food crops cultivated are mainly plantain and cassava. Total land area under cultivation is 0.30hectare. Plantain enumeration – 120 plantains at matured &amp; fruit-bearing stage (estimated 2 months to harvest). Cassava cultivated area of about 0.23ha and at matured stage of growth. Analyzed data estimates 3,562.24kg yield expected.</td>
</tr>
<tr>
<td>K.S Crop Farmer</td>
<td>Loss of food crops</td>
<td>Full impact</td>
<td>Food crops mainly cassava interspersed with minimum plantain. Total land area under cultivation 0.08hectare. Cassava at medium stage of growth as yet to bear fruit. Analyzed expected cassava yield – 1,161.60 kg. Plantain enumeration – 9 suckers (low stage of growth)</td>
</tr>
<tr>
<td>D. A-M, Crop Farmer</td>
<td>Loss of food crops</td>
<td>Full impact</td>
<td>Food crop cultivated in plantain however farm is interspersed with cassava. Farm is very young with land area of 0.06hectare. Plantain enumeration – 56 medium grown plantains and 162 young plantain suckers. Analyzed expected cassava yield – 387.20kg</td>
</tr>
<tr>
<td>P. B Livestock Farmer</td>
<td>Relocation of Piggery (structure, pigs and farm equipment) Loss of mass concrete floor of pig sty.</td>
<td>Full impact</td>
<td>Piggery located on proposed road, access to project site. Pigs are reared in one pig sty covering a total floor area of 47.85m². Walls are rough timber boards to a height of 1.10m. Roof made of a combination of linoleum (tarpaulin) and dried palm fronds on timber trusses. Floor is mass concrete with no cement screeding. Pigs enumeration – - 1 matured Boar (over 2years); - 6 young Sows (between 1 – 2years)</td>
</tr>
</tbody>
</table>
| K. N Livestock Farmer | Relocation of Piggery (structure, pigs and farm equipment) | Full impact | Piggery found to consist of two sites – Site 1 located on land area now to form part of project site (near drainage) and Site 2 beyond proposed road likely to be impacted by road works. Pig sty are two (2) detached structures. Structure 1 covers a floor area of 47.60m² while Structure 2’s floor area is 19.60m². Total floor for both structures = 67.20 m². Construction details for structures identical. Roof is of aluminum sheets on timber trusses. Walls are un-planed timber boards to a height of 1.2m and floor is rough mass concrete. Pigs enumeration –
- 2 matured Sows (above 2years)
- 3 young Sows (between 1 -2 years)
- 1 older piglet Boar (8months)
- 1 older piglet Sow (6months)
- 19 Piglets (5weeks old) |
<p>| K.K Crop farmer | Loss of food crops | Full impact | Farming portion lies within the access road proposed for the project site. Farm land area is 0.16hectare and crops are plantain of medium stage of growth numbering 20 and 2 matured palm trees. Limited cassava interspersed plantains. |</p>
<table>
<thead>
<tr>
<th>ITEM</th>
<th>NAME</th>
<th>LOSS</th>
<th>FARM (HECTARES)</th>
<th>SIZE</th>
<th>ESTIMATED LOSS OF FARM STRUCTURE (GHe)</th>
<th>LOST INCOME WHILE RELOCATING</th>
<th>TOTAL AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>G. N</td>
<td>Food Crops</td>
<td>0.30</td>
<td>1398.68</td>
<td>450.00</td>
<td>1,848.68</td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>S. K</td>
<td>Food Crops</td>
<td>0.08</td>
<td>199.00</td>
<td>150.00</td>
<td>349.00</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>D. A- M</td>
<td>Food Crops</td>
<td>0.06</td>
<td>472.04</td>
<td>150.00</td>
<td>622.04</td>
<td></td>
</tr>
<tr>
<td>4.</td>
<td>K. K</td>
<td>Food Crops</td>
<td>0.16</td>
<td>194.00</td>
<td>300.00</td>
<td>494.00</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>P. B</td>
<td>Relocation of piggery (structure &amp; pigs) &amp; Civil Works (mass concrete floor = 47.85m²)</td>
<td>47.85m floor area</td>
<td>1,089.64</td>
<td>50.00</td>
<td>1,139.64</td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>K. N</td>
<td>Relocation of piggery (structures &amp; pigs) &amp; Civil Works (mass concrete floor = 67.20m²)</td>
<td>Site 1: 47.60m Site 2: 19.60m</td>
<td>1,479.34</td>
<td>80.00</td>
<td>1,559.34</td>
<td></td>
</tr>
</tbody>
</table>
1. Estimated compensation amount for lost of farm and relocation of structures is inclusive of cost of moving and disturbances of 5%. For details about cost of moving please refer to Section 5.5, point no. 4 (Transport cost for relocating demolished structures & Animals)

2. Temporary loss of income associated with ‘relocation’ of farms is estimated at an average of GHc50.00 per month for three months for crop farmers and GHc50 per month for one month for livestock farmers. This is based on experienced of income from similar activities.
6.0 INSTITUTIONAL RESPONSIBILITIES FOR IMPLEMENTATION

6.1 COORDINATION

67. The responsibility of implementing this ARAP rests with the Ministry of Lands and Natural Resources (MLNR) represented by the Land Administration Project Unit (LAPU). Implementation is expected to be a one-off event with few anticipated complications like finding new sites for the relocation. The LAPU project office and project team will be directly responsible for the implementation of the ARAP reporting to the project management and the World Bank.

6.2 ASSESSMENT AND PAYMENT OF COMPENSATION

68. The independent valuer on the ARAP team has assessed the value of compensation which the Land Valuation Division of the Lands Commission will validate for payment by GOG through the MLNR. The administration and finance unit of the MLNR will be responsible for payment of the compensation. The payment of all compensation packages and/or resettlement assistance will be effected to the affected persons before the commencement of any civil works on the site and before being required to relocate from the site. On completion of the implementation of the relocation, the LAPU will ensure that no affected persons remain on site. The plan will be completed at least forty-five (45) days prior to possession of site by the project contractor.

6.3 MONITORING

69. The LAPU will monitor implementation internally and report to the Bank and the Government of Ghana (GoG). For external monitoring, a representative of the Coalition of Civil Organizations on Land (CICOL) will serve as an external monitor for the resettlement.

6.4 DISPUTE RESOLUTION

70. When it comes to dispute resolution, the LAPU will sit on a Grievance Committee with one representative of the affected persons and a representative from CICOL to resolve any arising disputes. Due to the low number of affected persons and the consultative nature of the process, disputes are expected to be minimal. The institutional responsibilities are summarized in the table below.

Table 5: Institutional Responsibilities

<table>
<thead>
<tr>
<th>Task</th>
<th>Institution(s) Responsible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Overall coordination of implementation of ARAP</td>
<td>LAPU (Ministry of Lands and Natural Resources)</td>
</tr>
<tr>
<td>Determination of Affected Persons and compensation levels</td>
<td>ARAP Team and Land Valuation Division</td>
</tr>
<tr>
<td>Payment of Compensation</td>
<td>Government of Ghana through the Ministry of Lands and Natural Resources</td>
</tr>
<tr>
<td>Affected Persons Representation</td>
<td>One nominated representative of the Project Affected Persons (PAPs)</td>
</tr>
<tr>
<td>Monitoring and Evaluation of ARAP</td>
<td>LAPU and CICOL</td>
</tr>
<tr>
<td>Dispute Resolution</td>
<td>LAPU, CICOL representative and one PAP in a Grievance Committee.</td>
</tr>
</tbody>
</table>
7.0 GRIEVANCE REDRESS PROCEDURES

71. The objective of the Grievance Redress Procedure is to address and resolve grievances or complaints from affected persons promptly, fairly, and in a manner that is, to the extent possible, acceptable to all parties. Every effort will be made to:

- Provide accessible ways for the affected persons to voice complaints or resolve any disputes that might arise related to project implementation;
- Seek solutions to any tensions and conflicts early on in the implementation process, to avoid a ‘fire fighting’ approach;
- Identify and implement appropriate and mutually acceptable actions to redress complaints;
- Respond in a timely manner, and with sensitivity to the needs of complainants;
- Ensure that claimants are satisfied with the outcome of the corrective actions, and maintain a dialogue with them to the extent possible; and
- Avoid resorting to a high level of adjudication, such as judicial proceedings, as much as possible.

7.1 GRIEVANCE PROCEDURES

72. The grievances most likely to occur during the implementation of the ARAP may include the following:

- Disruption of farming activities resulting in livelihood losses
- Delay in receiving compensation due to discrepancy

73. A database will be developed of all recorded grievances. In receiving the grievances of vulnerable affected persons (e.g. women, those over 60, the illiterate, or the physically challenged), the LAPU is expected to pay careful attention to any special needs, difficulties or concerns that they may have. In the case of Kumasi, special consideration will be given to the cases of the two elderly farmers among the PAPs.

74. The steps for grievance redress are as follows:

1. The Project Coordinating Office of the LAP II shall receive grievances/complaints and capture the complaint on the complaint form and submit it to the Grievance Committee. (A sample form is attached as appendix 4). The Grievance Committee shall inform the complainants about the status of their grievances within 3 days after the application.

2. If the grievance can be resolved by the Grievance Committee, corrective actions will be determined within 5 days. If resolution of grievance is seen to require commitment beyond the Grievance Committee, the members shall coordinate and consult with
relevant authorities. In such cases, the time frame for the determination of possible corrective actions shall be 5 days.

(3) After the case is evaluated in detail and possible corrective action determined, the proposed solutions or corrective/preventive actions shall be discussed with the complainant and the timeframe and the party responsible for implementing them shall be recorded in the Grievance Closeout Form (copy attached as appendix 5), presented in the appendices.

(4) Once an agreement has been reached between the applicant and the responsible party on the corrective actions, the applicant will be asked to sign off the grievance closeout form on their acceptance of resolution.

(5) If the applicant remains dissatisfied with the outcome, additional corrective action will be agreed on and carried out by the responsible party.

75. The Committee has a maximum of 20 days following the application within which to resolve any grievances properly lodged with it. The applicant will then be informed by the designated officer and the corrective actions recorded in the Grievance Closeout Form.
8.0 IMPLEMENTATION SCHEDULE

76. The implementation schedule of the ARAP has been detailed in the table below. The following section provides the details of the implementation activities and specific roles and responsibilities. To maximize the use of time, some activities will run concurrently.

8.1 DISCLOSURE OF ARAP

77. The ARAP will be disclosed electronically on the Website of the WB after their approval; hard copies will be placed in the offices of WB Accra office, MLNR, LAPU Accra and Kumasi within three (3) days after approval.

8.2 DISSEMINATION MEETING

78. LAPU will set up the Grievance Committee which will be introduced at the ARAP dissemination meeting. Present at this meeting will be representatives from Local Government, national and regional Lands Commission, Civil Society Organizations (CICOL), chair of the Social and Development Planning Committee of KMA, and LAP.

8.3 PROCESSING OF AND PAYMENT OF COMPENSATION

79. LAPU will begin processing the necessary documents for payment of compensation to the PAPs and effect the payments before civil works commence after negotiation with the PAPs. PAPs will be notified by LAPU when the payments are ready. The process will take a maximum of two (2) weeks. The owners of the pig sties and the crops farms will be given three weeks after the payment of compensation to relocate their activities.

Table 6: Implementation Schedule

<table>
<thead>
<tr>
<th>Activity</th>
<th>Duration (working days)</th>
<th>Responsible Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Approval and Disclosure of ARAP</td>
<td>3 days</td>
<td>WB, LAPU</td>
</tr>
<tr>
<td>Dissemination Meeting</td>
<td>2 days</td>
<td>LAPU</td>
</tr>
<tr>
<td>Formation of Grievance Committee, Processing and payment of Compensation</td>
<td>10 days</td>
<td>LAPU</td>
</tr>
</tbody>
</table>

These activities would be completed prior to commencement of civil works and LAPU is responsible for ensuring compliance.
9.0 BUDGET AND FUNDING

80. The total estimated budget for the resettlement is GH¢9,432.70. This amount takes care of any contingency and inflation. The funding is from GOG. An implementation completion report will be submitted upon the full resettlement of the PAPs by the LAPU. This will report on the processes used for the payments, any outstanding issues and grievances yet to be addressed and any other matter which is considered important including any outstanding grievance complaints.
10.0 MONITORING AND EVALUATION

81. The MLNR is responsible for coordinating and monitoring the implementation process and reporting to the GoG and the Bank. Indicators which can be monitored have been developed as part of this ARAP and are presented below. The objectives of the Monitoring Program are to ascertain that the principles and the specific requirements of the ARAP are fully implemented. The monitoring shall ensure that:

- PAPs have received their compensations and have successfully relocated to avoid and reduce impoverishment.
- Difficulties facing relocated PAPs at the new location are identified and addressed.
- Record of experiences is kept for future reference.

Internal monitoring shall be undertaken by the LAPU while external monitoring, evaluation and reporting of the ARAP implementation process will be done by the Ministry of Employment and Social Welfare which has the institutional capacity to monitor and report to the GoG and the World Bank.

82. The LAPU shall supervise the general monitoring of the ARAP using both internal and external checks to ensure optimum performance. The internal performance monitoring milestone will give the LAPU the chance to assess actual progress against indicators as set out in the table below:

<table>
<thead>
<tr>
<th>Table 7: Internal Performance Milestone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indicator Type</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>Input</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>Output</td>
</tr>
<tr>
<td>Outcome</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

10.1 INTERNAL MONITORING AND SUPERVISION

83. Internal monitoring of the resettlement operations will be undertaken by LAPU supported by a CICOL representative according to the plan in the ARAP. The field supervision will be the responsibility of the LAPU project Office in Kumasi. A record of activities shall be captured in the monthly Progress Reports which will be subject to review by the LAPU and the World Bank. The LAPU will continuously take stock, discuss reports received and assess solutions proposed. The Ministry of Lands and Natural Resources (GoG) would bear the cost of monitoring.

10.2 EXTERNAL MONITORING AND EVALUATION

84. The work of the LAPU will ensure on-going external monitoring and supervision. In this way, the resettlement of affected persons will be facilitated and the MLNR and LAPU can measure the success or otherwise of the ARAP. The presence of representatives of a Non-Governmental Organization on the Grievance Committee will further ensure on-going external monitoring and supervision.
10.3 ROLE OF THE WORLD BANK

85. The World Bank will have general oversight over the resettlement of the project affected persons. They will receive and review reports from the LAPU and conduct occasional missions to the project.

10.4 FOLLOW-UP AFTER RESETTLEMENT

86. The LAPU and CICOL will conduct post resettlement interactions with the PAPs to find out whether economic activities displaced have been resumed, identify problems being faced and offer suggestions to resolve the problems and to better the situation of the PAPs.

10.5 MONITORING INDICATORS

87. As a means of effectively reporting on the ARAP implementation, the following indicators will be monitored by MLNR and LAPU during project implementation as indicated in the table below:

Table 8: Monitoring Indicators

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>MONITORING INDICATOR</th>
<th>MEANS OF VERIFICATION</th>
<th>Responsible Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ascertain arrangements for payment of compensation to PAPs</td>
<td>Compensations paid out to PAPs</td>
<td>Monitoring completed; report submitted</td>
<td>LAPU project Office in Kumasi</td>
</tr>
<tr>
<td>Meetings with PAPs to find out any likely difficulties encountered at new locations</td>
<td>PAPs settled; farming operations commenced</td>
<td>Interaction completed; problems identified; solutions suggested; report submitted</td>
<td>LAPU/CICOL</td>
</tr>
<tr>
<td>Follow-up meetings and visits to see how problems at new location can be resolved</td>
<td>PAPs settled; old activities restarted or new activities begun</td>
<td>Interaction completed; problems identified; solutions suggested; report submitted</td>
<td>LAPU/CICOL</td>
</tr>
</tbody>
</table>
## APPENDICES

| Pillar indicating the site boundaries | Pillar indicating the site boundaries |
APPENDIX II: Site Plan for Kumasi Site
APPENDIX III: Field Questionnaires

GHANA LAND ADMINISTRATION PROJECT
ABBREVIATED RESETTLEMENT ACTION PLAN
Questionnaire Project Affected Persons (PAPs)

INTERVIEW DATE:
INTERVIEWER’S NAME:
SUPERVISOR’S NAME:

A: BIO-DATA
1. Full Name of Respondent (check with ID):
____________________________________________________________________


3. Age (in completed years) ______________________________________________________

4. Marital status
   a. married b. single c. divorced
   d. separated e. widowed f. consensual union

5. Residential Address/Tel. No.: __________________________________________________

   e. Tech/Voc/Commercial f. Polytechnic g. University h. Training College
   (Nursing, teaching etc.) k. Other (specify)_____________________________________


8. If Ghanaian, what ethnic group: a. Akan b. Ga/Adangme c. Ewe
d. Dagomba e. Dagaaba Other (specify) _______________________________________

9. If Non-Ghanaian, name of country:

                  ________________________________
11. What is your household size? ____________________________________________

B. ECONOMIC ACTIVITY
12. Major Occupation: ______________________________________________________

13. Minor Occupation ______________________________________________________

14. How much income do you earn in a month?
   a. None  b. Below 10  c. 10 – 49.9  d. 50 – 99.9  e. 100 – 149.9  f. 150 – 199.9  g. 200 – 299.9  h. 300 – 399.9  i. 400 – 499.9  j. 500+

15. What is your present total monthly household income GHC?
   a. None  b. Below 100  c. 100 – 200  d. 201 – 300  e. 301 – 400  f. 401 – 500  g. 501 – 600  h. 601 – 700  i. 701 – 800  j. 800 – 900  k. 901 – 1000  l. Above 1000

C. BUSINESS / FARM CHARACTERISTICS
16. Are you the owner of this business/activity?  a. Yes  b. No
17. If yes, how long have you owned this business/activity? ______________________

18. How did you acquire the location?
   a. Purchased it
   b. Inherited it
   c. Gift
   d. Other specify. ______________________

19. What type of title do you have to the land?
   a. Free hold
   b. High purchase
   c. Lease hold
   d. Other specify. ______________________

20. Why did you choose to acquire the location in this area?
   __________________________________________
   __________________________________________
   __________________________________________

21. Kind of activity being operated on the land ________________________________

22. Are you an indigene of this area?  a. Yes  b. No

23. What type of structure do you have on the land
   a. Permanent  b. Temporary  c. Both permanent and temporary

24. What are the ages of these structures?
**Permanent:**
- a. Less than 5 yrs
- b. 5-10yrs
- c. 11-15yrs
- d. 16-20yrs
- e. 21-30yrs
- f. 30+ yrs

**Temporary:**
- a. Less than 5 yrs
- b. 5-10yrs
- c. 11-15yrs
- d. 16-20yrs
- e. 21-30yrs
- f. 30+ yrs

25. What facilities do you have on the land?

__________________________________________

D. IMPACT

28. How do you think this resettlement will affect your livelihood in terms of?
   i. Access to work place
   _____________________________________________
   _____________________________________________

   ii. General income
   _____________________________________________
   _____________________________________________

**PROPERTY RECORD SHEET - AFFECTED PERMANENT PROPERTIES**

1. Suburb: ……………………………………………………………
2. Project Site Name: …………………………………………
3. House No./Plot No: ………………………………………… ARAP ID No: ……………………
4. Name of Owner: ………………………………………………………………………
5. Address of Owner: …………………………………………………… Tel: ……………………
6. Person Interviewed: ………………………………………………
7. Property Use: ………………………………………………………………………
   Stage of Completion: ……………………………………………
8. Property Storey #/Type: ……………………………………………………………
9. Property Category: ……………………………………………………………
10. Fence Type: ………………………………………………………………………
11. Gate Type: ………………………………………………………………………
12. Pavement Type: …………………………………………………………………
13. Other: …………………………………………………………………………
14. Brief Description

<table>
<thead>
<tr>
<th>Building Part</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td></td>
</tr>
<tr>
<td>Ceiling</td>
<td></td>
</tr>
<tr>
<td>Walls</td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td></td>
</tr>
<tr>
<td>Doors</td>
<td></td>
</tr>
<tr>
<td>Floors</td>
<td></td>
</tr>
<tr>
<td>Fixtures &amp; Fittings</td>
<td></td>
</tr>
<tr>
<td>Utility Services</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>
16. **Floor Area**

<table>
<thead>
<tr>
<th>Measurement</th>
<th>Length</th>
<th>Width</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>GF Verandah/Porch</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FF Ground Floor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FF Verandah/Porch</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2nd F Ground Floor</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2nd F Verandah/Porch</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outbuilding</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>OB Verandah</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pavement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fencewall (length only)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

17. **Land Dimension:** ..........................................

Comments................................................................................................................................
..................................................................................................................................................
..................................................................................................................................................
..................................................................................................................................................
..................................................................................................................................................
..................................................................................................................................................
PROPERTY RECORD SHEET - TEMPORARY/MOVABLE STRUCTURES
1. Suburb Side:………………………..Property No.:………………………………
2. Name of Project Site :……………………………………
3. Business No (Dist Ass):………………………………..ARAP ID No:………………
4. Business Name:……………………………………………………………………
5. Name of Owner:……………………………………………………………………
6. Address of Owner:……………………………………………………………………
7. Business Status: Yes……………………No…………………………
8. Years of Operation:……………………………………
9. Monthly Income Level…………………………………………………………
10. Business Classification………………………………………………………….
11. Brief Business Description……………………………………………………
12. Structure Classification…………………………………………………………
13. Structure Description…………………………………………………………

…………………………………………………………………………………………
…………………………………………………………………………………………
1. No. of Household Occupiers: .................................................................
2. Number of Occupiers/Classification

<table>
<thead>
<tr>
<th>Relation</th>
<th>Tenant</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

3. Classification of Tenants

<table>
<thead>
<tr>
<th>Tenant Type</th>
<th>Name</th>
<th>Room Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Tenant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Business Tenant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
APPENDIX IV: GRIEVANCE FORM

1. Name of Complainant (PAP)

2. Address of Applicant

3. Application date

4. Name of officer receiving grievance

5. Position of officer receiving grievance

6. Type of grievance

7. Details of grievance
APPENDIX V: GRIEVANCE CLOSEOUT FORM

GRIEVANCE CLOSEOUT FORM

1. Detailed evaluation of the case

2. Possible corrective actions determined and discussed with complainant

3. Corrective steps taken

4. Timeframe for completion

5. Responsible agent/agency implement

6. Acceptance by PAP
   a. I accept the corrective measures proposed to remedy my grievance.
   b. I do not accept the corrective measures proposed to remedy my grievance.

7. Additional corrective measures

8. Acceptance by PAP
   a. I accept the corrective measures proposed to remedy my grievance.
b. I do not accept the corrective measures proposed to remedy my grievance.

APPENDIX VI: CORRESPONDENCE ON REVOCATION OF LETTER OF AUTHORITY TO COMMANDER, GOLD COAST REGIMENT AT DANYAME, KUMASI FOR EXPANSION OF MINISTRIES AND OTHER PROJECTS
OFFICE OF THE PRESIDENT
P.O. BOX 1527
ACCA

4th November, 2008

REVOCAUTION OF LETTER OF AUTHORITY TO COMMANDER,
GOLD COAST REGIMENT AT DANYANO, KUMASI FOR
EXPANSION OF THE MINISTRIES AND OTHER PROJECTS

I refer to your request for approval on the above dated 9th September, 2008.

H. E. the President has given Executive approval to
revocation of Letter of Authority to the Commander, Gold Coast Regiment at Danyano, Kumasi for expansion of the Ministries and other Projects.

The subject site falls under Kumasi Area Ordinance (KAO) of 1948 and was covered by a letter of Authority dated 22nd February, 1995 to the Commander, Gold Coast Regiment for Military Area Extension.

It has been noted that the proposed expansion is to provide land to accommodate offices for Ghana’s Information Service, Land Administration Project, Institute of Certified Accountants, Controller and Accountant General’s Department, GEF Fund Library College of Physicians and Surgeons Library and others.

I should be grateful if you would take requisite action.

YP

SECRETARY TO THE GOVERNOR

FRANK AWA

MINISTER OF LANDS

COPY

Minister of Parliamentary Affairs
Minister of Presidential Affairs and Chief of Staff
Minister of Defence
Chief Advisor to the President
In case of reply the date and number of this letter should be quoted

Tel. 031-366/02

My Ref: K. 53613/
Your Ref...

LANDS COMMISSION
P.O. Box 43
KUMASI

17th December, 2008

THE HON. REGIONAL MINISTER
THE REGIONAL CO-ORDINATING COUNCIL
KUMASI

REVOCATION OF LETTER OF AUTHORITY TO COMMANDER, GOLD COAST REGIMENT AT DANYAME, KUMASI FOR EXPANSION OF MINISTRIES AND OTHER PROJECTS

It would be recalled that the Kumasi Permanent Site Advisory Committee on 7th February, 2008 recommended the release of the above mentioned site for Ministries expansion and other projects. The recommendation received your approval and was sent to Accra.

Consequent upon the Site’s Advisory Committee’s recommendation and your approval, His Excellency the President has approved the revocation of the Letter of Authority dated 22nd February 1955 made to the Commander of Gold Coast Regiment for Military Area Extension. The approval was communicated to the Lands Commission by the Minister of Lands, Forestry and Mines per a letter dated 16th November 2008 (copy attached).

The purpose of the revocation as approved by the President is to release the land that formed part of the former 4th Battalion of Infantry Barracks which stretches from Bantama to Danyame to initially provide space for the development of offices for the Ghana Immigration Service, Land Administration Project, and Institute of Chartered Accountants, Controller and Accountant Generals Department, GET Fund Library Complex and others.

We are in communication with the Army, to get the site surveyed and the plots demarcated for the Lands Commission to consider the allocation of the plots for the intended developments.

Thank you.

REGIONAL LANDS OFFICER
(KOWUSI POKI)
Dear Sir,

REVOCATION OF LETTER OF AUTHORITY TO COMMANDER, GOLD COAST REGIMENT AT DANYAME, KUMASI FOR EXPANSION OF MINISTRIES AND OTHER PROJECT

Reference is made to the above subject matter. By letter dated 18th November 2008 (copy is attached) the Ministry of Lands Forestry and Mines informed the Lands Commission of approval from the President of the Republic of Ghana for the Revocation of letter of Authority dated 22nd February 1955 to the Commander, Gold Coast Regiment for Military Area Extension. The purpose of the revocation as approved by the President is:

- to provide office accommodation for Ghana Immigration Service, Land Administration Project, Institute of Chartered Accountants, Controller and Accountant General's Department, GETFund Library, College of Physicians and Surgeons library and others.

- that the site be developed for intensive use into high rise modern office buildings.

You are being directed to initiate steps to amend your records; ensure that the parcel of land is surveyed and demarcated before allocation of the site to beneficiary institutions.

EXECUTIVE SECRETARY

ALHAJI H.I. BARISHI.
REVOCAITON OF LETTER OF AUTHORITY TO COMMANDER, GOLD COAST REGIMENT AT DANYAME, KUMASI FOR EXPANSION OF THE MINISTRIES AND OTHER LANDS

I refer to your request for approval on the above dated 29th July, 2008.

The subject site was acquired under Kumasi Land Ordinance (KLO) of 1943 and was covered by a Letter of Authority dated 22nd February, 1955 to the Commander, Gold Coast Regiment for Military Area Extension.

His Excellency the President has given approval for the revocation of this Letter of Authority to the Commander, Gold Coast Regiment at Danyame, Kumasi for the expansion of the Ministries and other Projects.

The President has also accepted the intensive use of the land into high rise modern office buildings.

It has also been noted that the proposed acquisition is to provide office accommodation for Ghana Immigration Service, Land Administration Project, Institute of Chartered Accountant, Controller and Accountant General’s Department, GETFUND Library, Joe Appiah Library, College of Physicians and Surgeons Library and others.

Kindly bring the approval to the notice of the Ashanti Regional Lands Commission to make the appropriate allocations to the beneficiary Ministries.

Please, do expedite action on same.

ESTHER OBENG DAPPAH (MP)
MINISTER
In case of reply the date and number of the letter should be quoted.

Tel: 031-76492

My Ref. K. 53613/
Your Ref...

LANDS COMMISSION
P.O. Box 43
KUMASI

17th December, 2008

REPUBLIC OF GHANA

THE COMMANDER,
HEAD QUARTERS NORTHERN COMMAND
IDDRIS BARRACKS
GHANA ARMED FORCES
KUMASI

REVOCATION OF LETTER OF AUTHORITY TO COMMANDER, GOLD COAST REGIMENT AT DANYAME, KUMASI FOR EXPANSION OF MINISTRIES AND OTHER PROJECTS

Reference is hereby made to the above-subject matter.

His Excellency, the President has approved the revocation of the Letter of Authority dated 22nd February 1955 made to the then Commander of Gold Coast Regiment for Military Area Extension. The approval was communicated to the Lands Commission by the Minister of Lands, Forestry and Mines per a letter dated 18th November 2008 (copy attached).

The purpose of the revocation as approved by the President is to release the land that formed part of the former 4th Battalion of Infantry Uadarra Barracks which stretches from Bantama to Danyame to initially provide space for the development of offices for the Ghana Immigration Service, Land Administration Project, and Institute of Chartered Accountants, Controller & Accountant General’s Department, GES Fund Library Complex and others.

Please find attached a copy of the plan showing the area immediately required for the above mentioned projects. Since the site has not been surveyed and demarcated on the ground, it will be necessary for the Survey Department to carry out a cadastral survey of the site with the view to demarcating the plots.

I should be grateful if you could grant formal approval for the surveyors to enter the land for the survey work to be carried out to facilitate the allocation of the Plots for the intended purposes.

Thank you,

REGISTRAR LANDS OFFICER
(K. OWUSU-POKU)
My Ref. No. K.53613/18

THE AG. EXECUTIVE SECRETARY
LANDS COMMISSION
P. O. BOX CT 5008
CANTONMENTS

RE: REVOCATION LETTER OF AUTHORITY TO COMMANDER
GOLD COAST REGIMENT AT DANYAME, KUMASI FOR EXPANSION
OF THE MINISTRIES AND OTHER PROJECTS

By letter reference No. OP/CA.13/V:25567 dated 4th November, 2008 on the above subject
matter, the office of the President wrote to the Minister for Lands, Forestry and Mines, giving an
executive approval for the revocation of letter of authority to the Commander, Gold Coast
Regiment of the subject site at Danyame, Kumasi, for the expansion of the Ministries and other
projects.

The subject site falls on the Kumasi Lands Ordinance of 1943. Subsequently, by a letter
No. DB15/110.03 dated 18th November, 2008, the Minister for Lands, Forestry and Mines wrote
to the Executive Secretary of the Lands Commission, informing him of the approval for the
revocation of the above site to pave way for its intended use for the extension of the Ministries
and other projects.

It further stated that the site was to be earmarked to provide office accommodation for the
Ghana Immigration Service, Land Administration Project, Institution of Chartered Accountants,
Controller and Accountant-General’s Department, GETFund Library, Joe Appiah Library,
College of Musicians and Physicians Library, among others.

By a letter reference No. K.53613 dated 17th December, 2008, the Ashanti Regional Lands
Commission wrote to the Commander of the Northern Command of the Ghana Armed Forces,
Kumasi, informing the military of the subject matter and also requested for formal approval for
Surveyors to enter the land for the necessary survey work to be carried out, prior to the
allocation of the plot.

In October, 2009, the Ag. Regional Lands Officer paid a visit to the Office of the Northern
Commander to discuss the above subject matter. The Commander requested for the necessary
documentation on the revocation to enable him seek clearance from the Army Headquarters.
These were duly provided by the Commission and based on the documents provided, the
Commander gave verbal approval for the survey and demarcation work to be carried out.

Another meeting was held with the Commander on 17th June, 2010. At the said meeting, the
Commander indicated that he had not received clearance from the Logistics Unit of the Army.
Headquarters and, even though, the survey and demarcation work had been completed, there can be no development on the plots until the necessary written clearance had been obtained from the Logistics Unit.

In view of this new development, I wish to request that the Lands Commission seeks the due clearance from the Army Headquarters (Logistics Department) which should be communicated to the Northern Commander to bring this matter to a close.

I hereby attach copies of the relevant correspondence and two copies of the approved layout for your perusal and further action.

[Signature]

AG. REGIONAL LANDS OFFICER
(J. E. K. DADSON)
## APPENDIX VII: LIST OF OFFICIALS CONSULTED

**DATE:** 11-10-10  
**DISTRICT:** KUMASI METROPOLITAN ASSEMBLY  
**COMMUNITY:** KUMASI

<table>
<thead>
<tr>
<th>#</th>
<th>NAME</th>
<th>DEPARTMENT</th>
<th>DESIGNATION/POSITION</th>
<th>PHONE NUMBER</th>
<th>E-MAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Franklin Oppong-Obiri</td>
<td>Office of the Administrator of Stool Lands</td>
<td>Regional Land Administration Project Coordinating Unit</td>
<td>0207339887</td>
<td><a href="mailto:frankthes@yahooco.uk">frankthes@yahooco.uk</a></td>
</tr>
<tr>
<td>2</td>
<td>Samuel Anini</td>
<td>Land Valuation Division</td>
<td>Regional Head</td>
<td>0244618902</td>
<td>samkanini@yahoocom</td>
</tr>
<tr>
<td>3</td>
<td>Lawyer K. Atta-Karikari</td>
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