



REFERENCES TO THE WORDS ABOUT “LAND”

Specifically:

Land –Estate –Farm–Labour-Land Act -Property–Redistributive-Resource

National Reconciliation Commission Report Ghana

Dr. Mesut Yilmaz



**THE CONFRONTING
ATROCITY PROJECT**

June 2021

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Note on Word Frequency Query:

Minimum 4 letter words were chosen (rather than 3 letter word length)

4 letter words were preferred so that years (such as 2020, 2021, and so on) can also be found.

Note on software:

The word references analysis was done by NVivo software.

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Researcher Notes on National Reconciliation Commission Report Details:

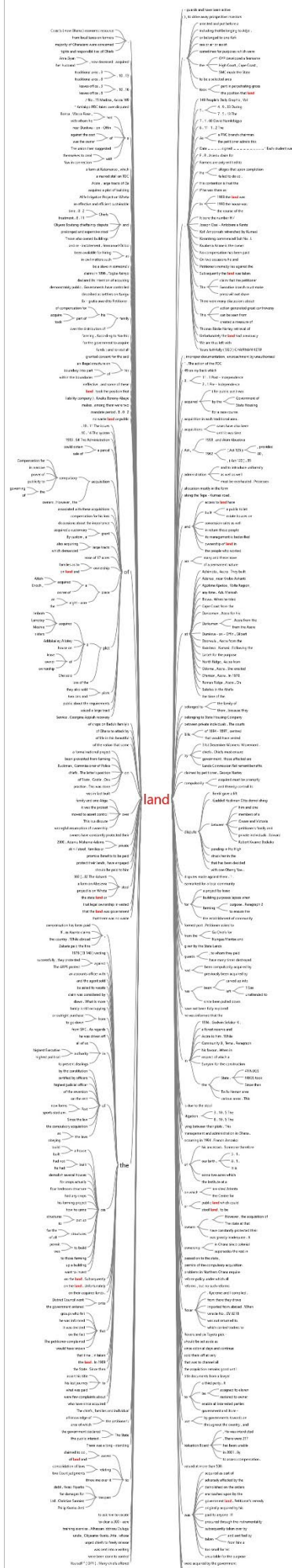
- Published in 2004
- Pdf has 1611 pages
- Pdf has no Table of Contents
- Volume I is between pages 1 and 214 in pdf
- Volume II is between pages 215 and 881 in pdf
- Volume IV is between pages 882 and 1284 in pdf
- Volume III is between pages 1285 and 161 in pdf

Ghana Report Word Cloud



References to “Land” Word Cloud





Name: References to Land in Ghana Report

<Files\\Ghana Report> - § 132 references coded [1.06% Coverage]

Reference 1 - 0.01% Coverage

3.2.7.1 The Ga Shifimo Kpee was born in Accra in 1954. Its birth was a reaction to social and economic developments occasioned by the status of Accra as the capital of the Gold Coast. As a result of the effect of rapid urbanization and the need to provide social services in the national capital of Accra, large tracts of Ga land were acquired by the government for public purposes. The people rendered homeless by the 1939 earthquake in Accra had still not been properly resettled. In addition, there was an influx of people from other parts of the country into Accra, thus putting pressure on the rest of the land. This created a measure of landlessness among the Ga people. They also felt that in consequence of too many "foreigners" in Accra, they were being swamped as their cultural influence was being diminished in their own homeland; their very existence as a people was being threatened. With the slogans "Ga mei shikpon, Ga mei anoni" (Ga lands are for Ga people) and "Gboi mli ngbe wo" (Foreigners are killing us) they sought to draw attention to their plight.

Reference 2 - 0.01% Coverage

4.4.2.3.1 In spite of the lukewarm attitude to the coup of 1972, the NRC soon won the support of the chiefs. To start with, there was the declaration of war on hunger with the NRC's Policy of "Operation Feed Yourself" (OFY). Many chiefs offered land for farming to ensure the success of OFY.

Reference 3 - 0.01% Coverage

5.5.13.2 Ellison Owusu-Fordwouh on 7th September, 1977 Ghana Commercial Bank granted petitioner a loan of ₵95,000 for the purpose of building a house on a plot of land at Kwadaso, Kumasi. Following the 4th June, 1979 coup, the petitioner, then Director of the Special Branch, was arrested and taken into custody. While in custody, he was put before a kangaroo court at Peduase Lodge which ordered the confiscation of his house as having been unlawfully acquired. Since it is not unlawful to take a bank loan the decision to confiscate the house was clearly wrong.

5.5.13.3 Prof. Agyeman Badu Akosa's brother, James Charles Akosa, was a businessman of Accra. After 4th June, 1979, he went into exile for fear of persecution. Security personnel raided his establishments and carried away 17 vehicles of various makes, among them were two Land Rovers and six Toyota pick-ups. None of these have since been recovered.

Reference 4 - 0.01% Coverage

Now to the Attorney General, I would ask him if he really feels sympathy for his own colleagues who were murdered in the cold blood. If yes, then I would like to know why he has managed to deny us of our rights and justice. I would like to remind him that there is no smoke without fire. Therefore there is a brain behind the killing of these people. If he the Attorney-General tried to hide facts behind this case then I don't know how his end will be. Because I have been denied all my rights and justice I am therefore not prepared to open my defence in this Tribunal. But rather prefer to sacrifice myself and die at the Teshie Range on my truth. Before then I once again call on the 30th Operational Commander, L/Cpl. Amedeka, Mr. Amartey Kwei, Sgt. Alolga Akata Pore, the Chairman of the PNDC who I know very well and I trusted before as J.J. Rawlings, Capt. Kojo Tsikata, Special Advisor to the Council and by then Members of the PNDC to come out and tell Ghanaians and the whole world the truth behind the killing of these 3 High Court Judges and the retired

Major. I therefore emphasise on it again that I would like to die on my mother and fatherland on my truth than to be a slave in someone's land.

Reference 5 - 0.02% Coverage

counter...After about fifteen minutes...Jack Beble...came near the counter...He then said how could an Ewe like me be plotting with an Akan by name Boakye Djan to overthrow an Ewe government. He beat me...At about 8 – 9 p.m. the same evening, Jack Beble returned with about eight men dressed in military uniform. I was called from my cell when the chains on my legs were removed and I was sent into a waiting Land Rover from there they drove to the other side of the building and brought back Kyereme Djan, 3rd accused...
... He drove further on the dirt road. We were ordered to go down from the Land Rover. Kyereme and I complied. There the handcuffs were removed and we were both handcuffed behind our backs. We were then blindfolded and we were told to run into the bush at this point. Kyereme Djan told MAWULI these chaps are out to kill us. I asked him if he could do anything about it. He said no, then I said let us give it to God. We started running. We were told to stop. We were then dragged and transferred to what seems to be the back of a vehicle. From this point, we couldn't see anything, since we had been blindfolded earlier on...after a while the vehicle came to stop. We heard some exchanges. Someone got down from the vehicle. Later came and banged the door and we continued the journey. We went on for about 40/50 kilometers.

Reference 6 - 0.01% Coverage

8.1.3 We must not be tied down to our past mistakes or misfortunes. Doing so would produce nothing but further suffering. Instead, we have to make serious efforts to put all the pains behind us, and help to build a new Ghana where the conditions that produced such pain and suffering would not be permitted to recur. Every Ghanaian must make a personal pledge that 'NEVER AGAIN!' shall such wrongs be a feature of governance or a feature of life in this beautiful land of our birth.

Reference 7 - 0.01% Coverage

8.2.3 The three High Court Judges and the retired Army Officer were murdered on 30th June, 1982, on the orders of the highest Executive authority in the land. The Executive branch must make a full and unqualified apology to the families of the murdered Judges and the retired Army Officer.

Reference 8 - 0.01% Coverage

8.10.1 It is observed that through legislation, governments interfered with the independence of Chiefs. In spite of this negative history, it is still necessary for Chiefs as the custodians of our cultural heritage, to regain and sustain their political influence as neutral actors in the political domain. Chiefs must be empowered to play their role effectively through education, especially on the Chieftaincy Act, the rights and responsibilities of Chiefs, land administration as well as well basic management skills.

Reference 9 - 0.01% Coverage

8.10.4 The Regional Houses of Chiefs should strengthen their capacity to handle chieftaincy litigation more effectively. It is desirable for the National House of Chiefs to be proactive in handling matters likely to get Chiefs locked in prolonged and expensive stool and land litigation.

Reference 10 - 0.01% Coverage

8.10.11 The issues of land and access to land have not been fully explored. There is the need for a formal national project on land and ownership of land in the various areas. This would minimise litigation arising

out of wrongful assumption of ownership over land by chiefs. Chiefs must ensure that all lands under their control are surveyed by properly by qualified surveyors registered with the Ghana Institution of Surveyors.

8.10.12 There must be clear guidelines particularly to the public about the requirements of land acquisition in each traditional area.

8.10.13 Land compulsorily acquired must be promptly paid for to prevent dealings in the land with unsuspecting members of the general public.

8.10.14 The system of land administration must be overhauled. Processes of compulsory acquisition must be made to involve the wider community to prevent unscrupulous persons being able to dispose of the lands after they have been compulsorily acquired.

Reference 11 - 0.01% Coverage

8.10.16 Land problems in Northern Ghana require special study so as to end the interethnic conflicts that erupt frequently, seemingly over trifles. The State should initiate action on this matter as soon as practicable.

Reference 12 - 0.01% Coverage

3.1.6.7.1 The Ga Shifimo Kpee was born in Accra in 1954. Its birth was a reaction to social and economic developments occasioned by the status of Accra as the capital of the Gold Coast. As a result of the effect of rapid urbanization and the need to provide social services in the national capital of Accra, large tracts of Ga land were acquired by the government for public purposes. The people rendered homeless by the 1939 earthquake in Accra had still not been properly resettled. In addition to these, there was an influx of people from other parts of the country into Accra, thus putting pressure on the rest of the land. This created a measure of landlessness among the Ga people. They also felt that in consequence of too many "foreigners" in Accra, they were being swamped as their cultural influence was being diminished in their own homeland; their very existence as a people was being threatened. With the slogans "Ga mei shikpon, Ga mei anoni" (Ga lands are for Ga people) and "Gboi mli ngbe wo" (Foreigners are killing us) they sought to draw attention to their plight.

Reference 13 - 0.02% Coverage

3.4.4 In the event, there was a lot of human suffering as families which had resided in Ghana for more than three generations, and persons who had lost touch with their original homelands, were given only fourteen days to regularize their stay or leave the country. Many who had established thriving businesses had to wind them up or sell them off cheaply. Those who owned buildings and land sold them off at very low prices. Many were trapped under inhuman living conditions as they waited for inadequate or nonexistent transportation to carry them home. There were many reports of Ghanaians attacking and molesting aliens, to the extent that the Government had to issue a warning to the public to desist from such acts. It even became necessary for police protection to be given to some aliens in Kumasi. The urgent need to procure residence permits and other identity papers created an opportunity for unscrupulous civil servants to exploit the desperation of the affected aliens by indulging in corrupt practices. Many were the heartrending tales of suffering that were told and the sad spectacles that were seen during the implementation of this Order. After 2nd December, 1969, aliens who had not complied with the Order were arrested and kept at Police Stations under inhuman conditions. Since their numbers were so large, they sat out in the open, around Police Stations, waiting for the Police to take action. All these spectacles contributed to giving the government an image of one that had neither compassion nor human feeling, and created disaffection for it in the sub-region.

Reference 14 - 0.01% Coverage

4.4.2.3.1 In spite of the lukewarm attitude to the coup of 1972, the NRC soon won the support of the chiefs. To start with, there was the declaration of war on hunger with the NRC's Policy of "Operation Feed Yourself" (OFY). Many chiefs offered land for farming to ensure the success of OFY.

Reference 15 - 0.01% Coverage

5.2.6.20 Daniel Ahusano Donkor Amos petitioned that in 1920 his grandfather, Narh Dagadu, acquired a customary grant of land from the Nungua Mantse and put up a swish building. In 1987, a year before Dagadu died the swish building collapsed. It is the petitioner's case that he re-built the house up to lintel level. Thereafter, it was demolished on the instructions of the TDC.

5.2.6.21 By custom, a grant of land for building purposes lapses when the building collapses. When, therefore, the swish building collapsed, it was not open to the petitioner to put up another in its place without a fresh grant. There is no evidence that the petitioner obtained a fresh grant from anyone.

Reference 16 - 0.01% Coverage

He maintained that no compensation was paid for the crops. The claim was considered by the Land Valuation Board in 2001. By letter No. 333 of 23rd March 2001, K. N. Asumadu Sakyi,

Reference 17 - 0.01% Coverage

1962 (Act 125) to acquire part of his family land. No compensation has been paid for the acquisition.

5.4.9.11 Following a dispute between Gideon Kwasi Akator's family and one Atiga over land at Agotime Kpetoe, Volta Region, the High Court, Ho, found in favour of the Akator family. To protect a loan the Agricultural Development Bank had given Atiga for his farming project on the land, the SMC made the State Lands (Kpetoe – Site for Agricultural Development Bank) Instrument 1976 (EI 148) vesting the land in the State. Since then the Land Valuation Board has been unable to get the Bank to pay compensation which had been assessed at ₵14,300,000. It is evident that the power of compulsory acquisition of land given by the State Lands Act, 1962 (Act 125) was on this occasion abused.

5.4.9.12 Samuel Kwame Adablah The Adablah family of Ho-Bankoe is the owner of a piece of land in respect of which a declaration of title was made in their favour in Suit No. L10/64 G. T. Klu v Felix Kodzo Adablah, High Court, Ho dated 10th February, 1966. In 1978, the Ho District Council went onto the land and built a public toilet and a refuse dump thereon. No compensation has ever been paid.

Reference 18 - 0.01% Coverage

(Management) Decree, 1977 (SMCD 88) authorising the government to take over the Institute and bring it within the public education system. By section 3 of the Decree, the government was to take a five-year sublease of all structures on the land of the Institute at a rent to be assessed by the Chief Lands Officer. According to the petitioner, the rent was assessed at ₵15,000 per month. In 1982, he was offered ₵4,850,000 in full and final settlement of his claims against the government in respect of the acquisition of the Institute. According to petitioner, he feared for his life and therefore accepted the offer out of prudence.

It is only a valuer who can determine whether in 1982 the sum offered was reasonable compensation for the structures on the land. The claim that the petitioner took the money out of fear is not convincing. If he had refused the offer the government would have been richer by the

Reference 19 - 0.01% Coverage

5.4.9.16 Between 1974 and 1975, Dr Isaac Allotey acquired an eight-acre piece of land at Ofankor, Accra. In 1978, the SMC made an Executive Instrument (EI 82), under Section 1 (1) of the State Lands Act, 1962 (Act 125), acquiring a larger area of which the petitioner's land formed part. Petitioner asked to be given four building plots out of the acquisition and paid compensation for the rest. It is usual to give wide publicity to

compulsory acquisition of land to enable all interested parties to put in claims for compensation. It seems that at the time of the acquisition, petitioner was out of the country. What needs to be determined now is whether compensation for the eight-acre piece of land was paid to anyone. If not, then, the claim of the petitioner deserves to be considered even if he is out of time.

Reference 20 - 0.01% Coverage

5.4.9.19 James Bosu Quarshie claimed compensation on behalf of his late uncle, Okyeame Kweku Atta, whose land was adversely affected by the construction of a dam at Enyan Maim, Central Region. The Ghana Water Company Limited disclaimed all knowledge of such a dam. The Irrigation Department of the Ministry of Agriculture is yet to respond.

Reference 21 - 0.01% Coverage

5.4.9.26 Mark Kuuku Kukur of Lawra petitioned for the payment of compensation for his family land of some two acres which was compulsorily acquired for a sports stadium in 1975.

Reference 22 - 0.01% Coverage

5.4.9.32 In 1966, Yaa Serwaah's grand mother, Ama Gyan, now deceased, acquired land in the Twifu Heman area for farming. According to Yaa this land was subsequently taken over by the Ghana Government during the Acheampong regime. Compensation for compulsory acquisition of land is due to the stool and not to those farming on the land. Farmers are only entitled to be paid for crops actually on the land at the time of the acquisition. The petitioner did not indicate if her grandmother had any crops on the land.

Reference 23 - 0.01% Coverage

5.4.9.34 Kwabena Badu In 1976, the government declared its intention of acquiring land in Sunyani for the construction of a sports stadium. Part of the land belonged to the family of which petitioner is the head. A count of crops on Badu's family's land was taken and certified by officers of the Land Valuation Board. There were 217 kola nut trees, 434 oil palm, 43 mango and 14 avocado pear trees. Subsequently, it was decided that the land was unsuitable for the purpose for which it was acquired. The sports stadium project at the site was abandoned. No compensation has been paid to Badu's family for the fruit trees which were cut down. What is more the land has been carved up into building plots which are being sold to the public.

Reference 24 - 0.01% Coverage

6.12.1 Ellison Owusu-Fordwouh on 7th September, 1977 Ghana Commercial Bank granted petitioner a loan of ₵95,000 for the purpose of building a house on a plot of land at Kwadaso, Kumasi. Following the 4th June, 1979 coup, the petitioner, then Director of the Special Branch, was arrested and taken into custody. While in custody, he was put before a kangaroo court at Peduase Lodge which ordered the confiscation of his house as having been unlawfully acquired. Since it is not unlawful to take a bank loan the decision to confiscate the house was clearly wrong.

6.12.2 Prof. Agyeman Badu Akosa's brother, James Charles Akosa, was a businessman of Accra. After 4th June, 1979, he went into exile for fear of persecution. Security personnel raided his establishments and carried away 17 vehicles of various makes, among them were two Land Rovers and six Toyota pick-ups. None of these have since been recovered.

Reference 25 - 0.01% Coverage

6.12.16 John Kofi Asante claimed that he was the owner of a plot of land at Roman Ridge, Accra. On 9th August, 1979, a house he had built on the land was demolished on the orders of the Lands Commission. A

search at the Lands Department reveals that the house was in fact built on land acquired by the Government of Ghana under Certificate of Title No. 94/48 dated 31st December, 1947 for Military Signals Area.

6.12.16.1 If, as Asante claims, the land was originally acquired by his father, Henry Forson Asiedu, in 1939, this may be a ground for seeking compensation for any structures thereon. However, his own document of title was made in 1976 and his building was completed in or about May, 1979.

Reference 26 - 0.01% Coverage

building land at Dzorwulu, Accra from the Osu Stool. He put up a building on the land. Unfortunately the land had previously been acquired by the government of Ghana. In 1979, bulldozers were moved in to demolish several houses on the land, including that belonging to Adjei. Although Adjei had a document of title from the Osu stool it was not registered, nor did it have a proper site plan.

Reference 27 - 0.01% Coverage

6.19.11 Latif Abdul In 1962, petitioner's father, Alhaji Seidi Moshie acquired a plot of land at Dzorwulu, Accra from the Osu Mantse. The conveyance was never registered. When in 1981 he started to put up a building on the land he was informed that the land was government land. Petitioner's remedy lies against the Osu Stool.

Reference 28 - 0.01% Coverage

7.1.50 Nana Ntsiful Asase II's daughter, Susanna Ntsiful, died in 1983 when a soldier who had gone to Nana's palace at Bonsa, near Tarkwa with one Obeng Yaw in connection with a land dispute struck her in the ribs with his rifle.

Reference 29 - 0.01% Coverage

7.1.59 In 1985, soldiers led by Sgt Avornyo went to Bekyere near Manso-Wassa and seized a large tract of land. In the course of the confrontation with the villagers, the soldiers hit Kwasi Nyarko's father in the chest with the butt of their rifles. He began to cough blood and died a few months later. Nyarko's brother, Obimpe was shot and killed. Avornyo's family is still occupying the land.

Reference 30 - 0.01% Coverage

7.4.56 There was a long-standing land dispute between Robert Kwame Bediako and one Kwasi Osei. In 1982 some soldiers intervened in the dispute by arresting the petitioner and causing him to be detained at the Koforidua Police Station. After two days the petitioner was taken to the Ministries area, where he was made to strip down to his pants. He was then publicly flogged. The petitioner was then driven to Michel Camp, Accra. On the way he was cut with knives and while in detention at the Camp he was repeatedly slapped.

Reference 31 - 0.01% Coverage

7.6.59 Nana Kofi Bentil, of Bonsa, Wassa Fiase, had a land dispute with one Obeng Yaw. Obeng Yaw sought the assistance of soldiers who had set up a temporary camp at Tarkwa. In the course of finding Bentil to effect his arrest in March 1983, the soldiers arrested Bentil's brother, Duku and one Appiah. They were taken to Apremdu Barracks in Takoradi. Duku was severely beaten and died a month later. When Bentil surrendered to the military he was taken to Apremdu Barracks, shaved and beaten.

7.6.60 Yaw Appiah lived in the village of Benuwoho, near Dompim-Pepesa, Western Region. On the day Obeng Yaw brought in soldiers to effect the arrest of Bentil with whom he had a land dispute, Bentil gave a lift to Appiah who was on his way to Bonsa. Later that night Obeng took the soldiers to the house of Appiah and accused him of having tipped off Bentil and enabled him to escape. The soldiers arrested Appiah

and took him to the guardroom at Apremdo Barracks. He was slapped several times and threatened with being shot. Two lorry tyres were placed on his neck and a bucket forced over his head. He was released after five days when Bentil surrendered himself.

Reference 32 - 0.01% Coverage

They beat me up at the Barracks. I was taken over sand bags arranged at the height of 14 feet. Four soldiers held my hands and four held my feet. They threw me over it to land

Reference 33 - 0.01% Coverage

7.6.90 Kofi Oware; Oteng Awuku; Musa Kramo, the petitioners lived at Asmah Camp, near Dunkwa-on-Offin. A land dispute between Oware and Victoria Amivitor and her son Kofi Donkor was determined in favour of Oware by the District Court Grade II, Dunkwa. Thereafter, a question arose as to whether some oil palm trees felled by Oware were within the boundaries of his land, or belonged to one Kofi Tetteh. This second dispute reached the ears of soldiers in Accra who decided to intervene in the matter. Soldiers were dispatched to Asmah Camp where Awuku, Kramo and other persons connected with Oware were arrested. They then went to Dunkwa and arrested Oware. They beat them up, made them roll on the ground and hit them with the butt of their rifles. Kramo and a few others were released. Oware, Awuku and two others were driven to Gondar Barracks, Accra for further ill-treatment. Their hair was shaved off. A soldier threw sand into Oware's eyes.

Reference 34 - 0.01% Coverage

7.6.185 Abagua Anaaba, a Frafra of Aurigu, near Pwalugu complained of harassment suffered at the hands of Mamprusis whom he described as settlers on Aurigu land. On two occasions he and his relatives were arrested on the instructions of one Halidu, a PDC Co-ordinator and taken once to Walewale and on another occasion to Gambaga. Anaaba was forced to run round a field while being beaten. He was also made to lie face-downwards on the ground and simulate sex while a crowd jeered at him. Some of their properties including nine licensed guns were taken away from them.

Reference 35 - 0.01% Coverage

It is not in doubt that the irrigation project is on Wheta stool land. This can be seen from a letter No. AGRIC/181 dated 10th April 1980 written by J. B. Yegbe, Chairman of the Ketu District Council and addressed to the Regional Minister, Ho. It reads:

Reference 36 - 0.01% Coverage

3. The Council will be very much grateful if you will take immediate action on the recommendations in view of the fact that the present designation of the project has generated ill-feeling and antagonism from the Wheta Traditional Authority who feels slighted by having a project, name Afife Irrigation Project on Wheta Land.

Reference 37 - 0.01% Coverage

Land Rover vehicle No. GY 8218 and Datsun car No. AK 545 were also confiscated. On his release from prison, he was made to pay rent for living in his Tutuka Obuasi house. He stopped paying the rent after the 1996 elections.

Reference 38 - 0.01% Coverage

Agnes Tettey her brothers and sisters acquired a plot of land at Larteh for the purpose of erecting a building. Building permit was obtained in August, 1978. Since she worked at the Ghana Cement Works, she became the prime mover in this family project. In March, 1982 Agnes was summoned before the CVC to explain how she came by the ₵272,907.03 in her banking accounts in Accra. Her explanation that the bulk of the money were family funds was rejected and she was made to pay ₵152,952.06 to the government.

Reference 39 - 0.01% Coverage

construction. In 1983, his company, Uniclean Limited, teamed up with the Ghana Government to put his ideas into practice. This was done on land acquired by the State Housing Company Limited. The current position with regard to the properties is set out in a letter dated 21st August, 2003 which this Commission received from the company. It reads:

Reference 40 - 0.01% Coverage

Reference is made to your letters NRC/INV/V3/SFI/173 and NRC/INV/V3/SFI/147 of 31st July, 2003 and 19th August, 2003 respectively, on the above matter. Our records show that the Unibrick Housing Project was developed under the aegis of Unibrick Co-ordinating Committee, office of the Head of State, Castle, Osu on land belonging to State Housing Company for the construction of prototype buildings known as "Exhibition Houses" for which Dr. Matthew N. Tetteh provided his formula, which he called "unibrick". State Housing Company Limited (SHC) partly financed and provided materials as well as labour for the project, which was sited at both Dansoman and Adenta in the Greater-Accra Region.

Reference 41 - 0.01% Coverage

As regards the land on which are sited Adenta Unibrick houses, the Unibrick Coordinating Committee duly had same conveyed unto itself by lease dated 21st October, 1997 from SHC. Subsequently, upon application by the said Co-ordinating Committee, SHC granted consent for the said land to be assigned to eleven individuals. Attached are relevant documents in respect of the foregoing.

Reference 42 - 0.01% Coverage

Kofi Oware, a farmer of Amissah Camp, near Dunkwa-on-Offin was arrested by soldiers who had taken it upon themselves to deal with a land dispute between him and one Kofi Tetteh. He was taken to his house at Dunkwa for a search. A Belgian made rifle which was found on him was seized. It was never returned to him.

Reference 43 - 0.01% Coverage

Samuel Owusu Lamptey acquired a plot of land at Darkuman, Accra from the Asere Stool. He built a house on the land. In 1990 the house was pulled down on the instructions of the PNDC. The PNDC's action was based on the fact that the land had been compulsorily acquired by the Government of Ghana under EI 61 of 23rd April, 1975.

Reference 44 - 0.01% Coverage

In July, 1981, Fred Kofi Wiredu paid ₵95,040 to the Timber Marketing Board as a deposit against the cost of a Land Rover imported from abroad. When the vehicle arrived, the 31st December, 1981 coup had taken place. The vehicle was seized by the military. Wiredu is yet to recover his deposit.

Reference 45 - 0.01% Coverage

Daniel Nii Oku has two Court judgments relating to land in his favour. When in 1990 he enforced the judgments and ejected the trespassers from the lands, they were re-instated by members of the CDR. Constitutional government was restored in 1993. Since then, it has been open to the petitioner to enforce the judgments.

Reference 46 - 0.01% Coverage

Peter Bediako, is the owner of a farm on Abesewa Stool land along the Tapa-Kumasi road. During the construction of the road in 1984 his crops comprising oil palm, pepper, cassava and cocoyam were destroyed. No compensation was paid to him.

Reference 47 - 0.01% Coverage

Seth Osei Anim PP. Akua Sarfoa On 19th February, 1979 the government of Ghana entered into a lease agreement with Akua whereby Plot No. 143 at Sector 2 Block N, Koforidua was leased to Akua for 99 years. In or about 1986 the government entered onto the land and built estate houses on it. Akua is entitled to be compensated for her loss.

Felix Victor Okoampa Koranteng is the proprietor of a school called Ramana Preparatory School. On 9th March, 1978 the school took a 99-year lease of a plot of land at North Ridge, Accra from the government. Clause 2(d) of the lease required that Koranteng should construct a main building costing not less than ₵100,000 on the plot within a period of three years. On 7th February, 1989, the Government of Ghana, acting through the Lands Commission, re-entered the plot for breach of the covenant to build. Koranteng's explanation for his breach of the covenant is that his building permit application was deferred by the Accra Planning Committee on the ground that they were engaged in preparing a revised scheme for the area.

Reference 48 - 0.01% Coverage

obtaining approval of his building plans and negotiated for an extension of the period within which he was to build on the land. He failed to do so. Therefore, if the re-entry was lawful he can have no remedy against third parties who have since acquired the land. Koranteng commenced Suit No. L 102/97 in the High Court, Accra to resolve the issue. The courts are the proper forum for a determination of the dispute.

Reference 49 - 0.01% Coverage

Benjamin Tetteh Buer representing farmers of Loulimor and Hwakpo, near Ada petitioned that in April, 1983 members of the Amalakpo PDC took over their farms and lands. They backed the claim with a publication in the Ghanaian Times of 14 April 1983 under the Caption "Amlakpo PDC takes over disputed land". The action of the PDC has not resolved the dispute. The proper forum is the court.

Reference 50 - 0.01% Coverage

In 1984, Emmanuel Rockson Armah Atttoh acquired a piece of land at Darkuman from the Asere Mantse, Accra. He began to build a house on the land. In 1989 the land was acquired as part of a larger piece by government for the construction of a racecourse. Atttoh's house was demolished. Under the relevant statute governing the compulsory acquisition of land by government, those affected are entitled to be paid compensation. The fact that an unconstitutional government was in office at the time was not a sufficient excuse for inaction by the petitioner.

Reference 51 - 0.01% Coverage

In 1977, Victoria Imbrah acquired a plot of land at Cape Coast from the Ebiradzi family. The plot is number 251 in the Adisadel Village layout. Victoria claimed that her plot was later acquired by the State and now

forms part of the land on which the Centre for National Culture have erected their conference hall and offices. No compensation has been paid by government for the compulsory acquisition of the land.

Reference 52 - 0.01% Coverage

Addai Bonsu petitioned that in 1982, the PDC/CDR took part of his family land at Adense, near Krobo Ashanti and planted oil palm. With the dissolution of those bodies the Town Development Committee has taken over the farms. Since the Committees are not the successor of the PDC/CDR they are not entitled to take over the farm. The family may assert their title in any court of competent jurisdiction.

Reference 53 - 0.01% Coverage

In 1980, Kwesi Ghapson took a lease of a plot of land at Dansoman, Accra for his company, High Quality Limited. After the 31st December, 1981 coup, Ghapson fled the country. While abroad, the land was encroached upon by the government which put up structures thereon for use by commandos.

Reference 54 - 0.01% Coverage

Ghapson's agreement required that he put up a building on the land within 18 months. Apparently, he failed to do so. If the structures put up on the land are of a permanent nature a restitution order would be inequitable. The proper order would be that the company be compensated in monetary terms for the loss of the plot of land.

Reference 55 - 0.01% Coverage

Gale Nyatefe-Atiipoe On 14th June, 1977, the TDC offered the petitioner a 5 Year lease of 17 acres of land for farming purpose. Paragraph 2 of the letter stated as follows:

Reference 56 - 0.01% Coverage

On 30th November, 1993 the Corporation wrote letter No. AGR/468/17 to the petitioner extending the lease to 1st January, 1999. On the expiry of this term, the Corporation offered the petitioner a renewal only in respect of .68 acre. The petitioner complained that the land was too small for his purposes.

Reference 57 - 0.01% Coverage

Gale Nyatefe-Attipoe By letter No. DE/D2/SF.3/12 of 11th January, 1985 the TDC granted the petitioner permission to put up a market stall on TDC land in Community 8, Tema. Paragraph 3 of the letter stated:

Reference 58 - 0.01% Coverage

The structure which the petitioner began to put up on the land has since been pulled down by persons claiming to be acting on the authority of the TDC. The petitioner is entitled to be compensated for the losses incurred.

Reference 59 - 0.01% Coverage

Nana Kofi Gyasi's uncompleted building at Nii Okai Town, North Abeka, Accra was demolished when the government moved to assert control over land acquired for a race course. If proper searches had been conducted at the Lands Commissioner the developers would have known that the land had been compulsorily acquired by government before they were given their purported grants by the chiefs.

Reference 60 - 0.01% Coverage

Joseph Mensah-Bonsu had been operating a restaurant in premises put up by him within the grounds of the Kumasi Airport since 1985. In 1992 he was given notice to remove his structure to make way for an expansion the Airport. He does not dispute the right of the GCAA to ask him to vacate land. His contention is that the five days notice given him was too short. He did not appear before the Commission to explain how he came on the land. If he was there as a mere licensee, he could be asked to vacate the land at any time.

Reference 61 - 0.01% Coverage

Fuseini Zakari a businessman of Tamale was the owner of a Land Rover which carried traders to and from Yamburi market near Togo border. After one such trip the vehicle was seized by border Guards and taken to Misiga border post. Later the driver was prosecuted before a public tribunal at Bolgatanga and fined ₵10,000. Although Zakaria paid the fine, the Land Rover was not returned to him. The only circumstance in which the vehicle could have been confiscated was if it were used in smuggling goods. In this case, the vehicle did not cross the border.

Reference 62 - 0.01% Coverage

Adamu Kabanya In 1965 the petitioner's mother, Asana Wala, was allocated a plot near the Old Market Square, Wa to build a structure for trading purposes. A condition of the offer was that the plot was to be developed within three years/ Asana died and the property came into the hands of the petitioner. In 1972 he applied for and obtained a permit to build on the land. As a PNC branch chairman he fled the country after the 31st December, 1981 coup and became a refugee in Burkina Faso. All this time he had not built on the land. Subsequently the land was taken from him a building put up to house a 31st December Women's Children's Day Care Centre. Having broken a condition of the lease to build within 3 years, the petitioner can hardly complain of the reversion of the land to government and its re-allocation.

Reference 63 - 0.01% Coverage

Albert Esar Enchia The petitioner, representing the Ellis and Wood families, is seeking the return of the Heman lands. These lands were compulsorily acquired by the State under the Heman Lands (Acquisition & Compensation) Law 1992 (PNDC L 294). Since the law of the land permits of the compulsory acquisition of land the acquisition remains good until PNDC L 294 is repealed by Parliament. What the petitioner can dispute before a Commission such as this is the adequacy of the compensation paid. However, that is not the claim before us.

Reference 64 - 0.01% Coverage

Yaa Ankomah The petitioner and her husband, now deceased, acquired land at Subriso in the Ahafo Ano North District for farming in 1954. When the area was made part of the Disiri Forest Reserve, farmers with farms within the Reserve were given permission to continue farming within specified boundaries. In 1988, following persistent encroachment into the Reserve, the farmers were ejected. The petitioner contends that in the course of ejecting the farmers her cottage and that of other farmers were burnt down. After several petitions to the government

Reference 65 - 0.01% Coverage

Jackson Kwame Pipim a farmer at Abonsuaso in the Ahafo Ano North District his farm fell in the Disiri Forest Reserve. During the confrontation with the Forestry Officials in 1988 he was driven off the land, arrested

and put before a public tribunal. He spent a month on remand until the matter was resolved. For two years he was unable to harvest his cocoa. He sought compensation for that loss.

Reference 66 - 0.01% Coverage

Kofi Boakye Dede petitioned that he had been prevented from farming on land in a forest reserve and wants to be compensated. He blamed Forestry Officials for moving the boundary into part of his land. As the petitioner admits this dispute was adjudicated upon in 1984 by the Circuit Court at Mampong, Ashanti which found that the petitioner had trespassed into the Forest Reserve and imposed a fine of ₵1000 on him. It is in the interest of the nation that some land should be set aside as forest reserves.

Susana Larley Lartey inherited from her mother Addokailey Allotey a plot of land at Odorna, Accra. She erected a wooden four bedroom structure on the land. It bore the number H/No. D 451 B/14. The petitioner gave evidence that Enoch Teye Mensah, the then Chief Executive of the Accra Metropolitan Assembly visited the site and asked her to produce her title deeds for inspection. She took the documents to his office and showed them to him. Subsequently the plot was taken over by the AMA which demolished the wooden structure and handed over the site to some mechanics. E.T. Mensah appeared at the hearing with Council who cross-examined the petitioner at length. When it came to his turn, he relied on his written statement in which he

Reference 67 - 0.01% Coverage

denied all knowledge of the petitioner's land. We are thus left with choosing between the sworn evidence of the petitioner and the unsworn statement of E.T. Mensah. We have no hesitation in preferring the sworn evidence of the petitioner. All too often persons in authority ride roughshod over the rights of their fellow citizens. This must stop.

Reference 68 - 0.01% Coverage

Joseph Korku Gbinde In 1990, the petitioner, an accounts officer with the Land Valuation Board, Ho was interdicted when an audit of his accounts revealed a shortage of over ₵1 million. A prosecution was mounted but appears not to have been pursued. On 12th July, 1999 the petitioner was discharged by the Regional Tribunal, Ho. On the facts, the petitioner needs to be compensated.

Reference 69 - 0.01% Coverage

Alhassan Iddrissu Dulugu land dispute between petitioner's family and Choggu Naa. Ama Otuwa recovery of a private debt. Kwasi Nyarko trespass to land. F. R. Asiedu claim for the value of goods supplied to members of the CDR.

Reference 70 - 0.01% Coverage

Benny Ashun petitioner alleges that one Ofei sold a plot of land in Accra to him. While petitioner was in exile, he sent moneys to Ofei and an agent to whom he had granted a power of attorney to build a house on the land. He alleges that upon completion Ofei and the agent sold the land to a third party. It is best resolved in a court of law.

Benoni Kwaku Abaye claims to be owner of a piece of land at Biriwa. When he tried to assert his title to the land, the High Court, Cape Coast, found against him. He sought government intervention but this came to nothing. This is a dispute over land between private individuals. The courts are the proper forum.

Reference 71 - 0.01% Coverage

Kwaku Benony Abaye land dispute that has been decided by the Court of Appeal.

Reference 72 - 0.01% Coverage

Winfried Simplicity Agbegoe complains of the non-payment of some claims in 1996. Togbe Asinyo land dispute pending in Ho High Court since 1965. Mary Akpabli re Dzifa Boso was allegedly defiled by Dotse Ayikpa in or about 1998. Thomas Oppong Asare was assaulted by macho men in 2000. Adamu Mahama Adams private land dispute. Gaddiel Hackman Otto demolishing of house by a Chief.

Reference 73 - 0.01% Coverage

Anthony Kwame Odei dispute over the distribution of family land. Kofi Amponsah retrenched by Kumasi Brewery Ltd. in 1993. Kwadwo Wireko had his machines seized in 1999. Kwame Amankwah retrenched by Kumasi Brewery Ltd. in 1993. Festus Asare-Danso retrenched by Kumasi Brewery Ltd. in 1993. Matilda Darko retrenched by Kumasi Brewery Ltd. in 1993. Peter Quansah retrenched by Kumasi Brewery Ltd. in 1993. Raynolds Brew retrenched by Kumasi Brewery Ltd. in 1993. Kwadow Grusi retrenched by Kumasi Brewery Ltd. in 1993.

Reference 74 - 0.01% Coverage

Albert Omane Okra a private citizen erected an illegal structure on his land in 1994.

Reference 75 - 0.01% Coverage

Edward Kwabla Degre Atsakpo demolition of a house in 1994. Nana Amponsah Antwi destruction of property in February 1993. Thompson Mahama claim for damages for assault committed on petitioner in 1999. Albert Omane Okra claim for damages for trespass to land occurring in 1994.

Reference 76 - 0.01% Coverage

Veronica Baaba Smith enforcement of a customary gift of a house. Edward Kwablah Degre Atsakpo wrongful dismissal by Shell (Ghana) Ltd. Philip Kweku Anti trespass to land. Thomas Birdie Nartey retrieval of funds held by Standard Chartered Bank Ltd.

Reference 77 - 0.01% Coverage

Emmanuel Ocloo land dispute between private individuals.

Reference 78 - 0.01% Coverage

Benjamin Okyere Boateng chieftaincy dispute and land dispute between members of a family.

Reference 79 - 0.01% Coverage

James Agyei Moshei seizure of property in 1997 for farming in a forest reserve. Elisabeth Atta Mensah dispute as to title to property. Kwadzo Atsakpo enforcement of a judgment of the High Court, Ho. Benjamin Amoah Sefa termination of employment by UAG Ghana Ltd. Isaac Kwarteng-Amaning termination of employment by Anhwiankwanta Oil Mill Ltd. Abdullah Yakubu termination of employment by Ghana Firestone Rubber Co. Ltd. Christian Sanniez trespass to land by 31st December Womens' Movement. Ebenezer Martey chased out of Winneba by factions in chieftaincy dispute. Isaac Boadu dismissed from the BNI in 1998. Joseph Gyempeh Kanin destruction of building in 1998. Kwadwo Wireko seizure of a Dormer Machine by Forestry Department in 1999.

Reference 80 - 0.01% Coverage

Adamu Mahama Adams dispute over ownership of a plot of land at Dumkwa-on-Offin. Gilbert Atariba Agunga claim for SSNIT pension.

Reference 81 - 0.01% Coverage

Georgina Appiah recovery of land title documents from a lawyer and friend. Kwame Kwarteng ejection from rented premises owned by TDC. Larweh Theson-Cofie dismissed from employment with Graphic Corporation in Oct. 1993.

Philip Lutterodt trespass alleged to have been committed by Buckman, Commissioner of Police on land claimed by petitioner. George Nartey summary dismissal by the Ghana Household Utilities Manufacturing Co.Ltd. Richard Butt alleged breach of a contract of employment by the State in 1998. Joseph Nii Ankrah termination of employment by Graphic Corporation in November 1993.

Reference 82 - 0.01% Coverage

Margaret Adu Poku In the 1970's petitioner's husband, Enoch, acquired a piece of land at Achimota, Accra. They built a house on it. In 1987 one Akua Antoaduro and her husband also acquired an adjacent plot and built their house on it. There is now a dispute between the two families as to ownership of land lying between their plots. This dispute has been in the courts since 1988 and is still pending. The court is the proper body to adjudicate on the rival claims.

Reference 83 - 0.01% Coverage

sometimes lapsing into alcoholism. These persons have also been available for hiring as land-guards and have been active in the ethnic conflicts that have erupted in some parts of the country.

Reference 84 - 0.01% Coverage

1.25.7.4 There was a very uneasy and uncomfortable relationship between the Commandos and the other servicemen. The Commandos were, however, generally dreaded by the civilian population. There were complaints of killings, torture, intimidation, harassment and meddling in civil matters such as land disputes made against them.

Reference 85 - 0.01% Coverage

... suffering from a fear-mania and it is this malady that has caused them to come to this House to ask for such arbitrary, powers. .. The Bill is going to make slaves of all of us in the land of our birth. It is a threat to the liberties of all citizens of this country, including even the ministers and party members of the Convention People's Party.... With these powers in the hands of the Prime Minister, he holds everyone in this country to ransom. The Bill denies to every citizen, I repeat every citizen, of Ghana the freedom of expression. It seeks to deny the people of Ghana the right to criticize the Government; it will deny the people of this country the freedom to meet even at street corners to discuss the events of the day; it will deny the people the right to complain when they are hurt; we are being denied the right to remonstrate publicly against the abuses of power in the strongest terms. And above all, it seeks to deny to this country the freedom of the press.⁹

Reference 86 - 0.01% Coverage

19.1.4 It is also interesting to note that the People's Daily Graphic of 4th April, 1986, stated expressly that the PNDC took this decision in consultation with the Chief Justice. If indeed there was proper consultation, then the implication was that the Chief Justice, the highest judicial officer of the land, took part in

perpetrating gross human rights violations against some of his own colleagues. Whatever the circumstance, there is no doubt that what took place was an attack on the judiciary by the Executive.

Reference 87 - 0.01% Coverage

(a) incites or assists or procures any person to invade Ghana with armed force or unlawfully subjects any part of Ghana to attack by land, sea or air or assist in the preparation of any such invasion or attack;

Reference 88 - 0.01% Coverage

36.9 As a number of lawyers continued to defy the boycott resolution, the GBA sought to institute disciplinary action against them. It wrote to those lawyers threatening them with disciplinary action. The lawyers involved, challenged the standing of the GBA, to attempt to impose disciplinary action on its members who were merely obeying the laws of the land. This action generated great controversy within the GBA, and it came to be at its

Reference 89 - 0.01% Coverage

It is the duty of the press, the fourth estate of the realm, to subject to search and relentless criticism the way and manner in which other organs of the state exercise the powers conferred upon them by the constitution of the land. The press will not share its power with anyone.

Reference 90 - 0.02% Coverage

5.10.10.1 This movement was born as a result of the pressures that urbanization put on lands in Accra in the post- World War II years. These years also coincided with the period when lands were being compulsorily acquired for national projects and when private developers were also acquiring large tracts of land from the Ga Chiefs for private purposes. This created a feeling that Gas were being pushed off their ancestral lands by strangers.

5.10.10.2 To make matters worse for the landowners, the Government of the CPP decided to develop housing units to re-house those who had been displaced by an earthquake that devastated Accra in 1939. The estate houses that were built at various localities such as Kaneshie, Mamprobi and Abossey Okai, also required the acquisition of wide expanses of Ga ancestral lands. Since the goal was a noble one, there were few complaints about the land acquisitions until it was time to allocate the houses that had been built. The houses were allotted in a manner that caused great disaffection against the government, as it was widely believed that non-Ga members of the ruling party (CPP) had benefitted to the exclusion of those in whose name the project had been developed. It thus formally began its life with a major grievance against the CPP.

Reference 91 - 0.01% Coverage

5.11.3.8 They were also ordered to surrender properties in excess of two houses with a combined value of £ 20, 000, two cars and plots of land valued at more than £500.⁵⁶ Gbedemah and Botsio were subsequently expelled from the party on 23rd January 1962.⁵⁷

Reference 92 - 0.01% Coverage

5.13.1.2.3 In the event, there was a lot of human suffering as families which had resided in Ghana for more than three generations, and persons who had lost touch with their original homelands, were given only fourteen days to regularize their stay or leave the country. Many who had established thriving businesses had to wind them up or sell them off cheaply. Those who owned buildings and land sold them off at very low prices. Many were trapped under inhuman living conditions as they waited for inadequate or nonexistent transportation to carry them home. There were many reports of Ghanaians attacking and

molesting aliens, to the extent that the government had to issue a warning to the public to desist from such acts. It even became necessary for police protection to be given to some aliens in Kumasi.

Reference 93 - 0.01% Coverage

6.5.1.2 At the 9th NUGS Congress in 1972, the students called for the death penalty for those who would be found guilty of embezzlement and misappropriation of funds; and to vest all land in the state.⁴¹ NUGS took a further decision to demonstrate their support for the government in more concrete terms. A decision was taken to volunteer services to help in national development, by constructing irrigation canals and other infrastructure for improving agriculture. The most famous of these were the construction of the Dawhenya Irrigation Project canal, which was required for the production of rice and the harvesting of sugarcane at Komenda to feed the sugar factory. As a contemporary account goes:

Reference 94 - 0.01% Coverage

a land reform policy under which all lands whether stool or skin should be confiscated without compensation. The NSU recommended that

Reference 95 - 0.01% Coverage

(2) I will behave responsibly in accordance with the University's statutes and regulations as well as the laws of the land.

Reference 96 - 0.01% Coverage

7.2.2.6 With support from the highest political authority in the land, the GYP developed a fearsome reputation. Heads of institutions who were not keen to promote it in their schools suffered punitive action.²¹ There were also whispered allegations of how public criticism of the movement could lead to one's detention under the Preventive Detention Act. By the time it celebrated its third anniversary, the President could order that its programmes be made compulsory for all youth groups. This was a clear indication that the government was not in support of the existence of any other youth groups. The President justified the new policy thus:

Reference 97 - 0.02% Coverage

7.7.2.6 The JFM came to the attention of national security during the Third Republic as it was suspected of plotting subversion. The JFM started a farm at Katamanso, which land was procured through the instrumentality of the President of the Nungua Branch in order to go into farming in fulfillment of its belief in the dignity of farming. However, National Security thought otherwise, and insisted that far from it being an attempt to take to farming, the JFM was using the place as a training ground for revolutionaries to subvert the government. The JFM was also associated with the activities of a foreign revolutionary then known as Wilhelm Harrison Buller, and later as Albert Odinga, a national of Belize (former British Honduras), who had been expelled from his own country for subversive activities.⁴⁸ He was suspected of carrying on subversive activities by giving military training to some young Ghanaians for purposes of overthrowing the government and was arrested for overstaying his visa. Although the government could not prove the allegation of subversion and subsequently deported him, the suspicion of untoward activities hung around the JFM until the coup occurred on 31st December, 1981.⁴⁹ As subsequent events proved, the suspicions were not unfounded.

Reference 98 - 0.02% Coverage

8.0.2 Land ownership in Ghana since colonial days has been in the hands of families, clans, and traditional rulers or chiefs. The latter's position on land ownership supersedes the rest in most Ghanaian societies. The chiefs were seen as holding economic power, controlling, as they claimed to do, access to land and the people who worked on the lands, as well as what could be grown on it, dug out of it, and the labour to do all these works¹. By and large, not until the establishment of the 1992 constitution, all lands in the Northern, Upper East and Upper West Regions of Ghana were vested in the Government of Ghana. On the other hand, from Brong-Ahafo Region down to the coastal regions of Ghana, lands are in the hands of families, clans and traditional rulers.

8.0.3 Those in charge of these lands usually release them to individuals who want to invest on the land and in return these people pay royalties or some kind of compensation or rent. One could obtain a parcel of land for a project by lease or outright purchase from the land owners. However, the acquisition of land and its management is bedevilled with a myriad of problems, ranging from double sale of a parcel of land; improper documentation, encroachment by unauthorised individuals or groups or families; litigations and disputes. Along side these, most lands compulsorily acquired by government; and its agencies, little or no compensation has been paid to the owners of these lands. Where compensation has been paid, the land has been left

Reference 99 - 0.01% Coverage

8.2 Chiefs And Land 8.2.1 Pre-Independence To 1957

8.2.1.1 The British Colonialist was reticent and even more cautious when it came to regulating Gold Coast's (now Ghana) economic resource, land. There were many discussions about the importance of land reforms, but no such reforms were ever to take place. So far as the vast majority of Ghanaians were concerned, land allocation mostly in the form of confiscation, taxation and rights were matters controlled by chiefs and their council.

Reference 100 - 0.01% Coverage

8.2.1.3 In 1900, the Concessions Ordinance was enacted to regulate the granting of concessions for the exploitation of timber and mineral resources¹⁵. The law was made to certify as valid a concession, granted by the persons having authority to do so and which protect the customary rights of the people living in the area. The concession rent was to be paid to a treasurer appointed by the Governor and distributed to the entitled individuals.¹⁶ It thus meant that, the revenue from these lands, derived from local taxes on farmers, land and concession sales as well as from royalties on timber from the forest and minerals, which was the ancient basis of chiefly inheritance, was to be collected by the newly created local councils, as one element of local revenue. Chiefs were no longer at liberty to alienate stool lands without the assent of local councils.

Reference 101 - 0.01% Coverage

8.2.1.5 Although the NJO met with the resistance and protests from chiefs, it was the protest over land that was to channel all such dissidents into a single protest movement in the late 1890s, led by the Aborigines' Rights Protection Society (ARPS). The ARPS protest against the Land Bills of 1894-1897, centred on the contention that there was no waste land or public land which could justifiably be taken over by the government; and secondly the claim that the bill would reduce all the chiefs to mere squatters and lead to the abrogation of their ancestral rights.¹⁷ In view of this, the ARPS appeared to be right to assist the chiefs, and successfully, they protested against the Land Bills that would have vested all vacant lands in the Crown. From then on to the late 1950s, governments have invigorated their effort to acquire lands through series of legislations

Reference 102 - 0.01% Coverage

8.10.1.7 Some of the chiefs did not urge only their subjects, but indeed, all Ghanaians to embrace the 31st December Revolution. Nana Kusi Appiah, Omanhene of Manso Nkwanta in the Ashanti Region, urged Ghanaians to accept the December 31st Revolution and make it work. He summed up his call as follows: "If we have been sitting on the fence, let us now remove ourselves from that position. After all the gains of the revolution will be for us all." Nana Kusi Appiah delivered this message after he had led his people to clear a 300-acre land earmarked for a local community farm.⁷⁸ The Asantehene, Otumfuo Opoku Ware II, also pledged support to the PNDC. He assured the PNDC Government of the readiness of all the chiefs under him to assist in making the revolution a success. Consequently, he urged chiefs to freely release land for the establishment of community farms.⁷⁹

Reference 103 - 0.02% Coverage

8.11 Chiefs And Land 8.11.1 Post-Independence 1957-1993

8.11.1.1 In the late 1950s, and during the First Republic (early 1960s), Dr. Nkrumah in his haste to develop the newly independent nation socio-economically and industrially, embarked on massive projects including the construction of new roads and bridges, and improvement/upgrading of existing ones, schools, colleges, hospitals and clinics. Others were irrigation and hydro-electric dam, large housing estates, manufacturing (import substitutions) and industrial estates, and the establishment of state farms which demanded large tracts of land.

8.11.1.2 The newly acquired independent State with powers and new conception of the nature and role of the Ghanaian State resulted in massive compulsory acquisition of land, sometimes for purposes which were not demonstrably public. Governments have controlled land use throughout the country, and have manifested the control by the promulgation of a number of legislations, each of which reduced the level of the chiefs' control over their lands.

8.11.1.3 Most of the lands that were "acquired" by the state, for the purposes outlined above, were taken from skin/stool, families or private land owners. The state at that time, in taking the land, took the position that land acquired (for public use) was in the public interest. The State Land Act, 1962 (Act 125)⁸⁰, provided the power for the government to acquire land compulsorily and thereby control its use as owner. In some cases, the government declared the state land or stool land, to be a selected area for a specific purpose,⁸¹ Warfare training sites, etc.

Reference 104 - 0.01% Coverage

8.11.1.4 Some traditional rulers have also entrusted stool lands in the care of the government, for the stools concerned and directed that the whole community be beneficiary of the revenue accruing thereof. Such moves marked the first bold attempt by governments to assert power over the management and administration of the customary proprietorship.⁸² Besides, the government can take over the ownership of concessions created on stool lands in trust for the stool concern⁸³. Again, for the consolidation of laws relating to land administration and to introduce uniformity in the system throughout the country, an Act was passed in 1962, which sought to split ownership such that legal ownership in vested land passed on to the state, while the

Reference 105 - 0.01% Coverage

⁸² The Ashanti Stool Land Act, 1958, and Akim Abuakwa (Stool Revenue) Act, 1958. ⁸³ The Concessions Act, 1962 (Act 124).

Reference 106 - 0.02% Coverage

beneficial ownership remained in the stool⁸⁴. More so, the ownership and control of lands endowed with mineral deposits, has been vested in the care of the President in trust for the people of Ghana⁸⁵. All these

were been done to control land use by governments towards an effective and efficient sustainable land management and administration in Ghana.

8.11.1.5 The problems associated with these acquisitions of land are many and these leave much to be desired. In some cases, little or no effort was made by the state agencies effecting such acquisition, to follow the legal procedures, and properly register the lands. There were instances where no compensation at all was paid. In others, what was paid to the land owners was grossly inadequate. It must be admitted that in some instances, no compensation was paid largely because, there were disputes as to ownership, over who were to the rightful recipients of compensation. There were instances where site plans for acquired areas were found to be inaccurate, due to mistakes in surveying or other technical difficulties.

8.11.1.6 This has led to delays in payment of compensation and commencement of development projects, as disputes have had to be litigated in court, and over very long periods of time. Such unfortunate situations have often resulted in the extensive encroachment on these lands by individuals, families and groups who felt that the land belonged to them, because they were never paid the appropriate or adequate compensation.

8.11.1.7 Some individuals, families and chiefs in their bid to protect their lands, have engaged land guards, to whom they paid huge sums of monies (sometimes they also sold plots of land), to drive away prospective investors and developers, on their acquired lands. The land guards have many times destroyed building structures, and even, maimed and sometimes killed innocent people who they perceived to be encroaching on the lands that belonged to their bosses.

Reference 107 - 0.01% Coverage

84 The Administration of Land Act, 1962, (Act 123). 85 The Mineral Act 1962 (Act 126).

Reference 108 - 0.01% Coverage

8.12.6 The chiefs, families and individual land owners have constantly protected their land since colonial days and continue till date. However, where it matters most legislation by successive governments have rendered such protection ineffective, and some of these land acquisitions cases have also been battled in the corridors of the judiciary. More over, seeking legal action against families, individuals, chiefs or the state has not always been successful, since none of them seeking the relief may have proper title to the lands in question.

Reference 109 - 0.01% Coverage

9.1.1.4 There was also an Akan belief that a messenger must accompany a dead chief on his last journey to the land of his ancestors. Someone therefore had to be killed to serve that purpose. The murder of Akyea Mensa (Apedwahene), a case popularly referred to as "Kyebi Murder Trial" was purported to have served as a ritual sacrifice, to accompany a dead paramount chief of Kyebi. The deceased was killed and buried on a riverbed, after the murderers had diverted the course of the brook and redirected the same brook to conceal the grave⁴.

Reference 110 - 0.08% Coverage

3.1.2 Many Ghanaians have suffered great wrongs at the hands of fellow citizens as well as the State itself through its office-holders at various points in time. The record of the Commission's work has told a miserable tale of the grievous wrongs and heinous crimes that have been perpetrated on Ghanaians by fellow Ghanaians. Office-holders have wielded the power of the State with little compassion, with the result that a lot of harm has been done to many Ghanaians. Many have suffered and many homes have been destroyed. Some Ghanaians have been killed with impunity, some have disappeared and families, to date, do not know whether they are dead or alive. Some Ghanaians have suffered severe tortures, both physical and psychological, from which they died, or have emerged with serious physical disabilities or mental illness.

Some Ghanaians have suffered detention without trial, some for many years, for no just cause. Women, the mothers of the nation, have been humiliated in public and suffered acts of indignity that disgraced womanhood, and many prosperous businesses have collapsed, leaving their owners with debts from which they have been unable to recover. "Might makes right" has been the dominant philosophy of the leaders, "Keep yourself out of trouble" has been that of those who were in a position to make a difference to the victims of the atrocities. The recital of past woes could go on, until it drowned out hopes of a brighter future.

3.1.3 We must not be tied down to our past mistakes or misfortunes. Doing so would produce nothing but further suffering. Instead, we have to make serious efforts to put all the pains behind us, and help to build a new Ghana where the conditions that produced such pain and suffering would not be permitted to recur. Every Ghanaian must make a personal pledge that 'NEVER AGAIN!' shall such wrongs be a feature of governance or a feature of life in this beautiful land of our birth. 3.1.4 The State of Ghana must acknowledge the wrongs perpetrated against some of its citizens in its name, and in a spirit of true reconciliation, take steps to right the wrongs, however late or inadequate such measures might be. "It is never too late to mend" must be our nation's guiding principle as we seek to lay the ghosts of the past to rest. 3.1.5 The Commission therefore makes the following recommendations, fully mindful of the difficulties ahead, but assured that Ghanaians appreciate the need to make reparation for what has been suffered, and to initiate reforms that would enhance the sense of well-being and citizenship that many Ghanaians have lost. 3.1.6 Certain events have traumatised the spirit of the nation and have produced shocks within the system whose impact transcend the time and place of their occurrence, as well as even the generations of Ghanaians affected by them. The effects of the Preventive Detention Act of the early years of Independence, the Protective Custody Decrees and Protective Custody Law of NLC, NRC, SMC I, SMC II and PNDC eras, will take a long time to wear off. So also would be the effects of the cataclysmic events of the 112 days of AFRC rule as well as the abduction and murder of many citizens including three Judges of the High Court of Ghana, and a retired Military Officer on 30th June, 1982. 3.2 Specific Recommendations

3.2.1 The President, as Head of the Executive and Commander-in-Chief of the Ghana Armed Forces, should make a formal apology to all victims of violations and abuses perpetrated by holders of public office from 6th March, 1957 to 6th January, 1993. 3.2.2 Proposals for reparation to be made and those requiring medical treatment or institutional care have also been made, in the hope that the apology would be made real in the lives of the affected persons. 3.2.3 The three High Court Judges and the retired Army Officer were murdered on 30th June, 1982, on the orders of the highest Executive authority in the land. The Executive branch must make a full and unqualified apology to the families of the murdered Judges and the retired Army Officer. 3.2.4 An apology is owed to the families of all those who were killed, as well as those who have disappeared and whose whereabouts, to date, are unknown. 3.2.5 The Police Investigation Team that investigated the incident swiftly and thoroughly must be given national Honours for their persistence in carrying out the investigations to the end, in the face of official harassment and intimidation. 3.2.6 Members of the Police Investigative Team who suffered victimisation must be rehabilitated. Those still in exile must be assisted to return home and resettled. This would send clear signals to the Police that the State of Ghana expects, and appreciates professionalism and dedicated service from its Service men and women. 3.2.7 RECOGNITION OF MERITORIOUS SERVICE 3.2.7.1 Reactions of the Ghana Armed Forces to take-overs of constitutionally elected Governments by groups of Servicemen have been reprehensible: (a) On 13th January, 1972, there was no resistance against the coup; (b) On 4th June 1979, the Army Commander, Maj-Gen Neville Odartey-Wellington put in a respectable resistance but lacked support and was killed-in-action; (c) On 31st December 1981, 2Bn from Takoradi mobilised and moved to Accra, on the initiative of the Commanding Officer, Lt Col Samuel Ofori-Appiah, to fight the insurrection in the effort to defend the Constitution of Ghana and the lawfully constituted Government of the day. 3.2.7.2 It is significant to note that no other Unit from 1 Brigade in the Accra- Tema Garrison could be mobilised to resist the insurrection. However, in both the 1979 and 1981 coups, a few Officers and Men demonstrated acts of leadership, bravery and loyalty in fighting the insurrections. RECOMMENDATIONS FOR NATIONAL HONOURS AND AWARDS 3.2.7.3 The Commission deems it appropriate to accord recognition to these Officers and Men for their meritorious services and hereby recommends that they should be appropriately honoured with State Awards. 3.2.7.4 Citation – 1979 Loyal Officers and Men 3.2.7.4.1 The Late Maj-Gen Odartey Wellington: Then Army Commander, he displayed daring leadership, when leadership was urgently needed and got killed in

action during the June 4th operations. 3.2.7.4.2 Major Abubakar Sulemana: As the Commanding Officer, Recce, he proved his worth as a brave and loyal Commander when he led the Recce Regiment to resist the June 4th rebellion, barely two weeks after he had bravely led a similar operation to quell the 15th May, 1979 uprising.

Reference 111 - 0.08% Coverage

3.8.14 In the past the involvement of academics in treasonable activities on campuses were camouflaged as the exercise of academic freedom. Governments adopted the practice of planting informants on the campuses and in the lecture rooms, to engage in surveillance on lecturers and students. To avoid the recurrence of such practices, there is the need for academics to appreciate the value of academic freedom and to strive to preserve it. They should initiate discussion on issues pertaining to the legitimate exercise of academic freedom and so develop standards that enhance the enjoyment of academic freedom for all.

3.8.15 The development of an independent press has narrowed the space that student leaders had when they were regarded as the alternative voices in the political space. Public space for alternative voices should be preserved so as to reduce the impact of student leaders who concede, years after the fact, that they did not really know what they were playing at when they took a stand against the government.

3.9 YOUTH 3.9.1 Politically-inclined Youth groups are capable of being exploited as a support-base for subversion of the State. The State must show more interest in its youth. Efforts must be made to tackle the problems of out of school youth, so that they would not be available for easy manipulation and exploitation, as unemployed and under-employed youth form a ready source of support for agitators who promise utopia. 3.9.2 NCCE should design appropriate civic education materials for use by youth organisations registered with the National Youth Council. The programmes should help the youth to develop into responsible and patriotic citizens. However, care must be taken in the design, not to lift partisan objectives above national interests.

3.9.3 All youth organisations that handle out-of-school-youth must provide opportunity for such youth to receive civic education. The National Anthem and the National Pledge must be taught to the out-of-school youth

3.9.4 The National Youth Council should be appropriately resourced provided with appropriate direction to enable it serve the purposes for which it was established.

3.10 RECOMMENDATIONS/REFORMS – THE INSTITUTION OF CHIEFTAINCY 3.10.1 It is observed that through legislation, governments interfered with the independence of Chiefs. In spite of this negative history, it is still necessary for Chiefs as the custodians of our cultural heritage, to regain and sustain their political influence as neutral actors in the political domain. Chiefs must be empowered to play their role effectively through education, especially on the Chieftaincy Act, the rights and responsibilities of Chiefs, land administration as well as well basic management skills. 3.10.2 Chiefs, who are regarded as opinion leaders, should be more vocal on issues of human rights violations in the country. 3.10.3 Chiefs should refrain from inordinate lobbying of politicians, particularly those in government, for projects to be sited in their communities. Such lobbying renders the institution vulnerable to manipulation by the politicians, particularly those in Government. 3.10.4 The Regional Houses of Chiefs should strengthen their capacity to handle chieftaincy litigation more effectively. It is desirable for the National House of Chiefs to be proactive in handling matters likely to get Chiefs locked in prolonged and expensive stool and land litigation.

3.10.5 The Traditional Councils should ensure that the selection and enstoolment or enskinment procedures are simplified to avoid litigation and also enable the Chiefs to save resources for the development of their respective communities. 3.10.6 Traditional rulers must ensure that their communities enjoy the benefits of revenue accruing from stool lands. 3.10.7 District Assemblies must honour their financial obligations to the Traditional Councils. 3.10.8 Partisan politics have caused a great deal of pain to royal lineages as some persons have used their political influence at particular times to obtain stools and skins. This bred litigation and destoolment or deskinment when the political atmosphere changed. It must be remembered at all times that chieftaincy is an institution that is traditional in nature; therefore its norms of nomination/election as well as the status of the stool or skin must be determined by cultural norms and usages. 3.10.9 Chiefs should not call upon the government to create paramountcies for them. Chieftaincy is by customary usages, therefore elevation to paramountcy status should not be the work of central government as this renders the status an artificial one dependent upon the will of politicians in power, and makes the occupant

beholden to the government that granted such elevation. The National House of Chiefs should work out modalities for elevation of those whose customary usages make no such provision. 3.10.10 The recognition clause must never be re-instituted as it undermines the ability of the Chiefs to represent their people. There is an urgent need for the lineages of all stools/skins to be published by the Traditional Councils and the Regional Houses to reduce conflict and litigation when vacancies occur. 3.10.11 The issues of land and access to land have not been fully explored. There is the need for a formal national project on land and ownership of land in the various areas. This would minimise litigation arising out of wrongful assumption of ownership over land by chiefs. Chiefs must ensure that all lands under their control are surveyed by properly by qualified surveyors registered with the Ghana Institution of Surveyors. 3.10.12 There must be clear guidelines particularly to the public about the requirements of land acquisition in each traditional area. 3.10.13 Land compulsorily acquired must be promptly paid for to prevent dealings in the land with unsuspecting members of the general public. 3.10.14 The system of land administration must be overhauled. Processes of compulsory acquisition must be made to involve the wider community to prevent unscrupulous persons being able to dispose of the lands after they have been compulsorily acquired. 3.10.15 The Houses of Chiefs should determine for themselves what would be appropriate interaction with the Party in power and with the ruling government so as to curtail the propensity of those who would under the guise of 'hospitality', court favour with politicians. Such actions tend to create disaffection for the Chiefs and encourage detractors to initiate destoolment actions when that particular administration leaves office. 3.10.16 Land problems in Northern Ghana require special study so as to end the inter-ethnic conflicts that erupt frequently, seemingly over trifles. The State should initiate action on this matter as soon as practicable. 3.10.17 Chiefs must remain barred from participation in partisan politics so that they can maintain the dignity of the institution and sustain the unity of his community.

Reference 112 - 0.01% Coverage

Land to be restored to owner

Reference 113 - 0.01% Coverage

Land Valuation Board to assess compensation Entitlements to be paid.

Reference 114 - 0.01% Coverage

Land Valuation Board to assess compensation. Be paid pension entitlements, if appropriate. Computation of benefits as at the time of offer

Reference 115 - 0.01% Coverage

To be paid compensation for his loss of land by Lands Commission

Reference 116 - 0.02% Coverage

5.10.10.1 This movement was born as a result of the pressures that urbanization put on lands in Accra in the post- World War II years. These years also coincided with the period when lands were being compulsorily acquired for national projects and when private developers were also acquiring large tracts of land from the Ga Chiefs for private purposes. This created a feeling that Gas were being pushed off their ancestral lands by strangers.

5.10.10.2 To make matters worse for the landowners, the Government of the CPP decided to develop housing units to re-house those who had been displaced by an earthquake that devastated Accra in 1939. The estate houses that were built at various localities such as Kaneshie, Mamprobi and Abossey Okai, also required the acquisition of wide expanses of Ga ancestral lands. Since the goal was a noble one, there were few complaints about the land acquisitions until it was time to allocate the houses that had been built. The

houses were allotted in a manner that caused great disaffection against the government, as it was widely believed that non-Ga members of the ruling party (CPP) had benefitted to the exclusion of those in whose name the project had been developed. It thus formally began its life with a major grievance against the CPP.

Reference 117 - 0.01% Coverage

5.11.3.8 They were also ordered to surrender properties in excess of two houses with a combined value of £ 20, 000, two cars and plots of land valued at more than £500. Gbedemah and Botsio were subsequently expelled from the party on 23rd January 1962.

Reference 118 - 0.01% Coverage

5.13.1.2.3 In the event, there was a lot of human suffering as families which had resided in Ghana for more than three generations, and persons who had lost touch with their original homelands, were given only fourteen days to regularize their stay or leave the country. Many who had established thriving businesses had to wind them up or sell them off cheaply. Those who owned buildings and land sold them off at very low prices. Many were trapped under inhuman living conditions as they waited for inadequate or nonexistent transportation to carry them home. There were many reports of Ghanaians attacking and molesting aliens, to the extent that the government had to issue a warning to the public to desist from such acts. It even became necessary for police protection to be given to some aliens in Kumasi.

Reference 119 - 0.01% Coverage

6.5.1.2 At the 9th NUGS Congress in 1972, the students called for the death penalty for those who would be found guilty of embezzlement and misappropriation of funds; and to vest all land in the state. NUGS took a further decision to demonstrate their support for the government in more concrete terms. A decision was taken to volunteer services to help in national development, by constructing irrigation canals and other infrastructure for improving agriculture. The most famous of these were the construction of the Dawhenya Irrigation Project canal, which was required for the production of rice and the harvesting of sugarcane at Komenda to feed the sugar factory. As a contemporary account goes:

Reference 120 - 0.01% Coverage

a land reform policy under which all lands whether stool or skin should be confiscated without compensation. The NSU recommended that irrigated lands at Veaa, Goliaga, Fubesi Valley & Dawhenya should be confiscated and redistributed to the poor.

Reference 121 - 0.01% Coverage

regulations as well as the laws of the land. Date..... signed"

Reference 122 - 0.01% Coverage

7.2.2.6 With support from the highest political authority in the land, the GYP developed a fearsome reputation. Heads of institutions who were not keen to promote it in their schools suffered punitive action. There were also whispered allegations of how public criticism of the movement could lead to one's detention under the Preventive Detention Act. By the time it celebrated its third anniversary, the President could order that its programmes be made compulsory for all youth groups. This was a clear indication that the government was not in support of the existence of any other youth groups. The President justified the new policy thus:

Reference 123 - 0.02% Coverage

7.7.2.6 The JFM came to the attention of national security during the Third Republic as it was suspected of plotting subversion. The JFM started a farm at Katamanso, which land was procured through the instrumentality of the President of the Nungua Branch in order to go into farming in fulfillment of its belief in the dignity of farming. However, National Security thought otherwise, and insisted that far from it being an attempt to take to farming, the JFM was using the place as a training ground for revolutionaries to subvert the government. The JFM was also associated with the activities of a foreign revolutionary then known as Wilhelm Harrison Buller, and later as Albert Odinga, a national of Belize (former British Honduras), who had been expelled from his own country for subversive activities. He was suspected of carrying on subversive activities by giving military training to some young Ghanaians for purposes of overthrowing the government and was arrested for overstaying his visa. Although the government could not prove the allegation of subversion and subsequently deported him, the suspicion of untoward activities hung around the JFM until the coup occurred on 31st December, 1981. As subsequent events proved, the suspicions were not unfounded.

Reference 124 - 0.02% Coverage

8.0.2 Land ownership in Ghana since colonial days has been in the hands of families, clans, and traditional rulers or chiefs. The latter's position on land ownership supersedes the rest in most Ghanaian societies. The chiefs were seen as holding economic power, controlling, as they claimed to do, access to land and the people who worked on the lands, as well as what could be grown on it, dug out of it, and the labour to do all these works. By and large, not until the establishment of the 1992 constitution, all lands in the Northern, Upper East and Upper West Regions of Ghana were vested in the Government of Ghana. On the other hand, from Brong-Ahafo Region down to the coastal regions of Ghana, lands are in the hands of families, clans and traditional rulers.

8.0.3 Those in charge of these lands usually release them to individuals who want to invest on the land and in return these people pay royalties or some kind of compensation or rent. One could obtain a parcel of land for a project by lease or outright purchase from the land owners. However, the acquisition of land and its management is bedevilled with a myriad of problems, ranging from double sale of a parcel of land; improper documentation, encroachment by unauthorised individuals or groups or families; litigations and disputes. Along side these, most lands compulsorily acquired by government; and its agencies, little or no compensation has been paid to the owners of these lands. Where compensation has been paid, the land has been left unattended to for so many years, allowing all kinds of peoples, individuals and families to claim ownership.

Reference 125 - 0.01% Coverage

8.2 Chiefs And Land 8.2.1 Pre-Independence To 1957

8.2.1.1 The British Colonialist was reticent and even more cautious when it came to regulating Gold Coast's (now Ghana) economic resource, land. There were many discussions about the importance of land reforms, but no such reforms were ever to take place. So far as the vast majority of Ghanaians were concerned, land allocation mostly in the form of confiscation, taxation and rights were matters controlled by chiefs and their council.

Reference 126 - 0.01% Coverage

8.2.1.3 In 1900, the Concessions Ordinance was enacted to regulate the granting of concessions for the exploitation of timber and mineral resources. The law was made to certify as valid a concession, granted by the persons having authority to do so and which protect the customary rights of the people living in the area. The concession rent was to be paid to a treasurer appointed by the Governor and distributed to the entitled individuals. It thus meant that, the revenue from these lands, derived from local taxes on farmers, land and concession sales as well as from royalties on timber from the forest and minerals, which was the

ancient basis of chiefly inheritance, was to be collected by the newly created local councils, as one element of local revenue. Chiefs were no longer at liberty to alienate stool lands without the assent of local councils.

Reference 127 - 0.01% Coverage

8.2.1.5 Although the NJO met with the resistance and protests from chiefs, it was the protest over land that was to channel all such dissidents into a single protest movement in the late 1890s, led by the Aborigines' Rights Protection Society (ARPS). The ARPS protest against the Land Bills of 1894-1897, centred on the contention that there was no waste land or public land which could justifiably be taken over by the government; and secondly the claim that the bill would reduce all the chiefs to mere squatters and lead to the abrogation of their ancestral rights. In view of this, the ARPS appeared to be right to assist the chiefs, and successfully, they protested against the Land Bills that would have vested all vacant lands in the Crown. From then on to the late 1950s, governments have invigorated their effort to acquire lands through series of legislations

Reference 128 - 0.01% Coverage

his people to clear a 300-acre land earmarked for a local community farm. The Asantehene, Otumfuo Opoku Ware II, also pledged support to the PNDC. He assured the PNDC Government of the readiness of all the chiefs under him to assist in making the revolution a success. Consequently, he urged chiefs to freely release land for the establishment of community farms.

Reference 129 - 0.02% Coverage

8.11 Chiefs And Land 8.11.1 Post-Independence 1957-1993

8.11.1.1 In the late 1950s, and during the First Republic (early 1960s), Dr. Nkrumah in his haste to develop the newly independent nation socio-economically and industrially, embarked on massive projects including the construction of new roads and bridges, and improvement/upgrading of existing ones, schools, colleges, hospitals and clinics. Others were irrigation and hydro-electric dam, large housing estates, manufacturing (import substitutions) and industrial estates, and the establishment of state farms which demanded large tracts of land.

8.11.1.2 The newly acquired independent State with powers and new conception of the nature and role of the Ghanaian State resulted in massive compulsory acquisition of land, sometimes for purposes which were not demonstrably public. Governments have controlled land use throughout the country, and have manifested the control by the promulgation of a number legislation, each of which reduced the level of the chiefs' control over their lands.

8.11.1.3 Most of the lands that were "acquired" by the state, for the purposes outlined above, were taken from skin/stool, families or private land owners. The state at that time, in taken the land, took the position that land acquired (for public use) was in the public interest. The State Land Act, 1962 (Act 125) , provided the power for the government to acquire land compulsorily and thereby control its use as owner. In some cases, the government declared the state land or stool land, to be a selected area for a specific purpose, such as the Accra International Airport, Achiase Jungle Warfare training sites, etc.

Reference 130 - 0.03% Coverage

by governments to assert power over the management and administration of the customary proprietorship. Beside, the government can take over the ownership of concessions created on stool lands in trust for the stool concern . Again, for the consolidation of laws relating to land administration and to introduce uniformity in the system throughout the country, an Act was passed on 1962 , which sought to split ownership such that legal ownership in vested land passed on to the state, while the beneficial ownership remained in the stool . More so, the ownership and control of lands endowed with mineral deposits, has been vested in the care of the President in trust for the people of Ghana . All these were been done to

control land use by governments towards an effective and efficient sustainable land management and administration in Ghana.

8.11.1.5 The problems associated with these acquisitions of land are many and these leave much to be desired. In some cases, little or no effort was made by the state agencies effecting such acquisition, to follow the legal procedures, and properly register the lands. There were instances where no compensation at all was paid. In others, what was paid to the land owners was grossly inadequate. It must be admitted that in some instances, no compensation was paid largely because, there were disputes as to ownership, over who were to the rightful recipients of compensation. There were instances where site plans for acquired areas were found to be inaccurate, due to mistakes in surveying or other technical difficulties.

8.11.1.6 This has led to delays in payment of compensation and commencement of development projects, as disputes have had to be litigated in court, and over very long periods of time. Such unfortunate situations have often resulted in the extensive encroachment on these lands by individuals, families and groups who felt that the land belonged to them, because they were never paid the appropriate or adequate compensation.

8.11.1.7 Some individuals, families and chiefs in their bid to protect their lands, have engaged land guards, to whom they paid huge sums of monies (sometimes they also sold plots of land), to drive away prospective investors and developers, on their acquired lands. The land guards have many times destroyed building structures, and even, maimed and sometimes killed innocent people who they perceived to be encroaching on the lands that belonged to their bosses.

Reference 131 - 0.01% Coverage

8.12.6 The chiefs, families and individual land owners have constantly protected their land since colonial days and continue till date. However, where it matters most legislation by successive governments have rendered such protection ineffective, and some of these land acquisitions cases have also been battled in the corridors of the judiciary. More over, seeking legal action against families, individuals, chiefs or the state has not always been successful, since none of them seeking the relief may have proper title to the lands in question.

Reference 132 - 0.01% Coverage

9.1.1.4 There was also an Akan belief that a messenger must accompany a dead chief on his last journey to the land of his ancestors. Someone therefore had to be killed to serve that purpose. The murder of Akyea Mensa (Apedwahene), a case popularly referred to as

Name: References to Estate in Ghana Report

<Files\\Ghana Report> - § 6 references coded [0.04% Coverage]

Reference 1 - 0.01% Coverage

Seth Osei Anim PP. Akua Sarfoa On 19th February, 1979 the government of Ghana entered into a lease agreement with Akua whereby Plot No. 143 at Sector 2 Block N, Koforidua was leased to Akua for 99 years. In or about 1986 the government entered onto the land and built estate houses on it. Akua is entitled to be compensated for her loss.

Reference 2 - 0.01% Coverage

It is the duty of the press, the fourth estate of the realm, to subject to search and relentless criticism the way and manner in which other organs of the state exercise the powers conferred upon them by the constitution of the land. The press will not share its power with anyone.

Reference 3 - 0.01% Coverage

5.10.10.2 To make matters worse for the landowners, the Government of the CPP decided to develop housing units to re-house those who had been displaced by an earthquake that devastated Accra in 1939. The estate houses that were built at various localities such as Kaneshie, Mamprobi and Abossey Okai, also required the acquisition of wide expanses of Ga ancestral lands. Since the goal was a noble one, there were few complaints about the land acquisitions until it was time to allocate the houses that had been built. The houses were allotted in a manner that caused great disaffection against the government, as it was widely believed that non-Ga members of the ruling party (CPP) had benefitted to the exclusion of those in whose name the project had been developed. It thus formally began its life with a major grievance against the CPP.

Reference 4 - 0.01% Coverage

8.11.1.1 In the late 1950s, and during the First Republic (early 1960s), Dr. Nkrumah in his haste to develop the newly independent nation socio-economically and industrially, embarked on massive projects including the construction of new roads and bridges, and improvement/upgrading of existing ones, schools, colleges, hospitals and clinics. Others were irrigation and hydro-electric dam, large housing estates, manufacturing (import substitutions) and industrial estates, and the establishment of state farms which demanded large tracts of land.

Reference 5 - 0.01% Coverage

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Reference 6 - 0.01% Coverage

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Name: References to Farm in Ghana Report

<Files\\Ghana Report> - § 18 references coded [0.12% Coverage]

Reference 1 - 0.01% Coverage

4.4.2.3.1 In spite of the lukewarm attitude to the coup of 1972, the NRC soon won the support of the chiefs. To start with, there was the declaration of war on hunger with the NRC's Policy of "Operation Feed Yourself" (OFY). Many chiefs offered land for farming to ensure the success of OFY.

Reference 2 - 0.01% Coverage

4.4.2.3.1 In spite of the lukewarm attitude to the coup of 1972, the NRC soon won the support of the chiefs. To start with, there was the declaration of war on hunger with the NRC's Policy of "Operation Feed Yourself" (OFY). Many chiefs offered land for farming to ensure the success of OFY.

Reference 3 - 0.01% Coverage

5.4.9.11 Following a dispute between Gideon Kwasi Akator's family and one Atiga over land at Agotime Kpetoe, Volta Region, the High Court, Ho, found in favour of the Akator family. To protect a loan the Agricultural Development Bank had given Atiga for his farming project on the land, the SMC made the State Lands (Kpetoe – Site for Agricultural Development Bank) Instrument 1976 (EI 148) vesting the land in the State. Since then the Land Valuation Board has been unable to get the Bank to pay compensation which had been assessed at ₵14,300,000. It is evident that the power of compulsory acquisition of land given by the State Lands Act, 1962 (Act 125) was on this occasion abused.

Reference 4 - 0.01% Coverage

5.4.9.32 In 1966, Yaa Serwaah's grand mother, Ama Gyan, now deceased, acquired land in the Twifu Heman area for farming. According to Yaa this land was subsequently taken over by the Ghana Government during the Acheampong regime. Compensation for compulsory acquisition of land is due to the stool and not to those farming on the land. Farmers are only entitled to be paid for crops actually on the land at the time of the acquisition. The petitioner did not indicate if her grandmother had any crops on the land.

Reference 5 - 0.01% Coverage

Peter Bediako, is the owner of a farm on Abesewa Stool land along the Tapa-Kumasi road. During the construction of the road in 1984 his crops comprising oil palm, pepper, cassava and cocoyam were destroyed. No compensation was paid to him.

Reference 6 - 0.01% Coverage

Benjamin Tetteh Buer representing farmers of Loulimor and Hwakpo, near Ada petitioned that in April, 1983 members of the Amalakpo PDC took over their farms and lands. They backed the claim with a publication in the Ghanaian Times of 14 April 1983 under the Captain "Amlakpo PDC takes over disputed land". The action of the PDC has not resolved the dispute. The proper forum is the court.

Reference 7 - 0.01% Coverage

Addai Bonsu petitioned that in 1982, the PDC/CDR took part of his family land at Adense, near Krobo Ashanti and planted oil palm. With the dissolution of those bodies the Town Development Committee has

taken over the farms. Since the Committees are not the successor of the PDC/CDR they are not entitled to take over the farm. The family may assert their title in any court of competent jurisdiction.

Reference 8 - 0.01% Coverage

Gale Nyatefe-Atiipoe On 14th June, 1977, the TDC offered the petitioner a 5 Year lease of 17 acres of land for farming purpose. Paragraph 2 of the letter stated as follows:

Reference 9 - 0.01% Coverage

Yaa Ankomah The petitioner and her husband, now deceased, acquired land at Subriso in the Ahafo Ano North District for farming in 1954. When the area was made part of the Disiri Forest Reserve, farmers with farms within the Reserve were given permission to continue farming within specified boundaries. In 1988, following persistent encroachment into the Reserve, the farmers were ejected. The petitioner contends that in the course of ejecting the farmers her cottage and that of other farmers were burnt down. After several petitions to the government

Reference 10 - 0.01% Coverage

Jackson Kwame Pipim a farmer at Abonsuaso in the Ahafo Ano North District his farm fell in the Disiri Forest Reserve. During the confrontation with the Forestry Officials in 1988 he was driven off the land, arrested and put before a public tribunal. He spent a month on remand until the matter was resolved. For two years he was unable to harvest his cocoa. He sought compensation for that loss.

Reference 11 - 0.01% Coverage

Kofi Boakye Dede petitioned that he had been prevented from farming on land in a forest reserve and wants to be compensated. He blamed Forestry Officials for moving the boundary into part of his land. As the petitioner admits this dispute was adjudicated upon in 1984 by the Circuit Court at Mampong, Ashanti which found that the petitioner had trespassed into the Forest Reserve and imposed a fine of ₵1000 on him. It is in the interest of the nation that some land should be set aside as forest reserves.

Reference 12 - 0.01% Coverage

James Agyei Moshei seizure of property in 1997 for farming in a forest reserve. Elisabeth Atta Mensah dispute as to title to property. Kwadzo Atsakpo enforcement of a judgment of the High Court, Ho. Benjamin Amoah Sefa termination of employment by UAG Ghana Ltd. Isaac Kwarteng-Amaning termination of employment by Anhwiankwanta Oil Mill Ltd. Abdullah Yakubu termination of employment by Ghana Firestone Rubber Co. Ltd. Christian Sanniez trespass to land by 31st December Womens' Movement. Ebenezer Martey chased out of Winneba by factions in chieftaincy dispute. Isaac Boadu dismissed from the BNI in 1998. Joseph Gyempeh Kanin destruction of building in 1998. Kwadwo Wireko seizure of a Dormer Machine by Forestry Department in 1999.

Reference 13 - 0.02% Coverage

7.7.2.6 The JFM came to the attention of national security during the Third Republic as it was suspected of plotting subversion. The JFM started a farm at Katamanso, which land was procured through the instrumentality of the President of the Nungua Branch in order to go into farming in fulfillment of its belief in the dignity of farming. However, National Security thought otherwise, and insisted that far from it being an attempt to take to farming, the JFM was using the place as a training ground for revolutionaries to subvert the government. The JFM was also associated with the activities of a foreign revolutionary then known as Wilhelm Harrison Buller, and later as Albert Odinga, a national of Belize (former British Honduras),

who had been expelled from his own country for subversive activities.⁴⁸ He was suspected of carrying on subversive activities by giving military training to some young Ghanaians for purposes of overthrowing the government and was arrested for overstaying his visa. Although the government could not prove the allegation of subversion and subsequently deported him, the suspicion of untoward activities hung around the JFM until the coup occurred on 31st December, 1981.⁴⁹ As subsequent events proved, the suspicions were not unfounded.

Reference 14 - 0.01% Coverage

8.10.1.7 Some of the chiefs did not urge only their subjects, but indeed, all Ghanaians to embrace the 31st December Revolution. Nana Kusi Appiah, Omanhene of Manso Nkwanta in the Ashanti Region, urged Ghanaians to accept the December 31st Revolution and make it work. He summed up his call as follows: "If we have been sitting on the fence, let us now remove ourselves from that position. After all the gains of the revolution will be for us all." Nana Kusi Appiah delivered this message after he had led his people to clear a 300-acre land earmarked for a local community farm.⁷⁸ The Asantehene, Otumfuo Opoku Ware II, also pledged support to the PNDC. He assured the PNDC Government of the readiness of all the chiefs under him to assist in making the revolution a success. Consequently, he urged chiefs to freely release land for the establishment of community farms.⁷⁹

Reference 15 - 0.01% Coverage

8.11.1.1 In the late 1950s, and during the First Republic (early 1960s), Dr. Nkrumah in his haste to develop the newly independent nation socio-economically and industrially, embarked on massive projects including the construction of new roads and bridges, and improvement/upgrading of existing ones, schools, colleges, hospitals and clinics. Others were irrigation and hydro-electric dam, large housing estates, manufacturing (import substitutions) and industrial estates, and the establishment of state farms which demanded large tracts of land.

Reference 16 - 0.02% Coverage

7.7.2.6 The JFM came to the attention of national security during the Third Republic as it was suspected of plotting subversion. The JFM started a farm at Katamanso, which land was procured through the instrumentality of the President of the Nungua Branch in order to go into farming in fulfillment of its belief in the dignity of farming. However, National Security thought otherwise, and insisted that far from it being an attempt to take to farming, the JFM was using the place as a training ground for revolutionaries to subvert the government. The JFM was also associated with the activities of a foreign revolutionary then known as Wilhelm Harrison Buller, and later as Albert Odinga, a national of Belize (former British Honduras), who had been expelled from his own country for subversive activities. He was suspected of carrying on subversive activities by giving military training to some young Ghanaians for purposes of overthrowing the government and was arrested for overstaying his visa. Although the government could not prove the allegation of subversion and subsequently deported him, the suspicion of untoward activities hung around the JFM until the coup occurred on 31st December, 1981. As subsequent events proved, the suspicions were not unfounded.

Reference 17 - 0.01% Coverage

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Reference 18 - 0.01% Coverage

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Name: References to Labour in Ghana Report

<Files\\Ghana Report> - § 3 references coded [0.03% Coverage]

Reference 1 - 0.01% Coverage

Reference is made to your letters NRC/INV/V3/SFI/173 and NRC/INV/V3/SFI/147 of 31st July, 2003 and 19th August, 2003 respectively, on the above matter. Our records show that the Unibrick Housing Project was developed under the aegis of Unibrick Co-ordinating Committee, office of the Head of State, Castle, Osu on land belonging to State Housing Company for the construction of prototype buildings known as "Exhibition Houses" for which Dr. Matthew N. Tetteh provided his formula, which he called "unibrick". State Housing Company Limited (SHC) partly financed and provided materials as well as labour for the project, which was sited at both Dansoman and Adenta in the Greater-Accra Region.

Reference 2 - 0.01% Coverage

8.0.2 Land ownership in Ghana since colonial days has been in the hands of families, clans, and traditional rulers or chiefs. The latter's position on land ownership supersedes the rest in most Ghanaian societies. The chiefs were seen as holding economic power, controlling, as they claimed to do, access to land and the people who worked on the lands, as well as what could be grown on it, dug out of it, and the labour to do all these works¹. By and large, not until the establishment of the 1992 constitution, all lands in the Northern, Upper East and Upper West Regions of Ghana were vested in the Government of Ghana. On the other hand, from Brong-Ahafo Region down to the coastal regions of Ghana, lands are in the hands of families, clans and traditional rulers.

Reference 3 - 0.01% Coverage

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Name: References to Land Act in Ghana Report

<Files\\Ghana Report> - § 4 references coded [0.02% Coverage]

Reference 1 - 0.01% Coverage

8.11.1.3 Most of the lands that were "acquired" by the state, for the purposes outlined above, were taken from skin/stool, families or private land owners. The state at that time, in taken the land, took the position that land acquired (for public use) was in the public interest. The State Land Act, 1962 (Act 125)⁸⁰, provided the power for the government to acquire land compulsorily and thereby control its use as owner. In some cases, the government declared the state land or stool land, to be a selected area for a specific purpose,⁸¹ Warfare training sites, etc.

Reference 2 - 0.01% Coverage

82 The Ashanti Stool Land Act, 1958, and Akim Abuakwa (Stool Revenue) Act, 1958. 83 The Concessions Act, 1962 (Act 124).

Reference 3 - 0.01% Coverage

84 The Administration of Land Act, 1962, (Act 123). 85 The Mineral Act 1962 (Act 126).

Reference 4 - 0.01% Coverage

8.11.1.3 Most of the lands that were "acquired" by the state, for the purposes outlined above, were taken from skin/stool, families or private land owners. The state at that time, in taken the land, took the position that land acquired (for public use) was in the public interest. The State Land Act, 1962 (Act 125) , provided the power for the government to acquire land compulsorily and thereby control its use as owner. In some cases, the government declared the state land or stool land, to be a selected area for a specific purpose, such as the Accra International Airport, Achiase Jungle Warfare training sites, etc.

Name: References to Property in Ghana Report

<Files\\Ghana Report> - § 7 references coded [0.04% Coverage]

Reference 1 - 0.01% Coverage

7.6.185 Abagua Anaaba, a Frafra of Aurigu, near Pwalugu complained of harassment suffered at the hands of Mamprusis whom he described as settlers on Aurigu land. On two occasions he and his relatives were arrested on the instructions of one Halidu, a PDC Co-ordinator and taken once to Walewale and on another occasion to Gambaga. Anaaba was forced to run round a field while being beaten. He was also made to lie face-downwards on the ground and simulate sex while a crowd jeered at him. Some of their properties including nine licensed guns were taken away from them.

Reference 2 - 0.01% Coverage

construction. In 1983, his company, Uniclean Limited, teamed up with the Ghana Government to put his ideas into practice. This was done on land acquired by the State Housing Company Limited. The current position with regard to the properties is set out in a letter dated 21st August, 2003 which this Commission received from the company. It reads:

Reference 3 - 0.01% Coverage

Adamu Kabanya In 1965 the petitioner's mother, Asana Wala, was allocated a plot near the Old Market Square, Wa to build a structure for trading purposes. A condition of the offer was that the plot was to be developed within three years/ Asana died and the property came into the hands of the petitioner. In 1972 he applied for and obtained a permit to build on the land. As a PNC branch chairman he fled the country after the 31st December, 1981 coup and became a refugee in Burkina Faso. All this time he had not built on the land. Subsequently the land was taken from him a building put up to house a 31st December Women's Children's Day Care Centre. Having broken a condition of the lease to build within 3 years, the petitioner can hardly complain of the reversion of the land to government and its re-allocation.

Reference 4 - 0.01% Coverage

Edward Kwabla Degre Atsakpo demolition of a house in 1994. Nana Amponsah Antwi destruction of property in February 1993. Thompson Mahama claim for damages for assault committed on petitioner in 1999. Albert Omane Okra claim for damages for trespass to land occurring in 1994.

Reference 5 - 0.01% Coverage

James Agyei Moshei seizure of property in 1997 for farming in a forest reserve. Elisabeth Atta Mensah dispute as to title to property. Kwadzo Atsakpo enforcement of a judgment of the High Court, Ho. Benjamin Amoah Sefa termination of employment by UAG Ghana Ltd. Isaac Kwarteng-Amaning termination of employment by Anhwiankwanta Oil Mill Ltd. Abdullah Yakubu termination of employment by Ghana Firestone Rubber Co. Ltd. Christian Sanniez trespass to land by 31st December Womens' Movement. Ebenezer Martey chased out of Winneba by factions in chieftaincy dispute. Isaac Boadu dismissed from the BNI in 1998. Joseph Gyempeh Kanin destruction of building in 1998. Kwadwo Wireko seizure of a Dormer Machine by Forestry Department in 1999.

Reference 6 - 0.01% Coverage

5.11.3.8 They were also ordered to surrender properties in excess of two houses with a combined value of £ 20, 000, two cars and plots of land valued at more than £500.⁵⁶ Gbedemah and Botsio were subsequently expelled from the party on 23rd January 1962.⁵⁷

Reference 7 - 0.01% Coverage

5.11.3.8 They were also ordered to surrender properties in excess of two houses with a combined value of £ 20, 000, two cars and plots of land valued at more than £500. Gbedemah and Botsio were subsequently expelled from the party on 23rd January 1962.

Name: References to Redistribute in Ghana Report

<Files\\Ghana Report> - § 1 reference coded [0.01% Coverage]

Reference 1 - 0.01% Coverage

a land reform policy under which all lands whether stool or skin should be confiscated without compensation. The NSU recommended that irrigated lands at Veaa, Goliaga, Fubesi Valley & Dawhenya should be confiscated and redistributed to the poor.

Name: References to Resource in Ghana Report

<Files\\Ghana Report> - § 4 references coded [0.10% Coverage]

Reference 1 - 0.01% Coverage

8.2.1.1 The British Colonialist was reticent and even more cautious when it came to regulating Gold Coast's (now Ghana) economic resource, land. There were many discussions about the importance of land reforms, but no such reforms were ever to take place. So far as the vast majority of Ghanaians were concerned, land allocation mostly in the form of confiscation, taxation and rights were matters controlled by chiefs and their council.

Reference 2 - 0.08% Coverage

3.8.14 In the past the involvement of academics in treasonable activities on campuses were camouflaged as the exercise of academic freedom. Governments adopted the practice of planting informants on the campuses and in the lecture rooms, to engage in surveillance on lecturers and students. To avoid the recurrence of such practices, there is the need for academics to appreciate the value of academic freedom and to strive to preserve it. They should initiate discussion on issues pertaining to the legitimate exercise of academic freedom and so develop standards that enhance the enjoyment of academic freedom for all.

3.8.15 The development of an independent press has narrowed the space that student leaders had when they were regarded as the alternative voices in the political space. Public space for alternative voices should be preserved so as to reduce the impact of student leaders who concede, years after the fact, that they did not really know what they were playing at when they took a stand against the government.

3.9 YOUTH

3.9.1 Politically-inclined Youth groups are capable of being exploited as a support-base for subversion of the State. The State must show more interest in its youth. Efforts must be made to tackle the problems of out of school youth, so that they would not be available for easy manipulation and exploitation, as unemployed and under-employed youth form a ready source of support for agitators who promise utopia.

3.9.2 NCCE should design appropriate civic education materials for use by youth organisations registered with the National Youth Council. The programmes should help the youth to develop into responsible and patriotic citizens. However, care must be taken in the design, not to lift partisan objectives above national interests.

3.9.3 All youth organisations that handle out-of-school-youth must provide opportunity for such youth to receive civic education. The National Anthem and the National Pledge must be taught to the out-of-school youth

3.9.4 The National Youth Council should be appropriately resourced provided with appropriate direction to enable it serve the purposes for which it was established.

3.10 RECOMMENDATIONS/REFORMS – THE INSTITUTION OF CHIEFTAINCY

3.10.1 It is observed that through legislation, governments interfered with the independence of Chiefs. In spite of this negative history, it is still necessary for Chiefs as the custodians of our cultural heritage, to regain and sustain their political influence as neutral actors in the political domain. Chiefs must be empowered to play their role effectively through education, especially on the Chieftaincy Act, the rights and responsibilities of Chiefs, land administration as well as well basic management skills.

3.10.2 Chiefs, who are regarded as opinion leaders, should be more vocal on issues of human rights violations in the country.

3.10.3 Chiefs should refrain from inordinate lobbying of politicians, particularly those in government, for projects to be sited in their communities. Such lobbying renders the institution vulnerable to manipulation by the politicians, particularly those in Government.

3.10.4 The Regional Houses of Chiefs should strengthen their capacity to handle chieftaincy litigation more effectively. It is desirable for the National House of Chiefs to be proactive in handling matters likely to get Chiefs locked in prolonged and expensive stool and land litigation.

3.10.5 The Traditional Councils should ensure that the selection and enstoolment or enskinment procedures are simplified to avoid litigation and also enable the Chiefs to save resources for the development of their respective communities.

3.10.6 Traditional rulers must ensure that their communities enjoy the benefits of revenue accruing from stool lands.

3.10.7 District Assemblies must honour their financial obligations to the

Traditional Councils. 3.10.8 Partisan politics have caused a great deal of pain to royal lineages as some persons have used their political influence at particular times to obtain stools and skins. This bred litigation and destoolment or deskinment when the political atmosphere changed. It must be remembered at all times that chieftaincy is an institution that is traditional in nature; therefore its norms of nomination/election as well as the status of the stool or skin must be determined by cultural norms and usages. 3.10.9 Chiefs should not call upon the government to create paramountcies for them. Chieftaincy is by customary usages, therefore elevation to paramountcy status should not be the work of central government as this renders the status an artificial one dependent upon the will of politicians in power, and makes the occupant beholden to the government that granted such elevation. The National House of Chiefs should work out modalities for elevation of those whose customary usages make no such provision. 3.10.10 The recognition clause must never be re-instituted as it undermines the ability of the Chiefs to represent their people. There is an urgent need for the lineages of all stools/skins to be published by the Traditional Councils and the Regional Houses to reduce conflict and litigation when vacancies occur. 3.10.11 The issues of land and access to land have not been fully explored. There is the need for a formal national project on land and ownership of land in the various areas. This would minimise litigation arising out of wrongful assumption of ownership over land by chiefs. Chiefs must ensure that all lands under their control are surveyed by properly by qualified surveyors registered with the Ghana Institution of Surveyors. 3.10.12 There must be clear guidelines particularly to the public about the requirements of land acquisition in each traditional area. 3.10.13 Land compulsorily acquired must be promptly paid for to prevent dealings in the land with unsuspecting members of the general public. 3.10.14 The system of land administration must be overhauled. Processes of compulsory acquisition must be made to involve the wider community to prevent unscrupulous persons being able to dispose of the lands after they have been compulsorily acquired. 3.10.15 The Houses of Chiefs should determine for themselves what would be appropriate interaction with the Party in power and with the ruling government so as to curtail the propensity of those who would under the guise of 'hospitality', court favour with politicians. Such actions tend to create disaffection for the Chiefs and encourage detractors to initiate destoolment actions when that particular administration leaves office. 3.10.16 Land problems in Northern Ghana require special study so as to end the inter-ethnic conflicts that erupt frequently, seemingly over trifles. The State should initiate action on this matter as soon as practicable. 3.10.17 Chiefs must remain barred from participation in partisan politics so that they can maintain the dignity of the institution and sustain the unity of his community.

Reference 3 - 0.01% Coverage

8.2.1.1 The British Colonialist was reticent and even more cautious when it came to regulating Gold Coast's (now Ghana) economic resource, land. There were many discussions about the importance of land reforms, but no such reforms were ever to take place. So far as the vast majority of Ghanaians were concerned, land allocation mostly in the form of confiscation, taxation and rights were matters controlled by chiefs and their council.

Reference 4 - 0.01% Coverage

8.2.1.3 In 1900, the Concessions Ordinance was enacted to regulate the granting of concessions for the exploitation of timber and mineral resources. The law was made to certify as valid a concession, granted by the persons having authority to do so and which protect the customary rights of the people living in the area. The concession rent was to be paid to a treasurer appointed by the Governor and distributed to the entitled individuals. It thus meant that, the revenue from these lands, derived from local taxes on farmers, land and concession sales as well as from royalties on timber from the forest and minerals, which was the ancient basis of chiefly inheritance, was to be collected by the newly created local councils, as one element of local revenue. Chiefs were no longer at liberty to alienate stool lands without the assent of local councils.