

ADMINISTRATION OF LANDS REGULATIONS, 1963 (LI 283)

ARRANGEMENT OF REGULATIONS

Regulation

1. Applications to Minister for consent or concurrence.
2. Additional information.
3. Fees.
4. Rents for Kumasi Town Lands.
5. Boundaries of Commercial Area of Kumasi Town Lands.

FIRST SCHEDULE

SECOND SCHEDULE

THIRD SCHEDULE

IN exercise of the powers conferred on the President by section 29 of the Administration of Lands Act, 1962 (Act 123) these Regulations are made this 20th day of June, 1963.

Regulation 1—Application to Minister for Consent or Concurrence.

Every application to the Minister for:—

(a) his consent to:—

(i) an assignment of a free plot of Kumasi Town Lands under subsection (2) of section 5 of the Act;

(ii) a mortgage or sublease under subsection (3) of the said section 5 of the Act;

(iii) an assignment, sub-demise or mortgage of land vested in the President under subsection (1) of section 7 of the Act;

(iv) an assignment, sub-demise or mortgage of any plot of Kumasi Town Lands other than of a free plot.

(v) his concurrence to a disposal under subsection (1) of section 8 of the Act,

(b) shall be accompanied by a copy of the instrument effecting the proposed transaction and shall contain the following particulars, that is to say:—

(i) the reasons why the applicant wishes to assign, mortgage or sublet the land;

(ii) whether the proposed grantee stands in such relationship to the applicant (whether as a result of any contract, agreement, arrangement or otherwise) as to indicate that there is a substantial community of commercial interest between the applicant and the grantee.

Regulation 2—Additional Information.

The Minister may require any applicant for a consent or concurrence referred to in Regulation 1 to furnish him with such additional information relating to the application as he thinks fit.

Regulation 3—Fees.

Any person who makes any application or is in receipt of any document or service specified in the First Schedule hereto shall pay to the Stool Lands Account the appropriate fees specified in relation thereto in that Schedule.

Regulation 4—Rents for Kumasi Town Lands.

The rents to be charged in respect of leases of Kumasi Town Lands shall be according to the scales specified in the Second Schedule hereto.

Regulation 5—Boundary of Commercial Area of Kumasi Town Lands.

The boundaries of the Commercial Area referred to in the Second Schedule hereto shall be as described in the Third Schedule hereto.

K. A. OFORI ATTA

Minister of Justice.

SCHEDULES

FIRST SCHEDULE

(Regulation 3)

FEES £G s. d.

For consent to an assignment or a sub-demise of a free plot of Kumasi Town Lands

2

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0

For consent to a mortgage of a free plot of Kumasi Town Lands 1 0 0

For consent to an assignment or sub-demise of a residential plot of Stool Land vested in the President in trust (other than a free plot of Kumasi Town Lands)

2

0

0

For consent to a mortgage of a residential plot of Stool Land vested in the President in trust (other than a free plot of Kumasi Town Lands) . .

1

0

0

For consent to assign or sub-demise the whole of an industrial or commercial plot of Stool Land vested in the President in trust.

25

0

0

For consent to mortgage an industrial or commercial plot of Stool Land vested in the President in trust . .

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5

0

0

For consent to sublet part of industrial or Commercial premises on Stool Land vested in the President in trust

2

0

0

For preparation of a lease for residential purposes of Stool Land vested in the President in trust

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2

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0

For preparation of lease for commercial or Industrial purposes of Stool Land vested in the President in trust (other than those referred to in the Second Schedule to the Administration of Lands Regulations, 1962 (L.I. 232)).

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For preparation of a licence for access to a petrol filling station over Stool Land vested in the President in trust

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For preparation of any other licence in respect of Stool Land vested in the President in trust (other than those referred to in the Third Schedule to the Timber Leases and Licences Regulations, 1962 (L.I. 229), and in the Second Schedule to the Minerals Regulations, 1962 (L.I. 231) and other than grants referred to in the Second Schedule of the Administration of Lands Regulations, 1962).

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SECOND SCHEDULE

1. The scale of rent for any site on Kumasi Town Lands (other than a free plot), and not comprised in an existing lease, shall be the rent calculated as prescribed in the tables below, provided that the rent for the site of the Race Course shall be £G3,750 per annum.
2. The rent for any sit on Kumasi Town Lands comprised in an existing lease (other than of a free plot), shall be the rent stipulated in the lease.
3. The scale of rent for any site on Kumasi Town Lands, the lease of which is revised in respect of user shall be the rent appropriate to the changed user, provided that no reduction of rent shall take place where the rent appropriate to the changed user is less than the rent contained in the lease.

TABLE I

Residential plots in residential area

Per square foot per annum Remarks

2s. 5d. Subject to an addition on account of special conditions improving the rental value of a plot.

TABLE II

Plots in the commercial area and commercial in the commercial area and commercial plots in other area (other than plots for the sale of petroleum by retail).

Grade Per square foot per annum

Remarks

within 30 feet of frontage from 30-100 feet from frontage over 100 feet from frontage

A

B

C

D

E 6d.

5d.

4³/₄d.

4¹/₂d.

3¹/₂ 1d.

1d.

³/₄

³/₄

¹/₂ }

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}¹/₂

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} An addition shall be made on account of special conditions affecting the commercial rental value of a plot.

Plots for the sale of petroleum by retail

Grade of Plot Per foot of major frontage per annum Remarks

A

B

C

D

E £G s. d.

2 10 0

2 5 0

2 0 0

1 15 0

1 10 0

An addition shall be made on account of return frontage which can be used by traffic and on account of other conditions affecting the rental value of a plot if used for the sale of petroleum by retail.

THIRD SCHEDULE

(Regulation 5)

Commercial Area

All plots within the following limits:—

(1) Commencing at Survey Pillar No. 14 situate at the west side of the intersection of Harper Road and Railway land; thence in a northerly direction along the boundary of Railway land to Survey Pillar No. C.P. 1 situated on the north side of Commercial Road; thence along the north side of the said of Commercial Road in a general easterly direction to its junction with Grove Road; thence in general north north-easterly direction on the west side of the said Grove Road to a pillar marked KTS. 2033 on the eastern side of Steward Avenue; thence in a southerly direction on the east side of the said Steward Avenue to its junction with Harper and Kingsway Roads; thence in a north-easterly direction on the west side of the said Kingsway Road to its junction with Ntomin Road; thence along the west side of Ntomin Road in the same straight line to Apremusu Road; thence along the south-east side of Apremusu Road to Dominasi Road; thence along north-east side of Dominasi Road to Bantama Road; thence in an easterly direction along the south side of Bantama Road crossing Guggisberg Road to Survey Pillar No. 95 on the west boundary of Railway land; thence in a southerly direction along the boundary of Railway land to Survey Pillar No. 80; thence crossing Lake Road to Survey Pillar No. 73; thence along the boundary of Railway land to the point of commencement.

(2) All plots conforming to approved layouts abutting on the following roads:—

Antoa Road, north side, between Mapong Road on the west and Plot No. 32 Krobo on the east, inclusive of Plot No. 32 Krobo.

Fuller Road, east side, between the Central Market on the north and Bompata Street on the south.

Zongo Road, north and south sides, between Fuller Road on the west and Prospect Road on the east.

All plots conforming to approved layouts within the following limits:—

(1) Commencing at the junction of Bantama Road and Nsenie Road; thence in a south-easterly direction along the south-western edge of the said Bantama Road to its junction with Dominasi Road; thence along the south-western edge of the said Dominasi Road to its junction with Apremusu Road; thence in a south-westerly direction along the north-western edge of the said Apremusu Road to its junction with Nsenie Road; thence along the north-eastern edge of the said Nsenie Road to the point of commencement.

Date of Gazette Notification: 28th June, 1963.