

ACT 123

ADMINISTRATION OF LANDS ACT, 1962

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SCHEDULE

Boundaries of Kumasi Town Lands

ACT 123

ADMINISTRATION OF LANDS ACT, 1962¹

AN ACT to consolidate with amendments the enactments relating to the administration of Stool and other lands.

Administration

Stool Land

1. Management

The management of stool lands shall be exercised in accordance with article 267 of the Constitution and where there is a conflict between a provision of this Act and a provision of Chapter Twenty-one of the Constitution the provision of the Constitution prevails.

2. Proceedings relating to Stool land

The President may direct the institution or defence of, or intervention in, any proceedings relating to a stool land in the name of the Republic, on behalf, and to the exclusion, of the stool concerned, and may compromise or settle any of those proceedings²

3. Determination of questions on extent of a traditional area

(1) A question arising under this Act as to whether any lands are in a particular traditional area shall be referred to the Minister who shall, after consulting with the traditional council, determine the question for the purposes of this Act.

(2) *Omitted.*³

4. Declaration of interest in lands

(1) The President may require a stool to declare its interest in a land and the stool shall, within three months of being notified in writing of that requirement, send full particulars of the land to the Minister.

1. This Act was assented to on 14th June, 1962.

2. This provision is not compatible with article 267 of the Constitution.

3. As being unconstitutional since it offends clause (3) of article 125 of the Constitution. The original provision provided that, "A decision of the Minister under this section shall be final". The section deals with the determination of the extent of a right over property. Determination of the existence of a right is clearly a matter for the Constitution. The original provision would now be subject to certiorari and Thus the Minister's decision cannot be final.

(2) In the event of a failure to declare an interest in the land within the period prescribed by subsection (1), or of a question arising as to the existence or extent of the interest of the stool in a land, the Minister may determine the existence or extent of the interest of the stool in the land.

(3) *Omitted.*⁴

Kumasi Town Lands

5. Grant of lease of land in Kumasi⁵

(1) *The President may, subject to this Act, grant to a person owing allegiance to the Asantehene one lease, at a nominal rent of one shilling per annum, of one vacant plot of land for residential purposes only, in any area within the boundaries of the Kumasi town lands described in the Schedule and comprising land held in trust for the Golden Stool and the Kumasi traditional area.*

(2) *A plot of land granted under subsection (1) or under an enactment repealed by this Act, is called a "free pl~".*

(3) *The lessee may, with the previous consent in writing of the Minister, assign the free plot to any other person owing that allegiance but shall not, except as provided in subsection (4), assign it to any other person.*

(4) *The lessee may, with the previous consent in writing of the Minister, mortgage or sublet the other free plot to any other person.*

(5) *The lessee shall not assign or mortgage a part only of the free plot.*

(6) *An assignment, transfer, subletting or mortgage made in contravention of subsections (3), (4) or (5) is void.*

(7) *A contravention of this section by the holder of a free plot or an unauthorised dealing with that plot entails its forfeiture, and the holder's right to the plot may be determined by the Minister by a notice in writing.*

(8) *The number of free plots held under this section shall not exceed ten percent of the plots available in an approved lay-out.*

(9) *For the purposes of this Act, a person shall be regarded as owing allegiance to the Asantehene if that person owes the allegiance by customary law, directly or through the chief of one of the Kumasi clans, including a divisional chief of Ashanti and a Kumasi subordinate stool, but not a person serving or owning allegiance to the divisional chief.*

(10) *A certificate signed personally by the Asantehene or by a person nominated by the Asantehene in writing in that behalf certifying that a specified person does or does not owe allegiance to the Asantehene is conclusive evidence of the fact so certified.*

(11) *The President may, subject to this Act, grant a lease to a person, other than a person owing allegiance to the Asantehene.*

4. See note 3.

5. Clause (1) of article 267 vests all Stool Lands in the appropriate Stool. See also the definition "Stool Lands" in article 295 of the Constitution.

6. Rent to be charged

(1) The rent to be charged in respect of a lease shall, subject to section 5 and to this section, be in accordance with a prescribed scale.

(2) The President may grant a lease of a Kumasi town land for a religious, an educational, a recreational or charitable purpose free of rent or at a rent lower than the appropriate rent according to the prescribed scale.⁶

(3) Where the lease of a free plot becomes vested in a person not owing allegiance to the Asantehene or in a person who already holds a free plot, the lease shall become subject to the payment of rent in accordance with a prescribed scale.

*Lands Generally***7. Vesting of land in President in trust**

*Omitted.*⁷

8. Disposal of lands

(1) A disposal of a land which involves the payment of a valuable consideration or which would, by reason of it being to a person not entitled by customary law to the free use of land, involve the payment of available consideration, and which is made

(a) by a stool, or

(b) by a person who, by reason of that entitlement under customary law, has acquired possession of the land without payment of a consideration or in exchange for a nominal consideration,

is subject to the operation of article 267 of the Constitution.

(2) *Omitted*⁸

6. See note 5.

7. Omitted by virtue of article 267 of the Constitution. The provision reads:

"(1) Where it appears to the President in the public interest to do so, the President may, by executive instrument, declare any stool land to be vested in the President in trust and accordingly the President may, on the publication of the instrument, execute a deed or do an act as a trustee in respect of the land specified in the instrument.

(2) Any moneys accruing as a result of a deed executed or an act done by the President under subsection (1) shall be paid into the appropriate account for the purposes of this Act."

8. Subsections (2), (3), (4), (5) and (6) are omitted by virtue of article 267 of the Constitution. The provisions read:

"(2) A person aggrieved by the refusal of the Minister to approve a disposal of land under subsection (1),

or by the failure of the Minister to notify the decision of the Minister regarding the disposal within three months of the date on which the application for concurrence was made, may appeal to an appeal tribunal which may approve, in writing, and that approval shall have the same effect as the concurrence of the Minister.

(3) This section does not confer on a person a right to dispose of a land, which that person is not entitled to exercise by virtue of the customary law or any other law.

(4) An appeal under subsection (2) shall be lodged with the Minister for Transmission to the tribunal within three months of the refusal or, in the case of a failure to notify a decision, within six months after the date on which the application for concurrence was made.

Footnote continued on next page

9. Appeal tribunal⁹

(1) *The President may, after consultation with the Chief Justice, by executive instrument appoint a tribunal to hear appeals under this Act.*

(2) *The tribunal shall consist of*

(a) *a Justice of the Supreme Court as chairman;*

(b) *a Justice of the High Court or a Circuit Court Judge; and*

(c) *a lawyer of at least five years standing within the meaning of the section of the Judicial Service Act, 1960 (CA. 10).*

(3) *The decision of the tribunal on an appeal shall, subject to article 125 (3) and 218 of the Constitution, be final as to fact but the tribunal may reserve a question of law for the consideration of the Supreme Court and section 11 of the Courts Act, 1960 (CA. 9) shall apply accordingly.*

10. Use of land for public purposes

(1) Subject to article 20 of the Constitution, the President may authorise the occupation and use of a land to which this Act applies for a purpose which, in the opinion of the President is conducive to the public welfare or the interests of the State, and may pay into the appropriate account out of moneys provided by Parliament an annual amount of money which appears to the President, considering

(a) the value of the land, and

(b) the benefits derived by the people of the area in which the land is situated from the use of the land,

to be proper payments to be made for the land, and the moneys so paid into the account shall be applied in the same way as other revenues collected under this Act.

(2) Where the President authorises the occupation and use of a land under this section, the President shall publish a notice in the *Gazette* giving particulars of the land, of the use to which it is intended to be put, and of the payments which it is intended to make under this section in respect of the use of the land.

(3) Where a person suffers special loss by reason of disturbance as the result of an authorisation under this section that person shall, out of moneys provided by Parliament, be paid the compensation that the Minister or, on appeal, the appeal tribunal, may determine.

(4) A person dissatisfied with the failure of the Minister to grant compensation or with the amount of the compensation, may appeal to the appeal tribunal.

(5) An appeal shall be lodged with the Minister for transmission to the tribunal within three months of publication of the notice referred to in subsection (2).

(5) A person shall not, without the concurrence of the Minister, make a transaction affecting land which is a stool property as defined in section 52 of the Chieftaincy Act, 1961 (Act 81).

(6) A transaction entered into in contravention of this section is void."

9. This may not be compatible with article 126 of the Constitution.

11. Disposition of Stool lands¹⁰

An instrument executed before or after the commencement of this Act shall not have the effect of granting or demising,

- (a) a right, title or an interest in or to land in respect of minerals, timber, rubber or any other products of the soil in or growing on that land, or
- (b) the option of acquiring that right, title or interest,

except in so far as the grant or demise contains express words granting or demising that right, title or interest or option.

12. Limitation period for mining, timber and farming rights

(1) Except as provided in subsection (4), a grant of mining or timber rights in a land subject to this Act shall not, subject to articles 266 and 267 of the Constitution, exceed a term of thirty years for mining and thirty years for timber despite anything to the contrary contained in any other enactment.¹²

(2) Except as provided in subsection (4), and despite anything to the contrary in any other enactment, a grant of a farming right to a land subject to this Act shall not exceed

- (a) in the case of land for poultry rearing or the cultivation of cereals, a term of ten years; or
- (b) in the case of ranching or the cultivation of mixed or permanent crops, a term of fifty years.

(3) Except as provided in subsection (4), a grant of a stool land to anyone person and the aggregate of the grants shall not exceed as regards

- (a) mining rights, 51.80 square kilo metres for a grant or, in the aggregate, 155.40 square kilo metres,
- (b) timber rights, 103.40 square kilometres for a grant or, in the aggregate, 621.60 square kilo metres, and
- (c) the right to collect rubber, to cultivate products of the soil, other than timber, or relating to the pursuit of animal husbandry,
 - (i) for an individual, 2.59 square kilo metres or in the aggregate 7.77 square kilometres
 - (ii) for a body corporate or unincorporated body of persons established or registered in Ghana 12.95 square kilo metres or in the aggregate 25.90 square kilometres.¹³

10. This section is subject to article 267 of the Constitution.

11. Mining rights and timber rights are now governed by the Timber Resources Management Act, 1997 (Act 547) and the Minerals and Mining Act, 1996 (P.N.D.C.L 153).

12. Amended by section 46 of the Minerals and Mining Act, 1996 (P.N.D.C.L 153).

13. Substituted by section 1 of the Administration of Lands (Amendment) Decree, 1979 (A.F.R.C.D. 61). The provision reads:

"(1) A grant of any mining or timber rights in any land subject to this Act shall not exceed a term of sixty years for mining and thirty years for timber notwithstanding anything to the contrary contained in any other enactment.

(4) The President may, in the case of a particular land where the President is satisfied that special circumstances exist that render compliance with the limits prescribed by this section prejudicial to the national interest or to the interest of a stool, direct that the grant of that land or any other interest in that land shall exceed the areas specified in subsection (3) and the land or an interest in that land may be granted although the limits are exceeded.

13. Duty to give information relating to land¹⁴

(1) The persons specified in subsection (2) shall afford to the Minister the information at their disposal regarding the land and its revenues and the reasonable facilities for inspecting and taking copies of records and other documents relating to the land or revenues.

(2) The persons are for the purposes of subsection (1)

(a) a public officer;

(b) the officers of local authorities which formerly collected revenue of a land to which a provision of this Act applies;

(c) the present and past members of a traditional council and the present or past officers of a traditional council;

(d) the persons who are or have been concerned with or responsible for the administration of the land; and

(e) the persons who hold or have held the land.

(3) A person who fails or refuses to give information to the Minister in accordance with subsection (1), or gives information which that person knows to be false, commits a misdemeanour.

14. Custody of documents, seals and stamps¹⁵

(1) The Lands Commission shall keep the deeds, records, registers, accounts and any other documents and the seals and stamps relating to land to which a provision of this Act applies.

(2) The documents, seals and stamps kept by the Commission under this section shall be made available by the Commission as and when required for the purpose of the management and disposition of the land.

(3) A person having the custody or control of a document, seal or stamp to which subsection (1) applies shall take the necessary steps to deliver it to the Commission.

(2) No grant of any Stool land to any poor person and no aggregate of such grants are to exceed the following limits, that is to say,

(a) mining rights, twenty square miles for any grant or, in the aggregate, sixty square miles;

(b) timber rights, twenty square miles for any grant or, in the aggregate, two hundred and forty square miles;

(c) rights to collect rubber, to cultivate products of the soil (other than timber), or relating to the pursuit of animal husbandry, twenty-five square miles for any grant or, in the aggregate, one hundred square miles."

14. More appropriately, the Administrator of Stool Lands and not the Minister. IS. Clearly the Lands Commission under article 258 should be the requisite custodian.

(4) A person who destroys or conceals a document, seal or stamp which is that person's duty to deliver under this section, or who fails to comply with subsection (3) commits an offence, the penalty for which is not more than three years imprisonment and not more than seven hundred and fifty penalty units.

15. Lay-out plans¹⁶

Plans of an approved lay-out of land to which this Act applies showing the layout of plots and specifying the zonal restrictions of user shall be deposited with the Lands Commission.

16. Unlawful occupation of land¹⁷

(1) Where a person is found in unlawful occupation of land to which this Act applies the Lands Commission may order that person to surrender the land within the period and on the terms laid down, as to the removal of buildings, the reaping of growing produce, and any other matters that the Commission thinks proper.

(2) A person who continues in occupation of land after the date on which that person is to surrender the land under this section, or who, having surrendered it, renews the unlawful occupation of the land, commits a misdemeanour and, in the case of a continuing offence, is liable in addition to a fine imposed for the original offence, to an additional fine not exceeding two hundred penalty units for every day during which the offence is continued.

(3) In proceedings against a person under this section, the proof that the occupation was lawful lies on the defendant, and the averment that the land is land to which this Act applies is sufficient without proof of that fact, unless the defendant proves the contrary.

Revenue

17. Collection of revenue

(1) The revenue from lands subject to this Act shall be collected by the Administrator of Stool Lands, and for that purpose the rights to receive and the remedies to recover that revenue shall vest in the Administrator of Stool Lands and, subject to the exercise of a power of delegation conferred by this Act, any other person shall have to give a good discharge for a liability in respect of the revenue, or to exercise that right or remedy.

(2) Revenue for the purposes of this Act includes the rents, dues, fees, royalties, revenues, levies, tributes and any other payments, whether in the nature of income or capital, from or in connection with lands subject to this Act.

(3) Subsection (1) does not apply to revenue from forest produce, within the meaning of section 2, excluding subsection (5), of the Forests Act which shall continue to be collected by the Forestry Commission.

16. The Lands Commission is the appropriate authority.]

17. The Lands Commission is the appropriate authority.

18. Cap. 157 of the 195] edition of the Revised Edition of the Laws of the Gold Coast.

(4) The moneys in the Forests Improvement Fund in excess of the authorised expenses in connection with exploitation and silvicultural work shall be transferred from that Fund to the Stool Lands Account.

18. Stool Lands Accounts

The sums collected by or transferred to the Administrator of Stool Lands under this Act shall, subject to this Act, be paid into a Stool Lands Account.

19. Payment to local authorities¹⁹

(1) Out of the moneys standing to the credit of the Stool Lands Account there shall, subject to subsection (2), be paid to the local authorities in whose areas the lands are situated from which those moneys are derived, the amounts of money that the Minister may by order determine or as required to be paid under article 267 of the Constitution.

(2) There shall be paid to the Kumasi Metropolitan Assembly out of the Stool Lands Account annually in half-yearly instalments on or before the 30th day of September and the 31st day of March, a sum of money representing one-third of the net rents derived from land within the boundaries defined in the Schedule, or the sum of six thousand pounds whichever is the greater.

(3) In making an order under this section the Minister shall consider the purposes for which the money standing to the credit of the Stool Lands Account which is not paid out under this section, will be applied.

(4) An order under this section may fix the amounts to be paid to the respective local authorities, or may determine those amounts as proportions of the total amount of moneys standing to the credit of the Stool Lands Account or by any other method.

20. Payments to traditional authorities and others

Moneys in any Stool Lands Account remaining after payment of the sums due under section 19 shall be applied in accordance with this Act for the benefit of the people in the areas in which the particular lands are situated and in particular

(a) in the maintenance of the Stool or other traditional authority including a traditional council; and

(b) in the making of grants for projects, including scholarships for the benefit of the people of the area.

21. Scheme for application of stool revenue

(1) The Minister shall, for each prescribed accounting period, and after consultation with the appropriate traditional council, prepare a scheme for the application of revenue in accordance with this Act.

(2) A scheme under this section shall include estimates of the expenses of the traditional council, prepared by the traditional council after consultation with the Minister.

19. Payments out of the Stool Lands Account is governed by clause (6) of article 267 of the Constitution.

(3) A scheme under this section shall be based on estimates of the moneys available, and shall provide for the adjustments which are to be made if the moneys available fall short of or exceed the amount so estimated.

(4) A scheme under this section shall be submitted for the approval of the President and shall be published in the *Gazette*.

22. Payments to be made in accordance with scheme

(1) Subject to this section, money shall not be applied under this Act except in accordance with a scheme prepared and approved under section 21.

(2) In the period of two years from the commencement of this Act, the Minister may make payments under sections 17 to 23 before the approval of the relevant scheme if it appears to the Minister that it is required immediately.

23. Capital payments

A part of the moneys received by the Administrator of Stool Lands under this Act which, in the opinion of the Minister, is of a capital nature shall not be applied under this Part except to defray expenditure which is designated by the Minister in a scheme under this Act as being

of a capital nature, and where an expenditure is not incurred or in any other case the moneys

may be invested in a manner that the Minister responsible for Finance may direct.

Miscellaneous

24. Delegation of functions²⁰

(1) *The Minister may delegate to a local authority or a public officer the duty of collecting revenue or any other function conferred on the Minister by this Act or delegated to the Minister under this Act.*

(2) *A delegation under this section may be made either with or without conditions or limitations.*

25. Accounts

(1) Accounts of the moneys received by the President under this Act shall be kept in a form prescribed by the Auditor-General.

(2) The accounts shall be audited by the Auditor-General not less than once a year and the Minister shall present a copy of the audited accounts, together with the report of the Auditor-General on the accounts, to Parliament and shall also cause those accounts together with that report to be published in the *Gazette*.

26. Boundary books²¹

(1) The boundary books kept under the Boundary, Land, Tribute, and Fishery Disputes Ordinance (Cap. 144), repealed by this Act, shall be transferred to and kept by the Chief Registrar of Lands appointed under the Land Registry Act, 1962 (Act 122).

20. This section is incompatible with article 267 of the Constitution.

21. Not presently applicable. See Chapter Twenty-One of the Constitution.

(2) The Chief Registrar of Lands shall grant reasonable facilities for the search and inspection of any of the boundary books and for the issue of certified copies of executive decisions officially recorded in those books.

(3) Fees may be prescribed for the purposes of this section.

(4) A certified copy of an entry in a boundary book issued by a Registrar is conclusive evidence of the executive decision to which it relates.

27. Offences

A person who is a party to a transaction entered into in contravention of a provision of this Act commits an offence the penalty for which is not more than three years and not more than seven hundred and fifty penalty units.

28. Expenses²²

(1) The expenses incurred by the Minister in the performance of a function under this Act shall be defrayed from moneys provided by Parliament but there shall be paid to the Consolidated Fund out of revenue collected under this Act sums of money which, in the opinion of the Minister, represent the costs of the performance of those functions.

(2) The payments under subsection (1) for each prescribed accounting period shall be

(a) in the case of lands vested in the President in trust, not less than seven and one-half percent of the gross revenue derived from the lands for that year; and

(b) in the case of other lands subject to this Act, not less than two and one-half percent of the gross revenue derived from the lands for that year.

29. Regulations

(1) The President may, by legislative instrument, make Regulations for

(a) a matter, including fees, which is to be prescribed;

(b) defining the boundaries of, or otherwise describing, a land to which this Act applies, or altering or amending that boundary or description,²³ and

(c) giving full effect to this Act.

(2) A statutory instrument made under an enactment repealed by this Act and in force immediately before the commencement of this Act shall continue in force and the forms in use under the repealed enactment may, with the necessary modifications, continue to be used until provision is otherwise made by Regulations made under this Act.

(3) Subject to the terms of an instrument under subsection (1), the descriptions and boundaries set out in the Schedule to the Kumasi Lands Ordinance,²⁴ shall be conclusive as to the extent and limits of the lands to which they refer, notwithstanding the repeal of that Ordinance.

22. Not presently applicable. See Chapter twenty-One of the Constitution.

23. The President no longer has the power to define boundaries.

24. Cap. 145 of the 1951 Edition.

30. Transitional provisions²⁵

(1) *A right of occupancy granted under an enactment repealed by this Act and in force immediately before the commencement of this Act shall be deemed to be a lease determinable by six months notice by either party and shall be subject to this Act.*

(2) *A title to land in the Upper and Northern Regions other than land vested in the President acquired between the first day of July, 1960 and the commencement of this Act by a person is void if it is not proved to the satisfaction of the President within one year from that commencement.*

31. Interpretation

In this Act, unless the context otherwise requires

"appeal tribunal" means a tribunal established under section 18;

"free plot" means a plot of land granted under section 5;

"minerals" includes minerals of all kinds and mineral oil;

"Minister" means the Minister to whom functions under this Act are assigned by the President;

"stool land" includes land controlled by a person for the benefit of the subjects or members of a stool, clan, company or community, and the land in the Upper and Northern Regions other than land vested in the President and accordingly "stool" means the person exercising that control;

"Traditional area" has the meaning given to it by the Chieftaincy Act, 1961 (Act 81).

32. Repeals and savings

*Spent*²⁶

25. Spent provisions.

26. The section reads:

"(1) The following enactments are repealed

Accra Town (Lands) Ordinance (Cap. 87).

Stool Lands Boundaries Settlement Ordinance (Cap. 139).

Takoradi Harbour and Town (Acquisition of Lands) Ordinance (Cap. 140).

Boundaries Ascertainment Ordinance (Cap. 142).

Boundary, Land, Tribute, and Fishery Disputes Ordinance (Cap. 144).

Kumasi Lands Ordinance (Cap. 145).

Stool Lands Boundaries Settlement (Amendment) Act, 1957 (No. 26).

Stool Lands (Validation of Legislation) Act, 1959 (No. 30).

Stool Lands Control Act, 1959 (No. 79).

Forests Improvement Fund Act, 1960 (No. 12), section 8.

Stool Lands Act, 1960 (Act 27).

(2) Section 19 of the State Property and Contracts Act, 1960 (C.A. 6) is amended by the deletion of "and in particular for" and paragraphs (a), (b), (c) and (d).

(3) Despite the repeal of the Stool Lands Boundaries Settlement Ordinance (Cap. 139), the Minister may by executive instrument revoke or amend an order or a declaration made under the repealed Ordinance."

SCHEDULE

[Section 5]

Boundaries of Kumasi Town Lands

Commencing at a pillar marked G.C.G.B.M. 1 situated on an approximate bearing of three hundred and fifteen degrees nought minutes twenty-three seconds and distant on the said bearing approximately eleven thousand two hundred and eighty-eight decimal seven feet from G.C.S. pillar marked C.T.S. 884 which is situated in the centre of the Fort at Kumasi; thence on a bearing of ninety-one degrees thirty-two minutes seventeen seconds for distance of one thousand six hundred and sixty-two decimal seven one feet to a pillar marked G.C.G.B.M. 2; thence on a bearing of ninety degrees two minutes twenty-one seconds for a distance of five thousand one hundred and thirteen decimal nought seven feet to a pillar marked G.C.G.B.M. 3 situated approximately thirteen feet West from the centre of the main Kumasi-Ofinso motor road; thence on a bearing of ninety degrees fourteen minutes forty-one seconds for a distance of six hundred and thirty decimal five three feet to a pillar marked G.C.G.B.M. 4 situated approximately twenty-six feet South-east from the centre of the Kumasi-Mampong motor road; thence on a bearing of ninety degrees fourteen minutes forty-one seconds for a distance of one thousand two hundred and sixty-five decimal two nought feet to a pillar marked G.C.G.B.M. 5 situated approximately seventeen feet North-west from a footpath leading from Kumasi to Tafo; thence on a bearing of eighty-six degrees fifty-seven minutes fifty-two seconds for a distance of five thousand four hundred and eighty-seven decimal two one feet to a pillar marked G.C.G.M.B. 6 situated approximately thirteen feet West from a footpath leading from Tafo to Dichemso; thence on a bearing of eighty-nine degrees twenty-one minutes twenty-two seconds for a distance of five hundred and eighty-five decimal five seven feet to a pillar marked G.C.G.B.M. 7 situated approximately three feet South-east from a footpath leading from Dichemso to Apamprem; thence on a bearing of ninety degrees eleven minutes thirty-two seconds for a distance of one thousand three hundred and nineteen decimal seven eight feet to a pillar marked G.C.G.B.M. 8; thence on a bearing of one hundred and seventy-eight degrees thirty minutes twenty seconds for a distance of two thousand and eighty-five decimal six seven feet to a pillar marked G.C.G.B.M. 9 situated approximately one hundred and thirty feet South from the centre of the Kumasi-Juaben motor road; thence on a bearing of one hundred and eighty-one degrees forty-eight minutes fifty-two seconds for a distance of three thousand six hundred and eight decimal nought three feet to a pillar marked G.C.G.B.M. 10 situated approximately six hundred feet North from the Kumasi Accra Railway Line; thence on a bearing of one hundred and eighty-seven degrees fifty-seven minutes seventeen seconds for a distance of three thousand six hundred and twenty-five decimal one nine feet to a pillar marked to a pillar marked G.C.G.B.M. 11 situated approximately twenty-two feet from the centre of the Kumasi-Ejisu motor road; thence on a bearing of one hundred and eighty degrees thirty-seven minutes thirty-one seconds for a distance of two thousand four hundred and sixty-five decimal one four feet to a pillar marked G.C.G.B.M. 12 situated approximately eight feet South-west from a footpath leading from Kumai to Ahinsai Village; thence on a bearing of one hundred and seventy-five degrees fifty-three minutes four seconds for a distance of four thousand four hundred and seventy-seven decimal nine nought feet to a pillar marked G.C.G.B.M. 13; thence on a bearing of two hundred and seventy degrees twenty-two minutes thirty seconds for a distance of one thousand two hundred and five decimal nine four feet to a pillar marked G.C.G.B.M. 14 situated approximately thirteen feet West from the centre of the Kumasi-Lake Bosomtwi motor road; thence on a bearing of two hundred and seventy degrees twenty-nine minutes five seconds for a distance of two thousand and one decimal seven one feet to a pillar marked G.C.G.B.M. 15 situated approximately twenty feet West from the centre of the Kumasi-Sekondi Railway Line; thence on a bearing of two hundred and seventy degrees twenty-seven minutes twenty-one seconds for a distance of

SCHEDULE - *continued*

one thousand eight hundred and one decimal five eight feet to a pillar marked G.C.G.B.M. 16 situated approximately one hundred and fifty-eight feet East from the centre of the Old Kumasi-Cape Coast road; thence on a bearing of two hundred and seventy-one degrees thirty minutes seventeen seconds for a distance of five hundred and eighty-eight decimal five two feet to a pillar marked G.C.G.B.M. 25 situated approximately seventeen feet South-east from the centre of the main Kumasi-Bekwai motor road; thence on a bearing of two hundred and seventy degrees twenty-nine minutes twenty-nine seconds for a distance of two thousand seven hundred and fifty-two decimal nougat five feet to a pillar marked G.C.G.B.M. 17; thence on a bearing of two hundred and seventy-one degrees twenty-seven minutes one second for a distance of four thousand three hundred and thirty-four decimal one two feet to a pillar marked G.C.G.B.M. 18; thence on a bearing of two hundred and sixty-eight degrees twenty-eight minutes thirteen seconds for a distance of one thousand one hundred and ninety-six decimal seven feet to a pillar marked G.C.G.B.M. 19; thence on a bearing of two hundred and seventy-one degrees twenty-nine minutes four seconds for a distance of one thousand nine hundred and fifty-eight decimal three three feet to a pillar marked G.C.G.B.M. 20; thence on a bearing of nougat degrees fifty minutes twenty-nine seconds for a distance of two thousand two hundred and seventy-eight nougat four feet to a pillar marked G.C.G.B.M. 21; situated approximately eleven feet North from the centre of the Nkwanta-Kumasi road; thence on a bearing of nougat degrees fifty-ninety minutes thirty-two seconds for a distance of three thousand and ninety-two decimal five nougat feet to a pillar marked G.C.G.B.M. 22; thence on a bearing of nougat degrees twenty-five minutes forty-seven seconds for a distance of three thousand eight hundred and six decimal seven nine feet to a pillar marked G.C.G.B.M. 23; thence on a bearing of nougat degrees thirteen minutes twelve seconds for a distance of two thousand One hundred and forty-one decimal nougat three feet to a pillar marked G.C.G.B.M. 24 situated approximately seventy-nine feet North from the centre of the Nkawe-Kumasi main motor road; and thence on a bearing of three hundred and fifty-eight degrees fifty-four minutes even seconds for a distance of four thousand four hundred and fifty-two decimal nougat feet to the point of commencement, the same being more particularly delineated on a plan numbered X599 signed by the Officer-in-Charge, Cadastral Branch, Gold Coast Survey, of the 2nd day of February, 1928, and thereon edged with pink colour.

All the above bearings referred to are Meridian one degree West.