



**PRESENTATION  
ON  
ACHIMOTA SCHOOL LANDS**

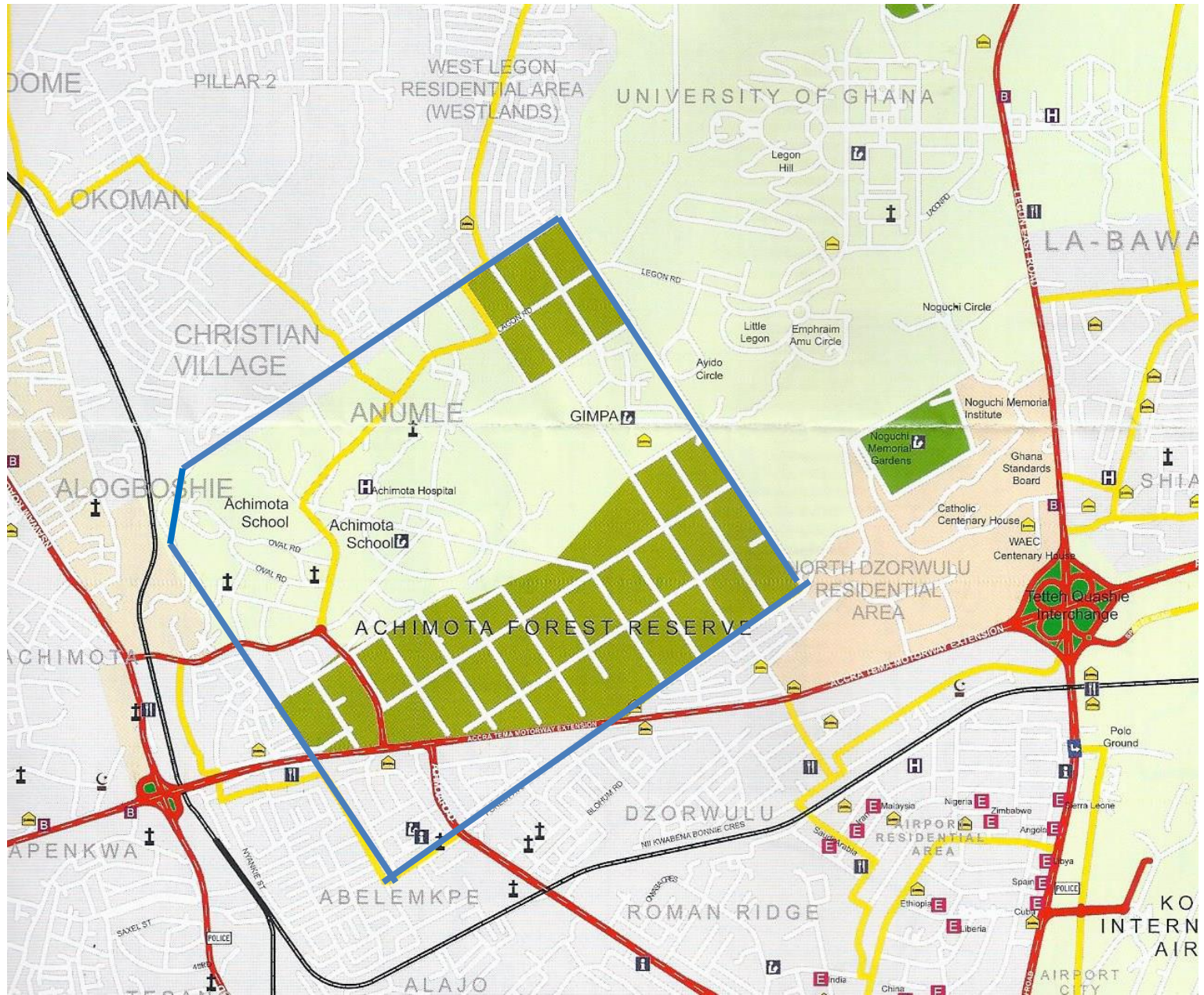
**OSEI KWAME AGYEMAN  
30<sup>TH</sup> MARCH 2016**

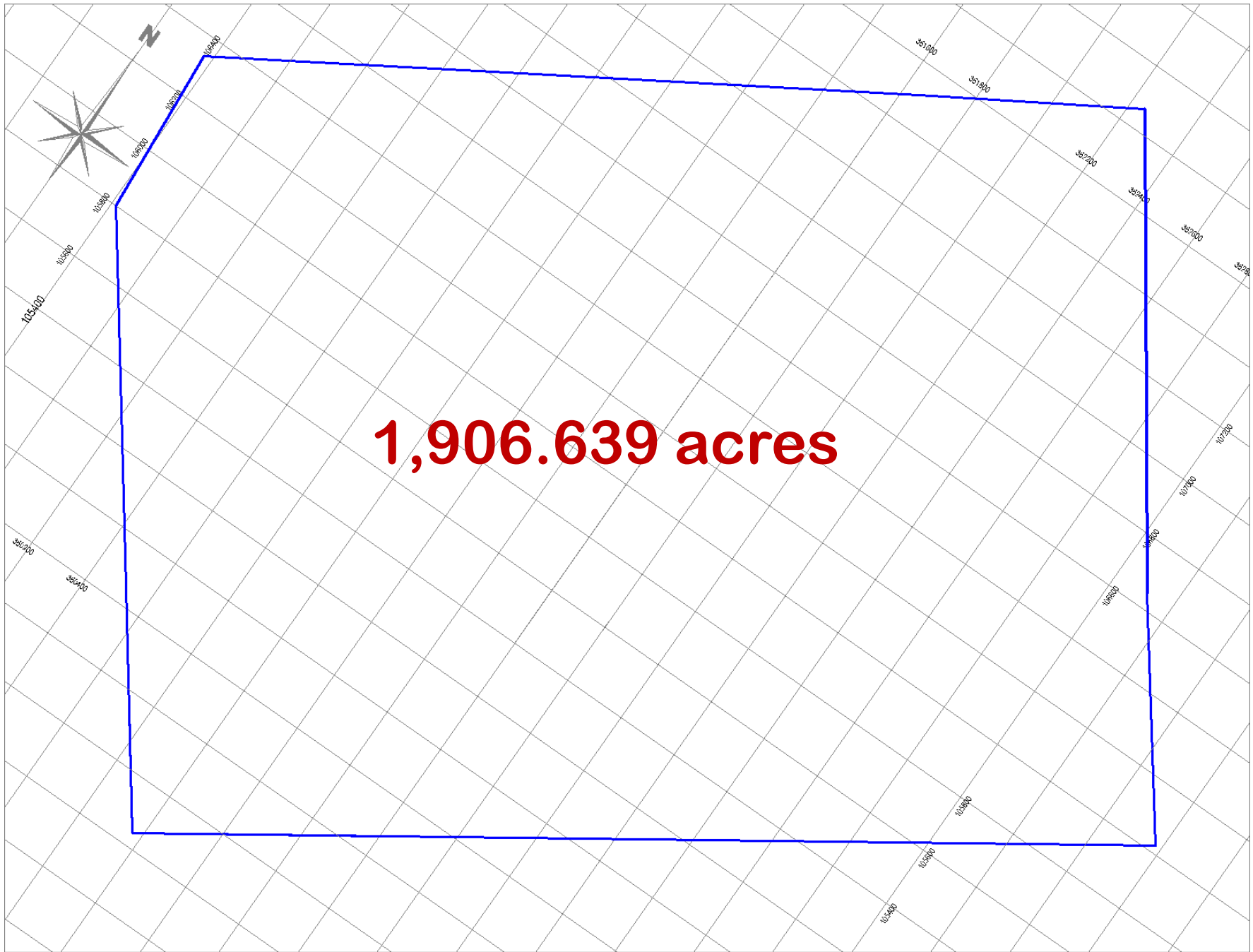
## •ACQUISITION

The Colonial Government acquired the Achimota School lands in **1921** from the **Owoo and Oku We** families of Ga Mashie.

The Notice of intention to acquire the said lands was published on **20<sup>th</sup> April 1921** in gazette No **106** as per section (11) of the 1876 ordinance.

The Certificate of title – **No 869/1921** is for **1,906.639 acres**.



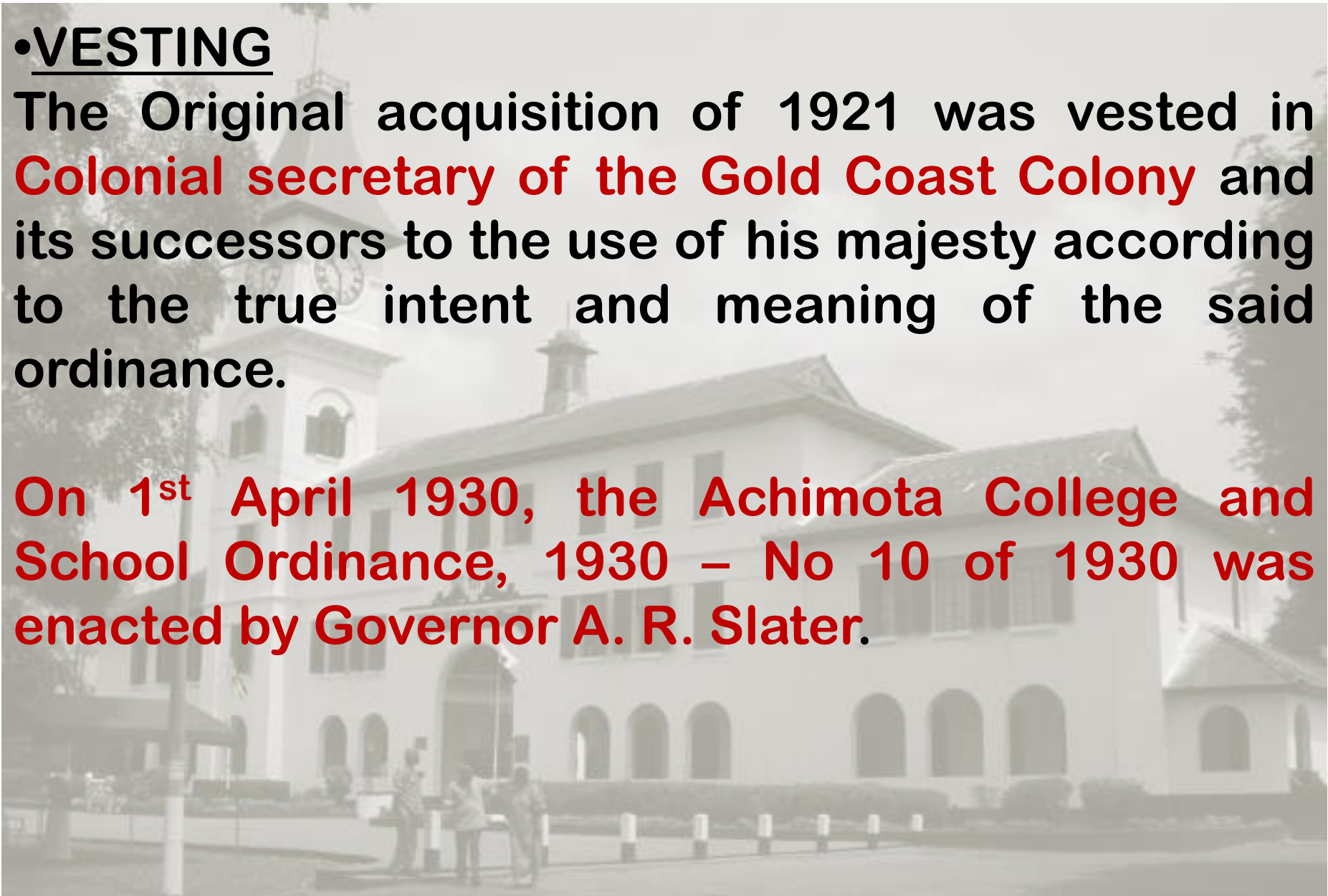


**1,906.639 acres**

## •VESTING

The Original acquisition of 1921 was vested in **Colonial secretary of the Gold Coast Colony** and its successors to the use of his majesty according to the true intent and meaning of the said ordinance.

**On 1<sup>st</sup> April 1930, the Achimota College and School Ordinance, 1930 – No 10 of 1930 was enacted by Governor A. R. Slater.**





**Part 1** of the ordinance established  
“**The Achimota Council**”

In **1930**, under **section 29(1)** of **Cap 114**,  
**1,080.752 acres** was vested in the Achimota  
School Council.

The Area vested is described in the first schedule  
of gazette **No 27 of 1<sup>st</sup> April, 1930**.

# FIRST SCHEDULE

All that piece of land situate at **Achimota** in **Accra District of the Eastern Province** of the **Gold Coast Colony**, the boundary line whereof commencing at a **Gold Coast Survey** pillar marked **S.S. II** which pillar is situate at the **north west corner** of land acquired for school and on the **eastern edge of Railway land** follows the **north western boundary** of the said land acquired for School in an approximate **north easterly direction** for a distance of **seven thousand, three hundred and fifty-three(7,353')feet** more or less to a pillar marked **S.S.35** and thence runs on an

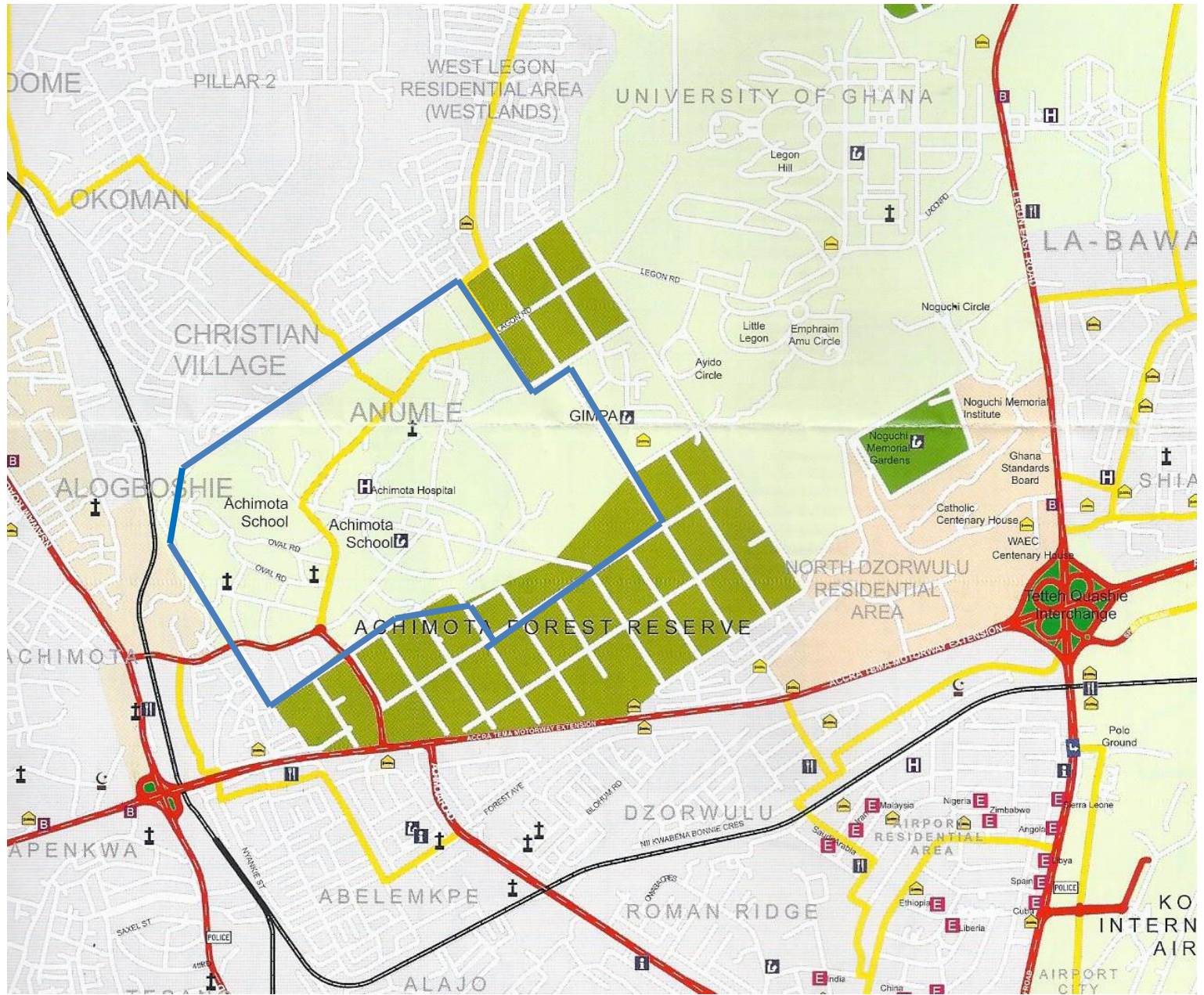
approximate bearing of **one hundred and forty-seven degrees three minutes (147°03')** which bearing together with all further bearings hereinafter mentioned is referred to the meridian passing through the survey pillar known as **G.C.S 547** which is situate in Accra in the Eastern province near to and to **north east of the junction of Crescent Road and Christiansborg Road** for a distance of **two thousand, six hundred and forty (2,640')** feet more or less to pillar marked **G.C.S. EP. 6/291** and thence runs on an approximate bearing of **fifty-seven degrees two minutes (57°02')** for a distance of **seven hundred and seventy (770')** feet more or less to a pillar marked

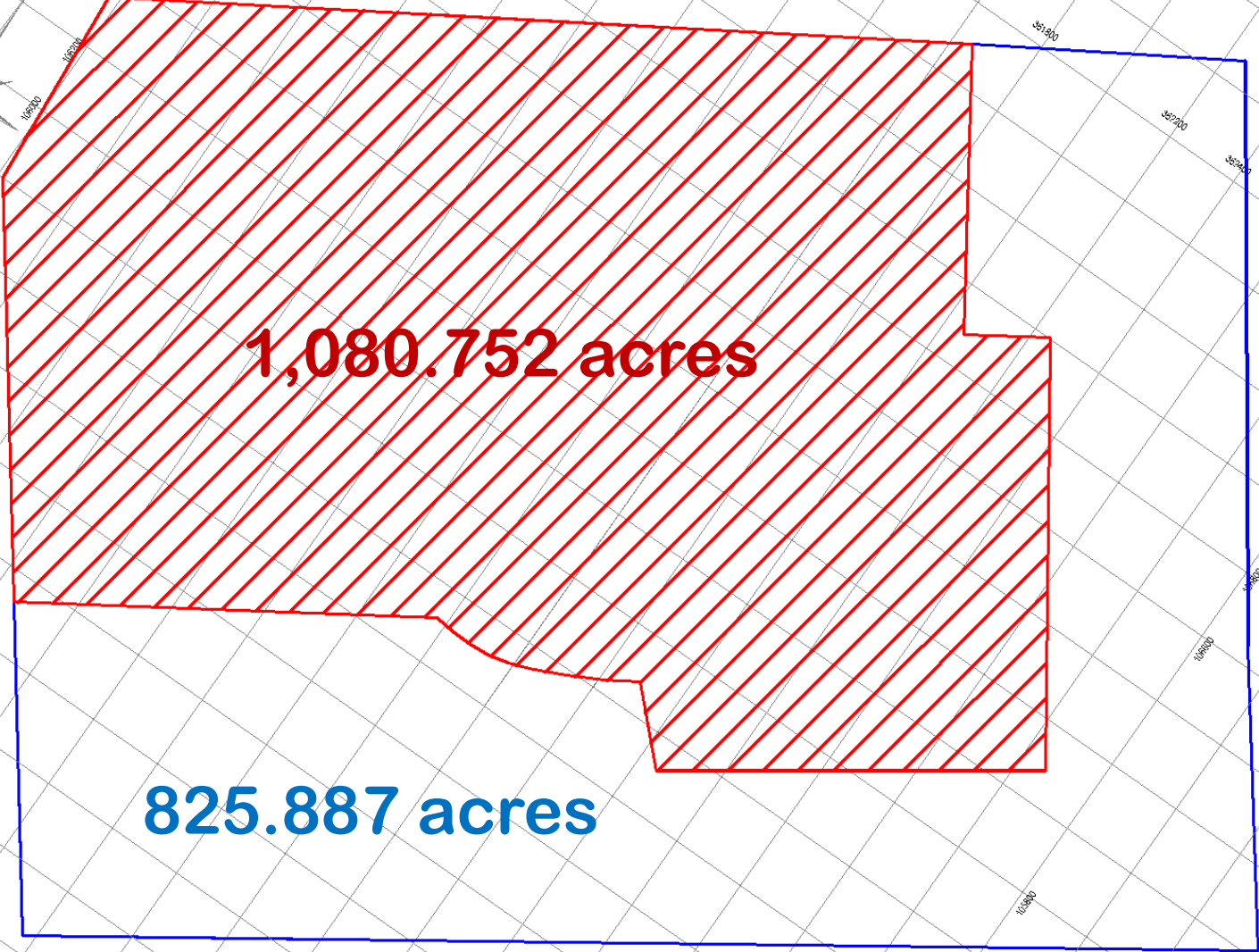
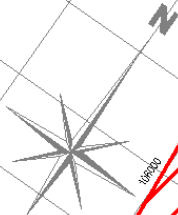


**G.C.S. 6/20/2** thence runs on an approximate bearing of **one hundred and forty-seven degrees three minutes ( $147^{\circ} 03'$ )** for a distance of **three thousand, nine hundred and thirty-six ( $3,936'$ )** feet more or less to pillar marked **G.C.S. EP. 6/29/3** and thence runs on an approximate bearing of **two hundred and thirty-seven degrees two minutes ( $237^{\circ} 02'$ )** for a distance of **three thousand, five hundred and twenty ( $3,520$ )** feet more or less to a pillar marked **G.C.S. EP. 6/29/4** and thence runs on an approximate bearing of **three hundred and twenty-seven degrees three minutes ( $327^{\circ} 03'$ )** for a distance of **eight hundred ( $800'$ )** feet

more or less to a pillar marked **G.C.S EP. 6/29/5** and thence follows a fence by a curve in a general **south westerly** direction for a distance of **one thousand, eight hundred and eight-five (1,885')** feet more or less to a pillar marked **G.C.S. EP. 6/29/6** and thence runs on an approximate bearing of **two hundred thirty-seven degrees two minutes (237° 02')** for a distance of **three thousand, five hundred and twenty (3,520')** feet more or less to a pillar marked **G.C.S EP. 6/29/7** situated on the **south western** boundary of the aforesaid land acquired for school and thence follows the said south western boundary of the land acquired for school in an approximate **north**

**westerly** direction for a distance of **three thousand, nine hundred and five (3,905')** feet more or to a pillar marked **S.S. 8** and thence follows the western boundary of the said land acquired for school in a general northerly direction for a distance of **one thousand five hundred and eleven (1,511')** feet more or less to the point of commencement the same being more particularly delineated on a plan attached hereto thereon edge with pink colour





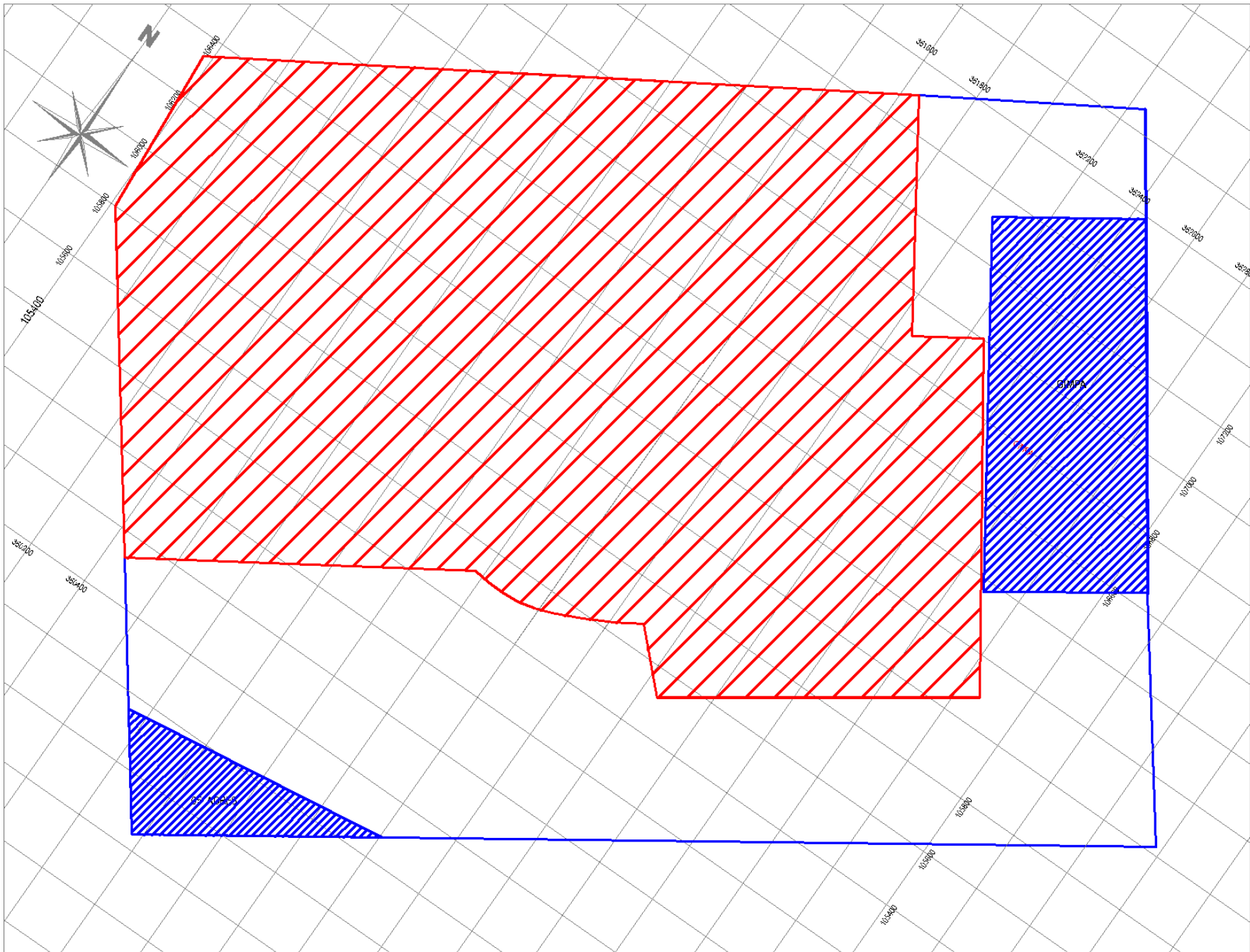
**1,080.752 acres**

**825.887 acres**

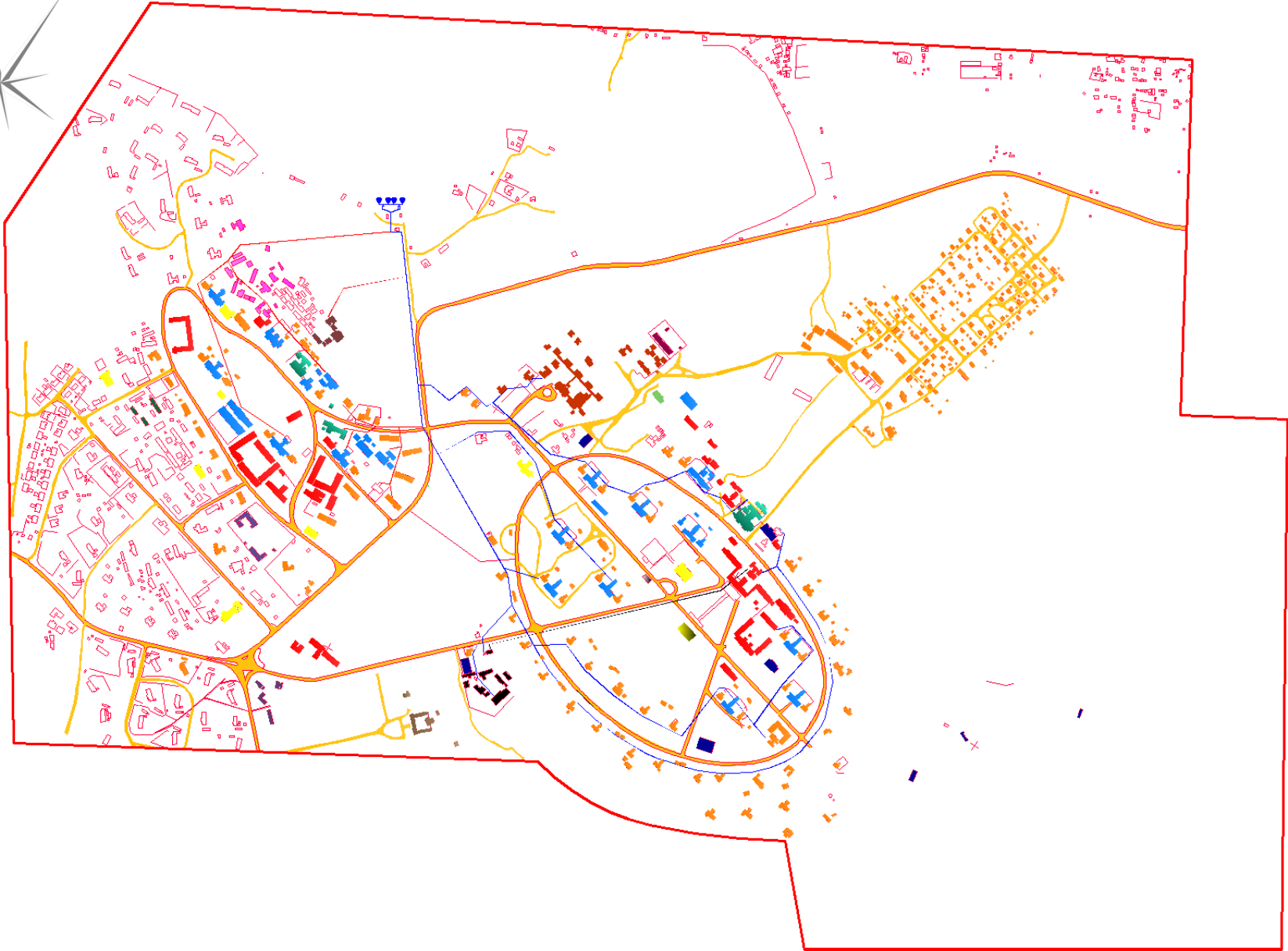
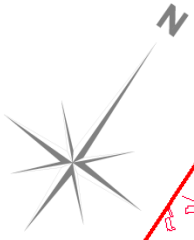
In **1930**, the **Forest Reserve** comprising of **825.887 acres** was gazetted with the objective to ensure as a field laboratory for research by schools in Accra, place for recreation, to conserve biological diversity, act as a water shed to allow for the recharge of ground water, our rivers and streams”

It also secured a woodlot of Neem trees to provide fuel wood for Achimota School.

In **1965**, due to the construction of the **Accra – Tema motorway** to South of the forest reservation, approximately **28 acres** was cut off and designated **Abelenkpe Residential Area** by the Government.













## •DEVELOPMENTS

As it is to be expected various developments have taken place on the acquired land to further the purpose and vision of the founding fathers of Achimota School and College.

Construction works started in **1924** with sections being opened in **1927**.

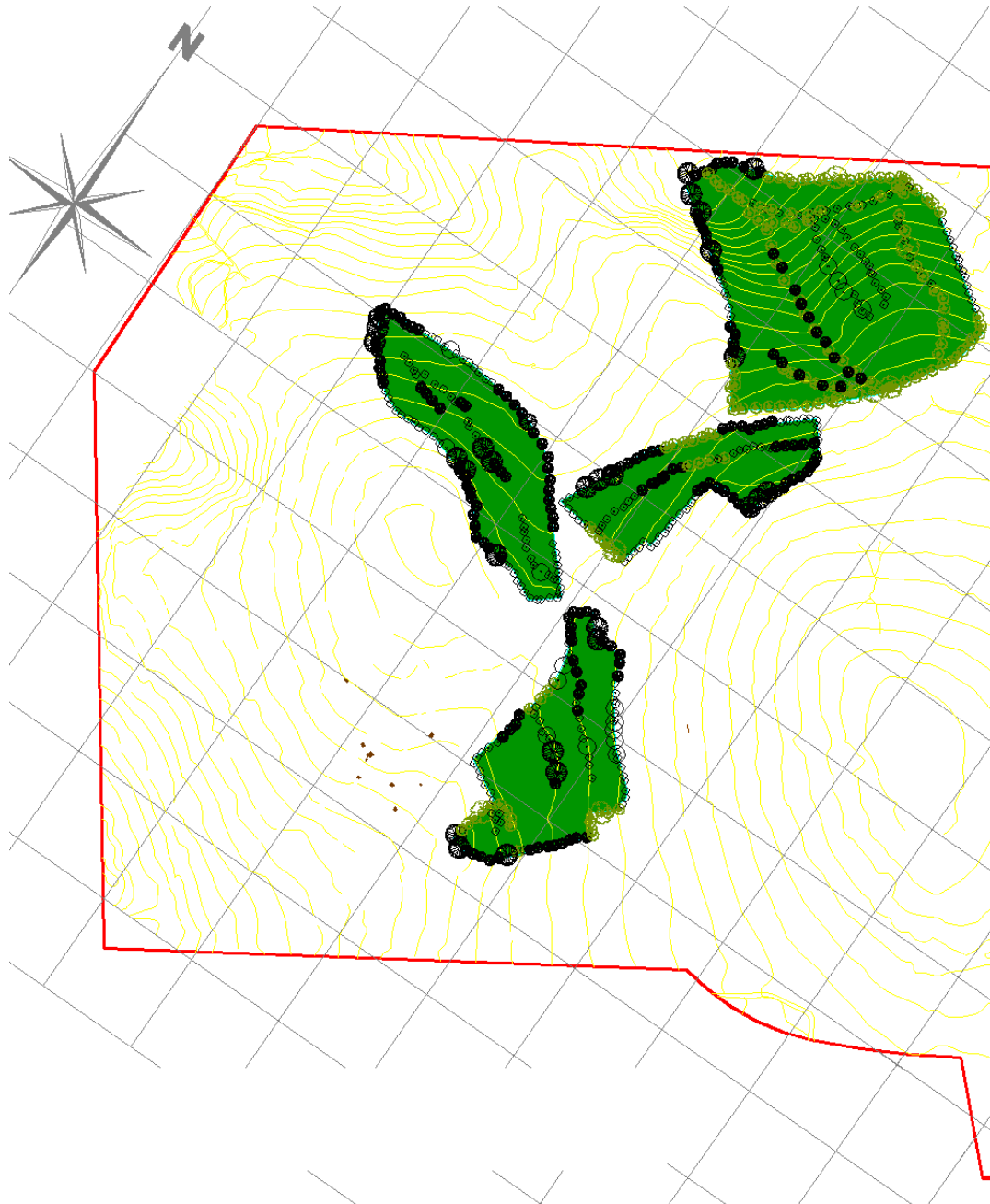
Below is an approximate extent of developments on Achimota land.

<b>Eastern Compound</b>	<b>60.00 Acres</b>
<b>Western Compound</b>	<b>16.50</b>
<b>Anumle Village</b>	<b>54.00</b>
<b>Sports Fields</b>	<b>69.00</b>
<b>College Quarters</b>	<b>64.00</b>
<b>Achimota Hospital</b>	<b>15.93</b>
<b>Girls Guides Campus</b>	<b>19.00</b>
<b>Achimota Police Station</b>	<b>3.56</b>
<b>Sewage Farm</b>	<b>1.69</b>
<b>Achimota Golf Course</b>	<b>147.46</b>
<b>Primary Department</b>	<b>12.01</b>
<b>Achimota Preparatory</b>	<b>7.81</b>

The **Achimota Golf Course** was established in **1934** as a **7 hole course** and later extended to **9 hole**.

In **1967**, the course was extended to **18 hole** over an area of approximately 103.914 acres.

In **2014**, the course was rehabilitated and currently occupies an area of **147.46 acres**.

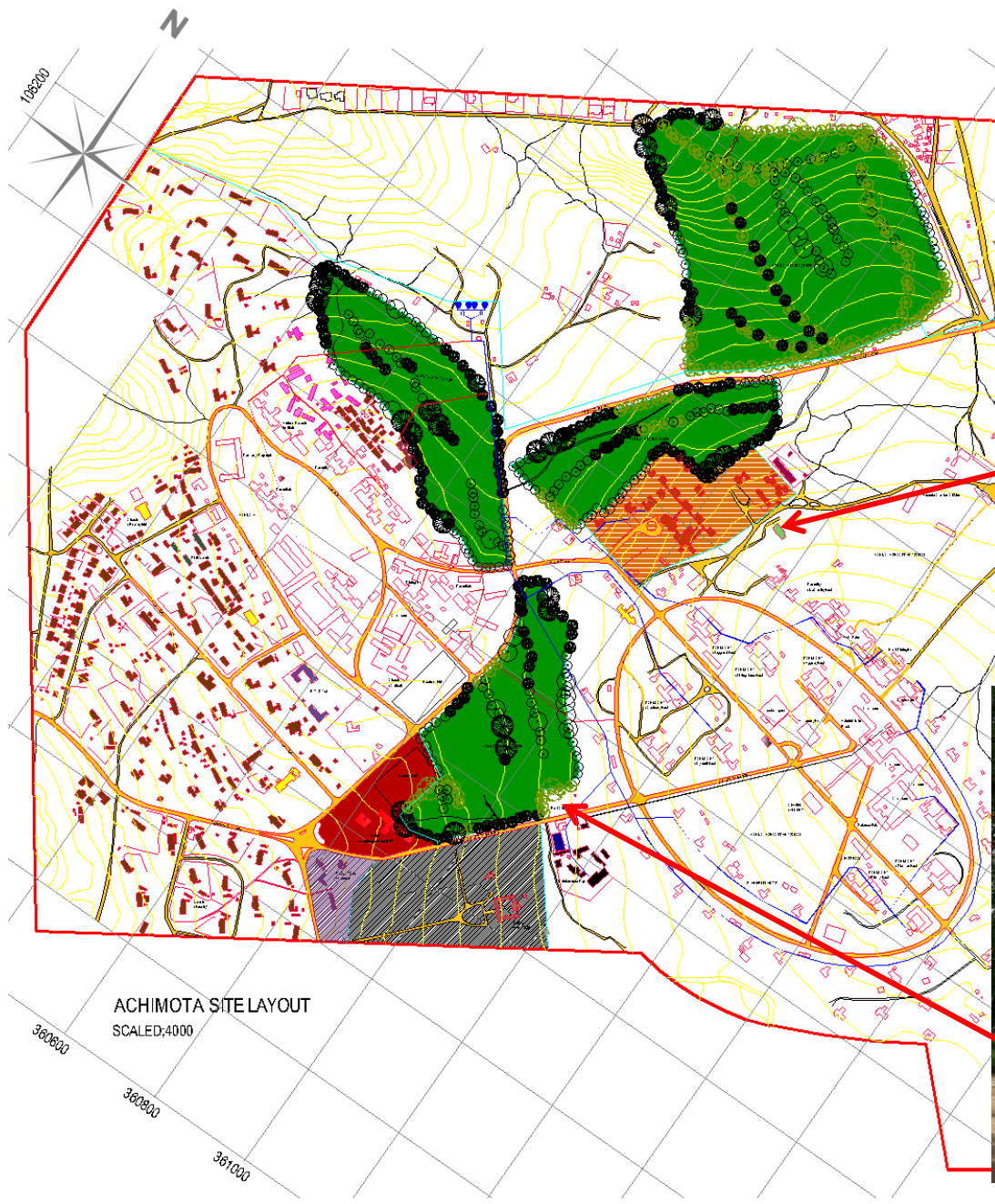




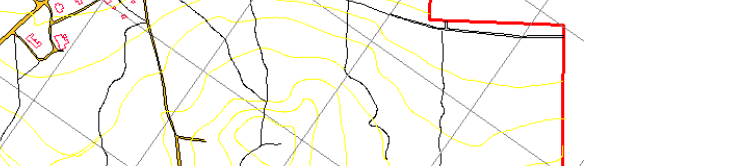
## OTHER DEVELOPMENTS

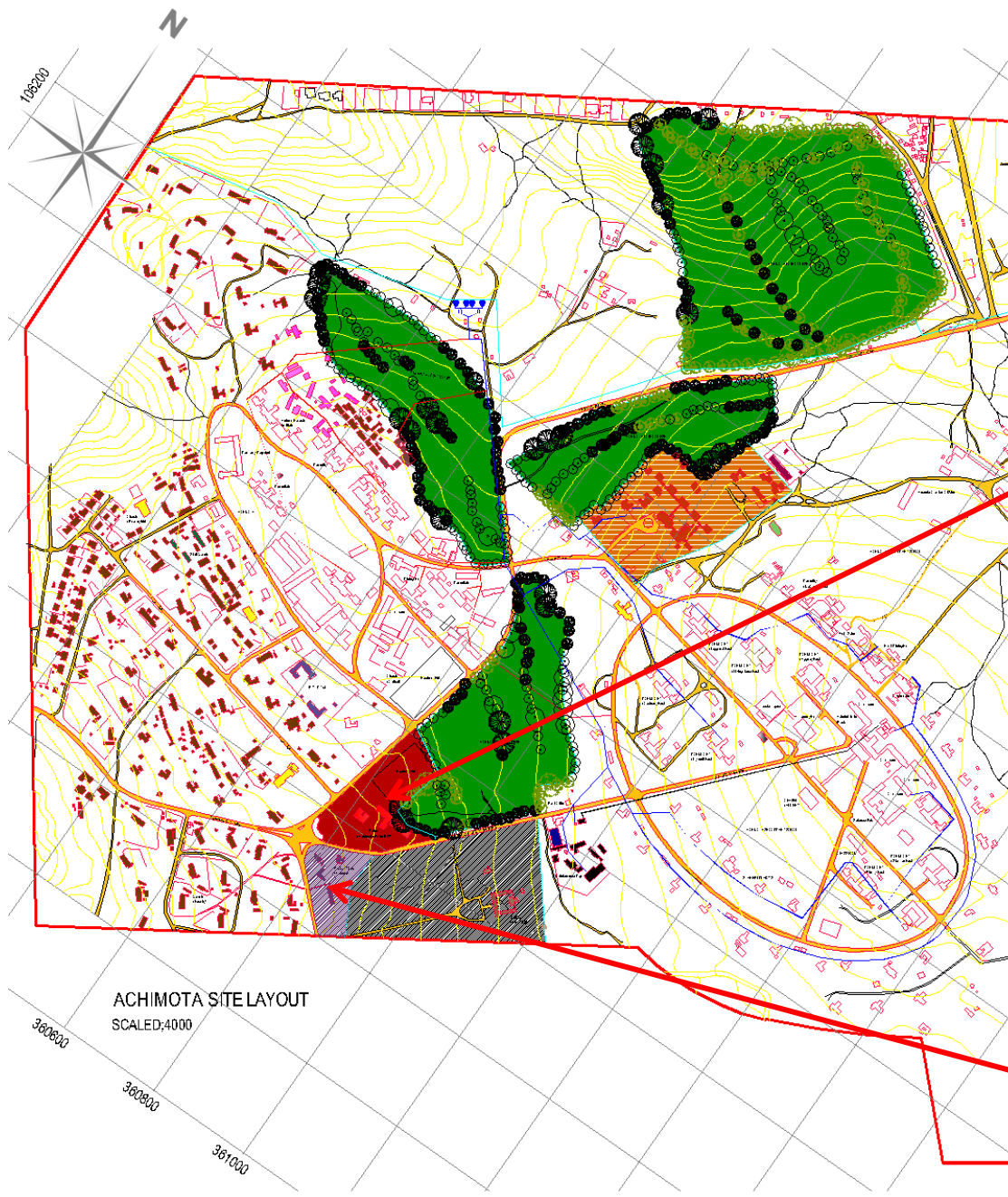
As to be expected, there are other developments on the school land.

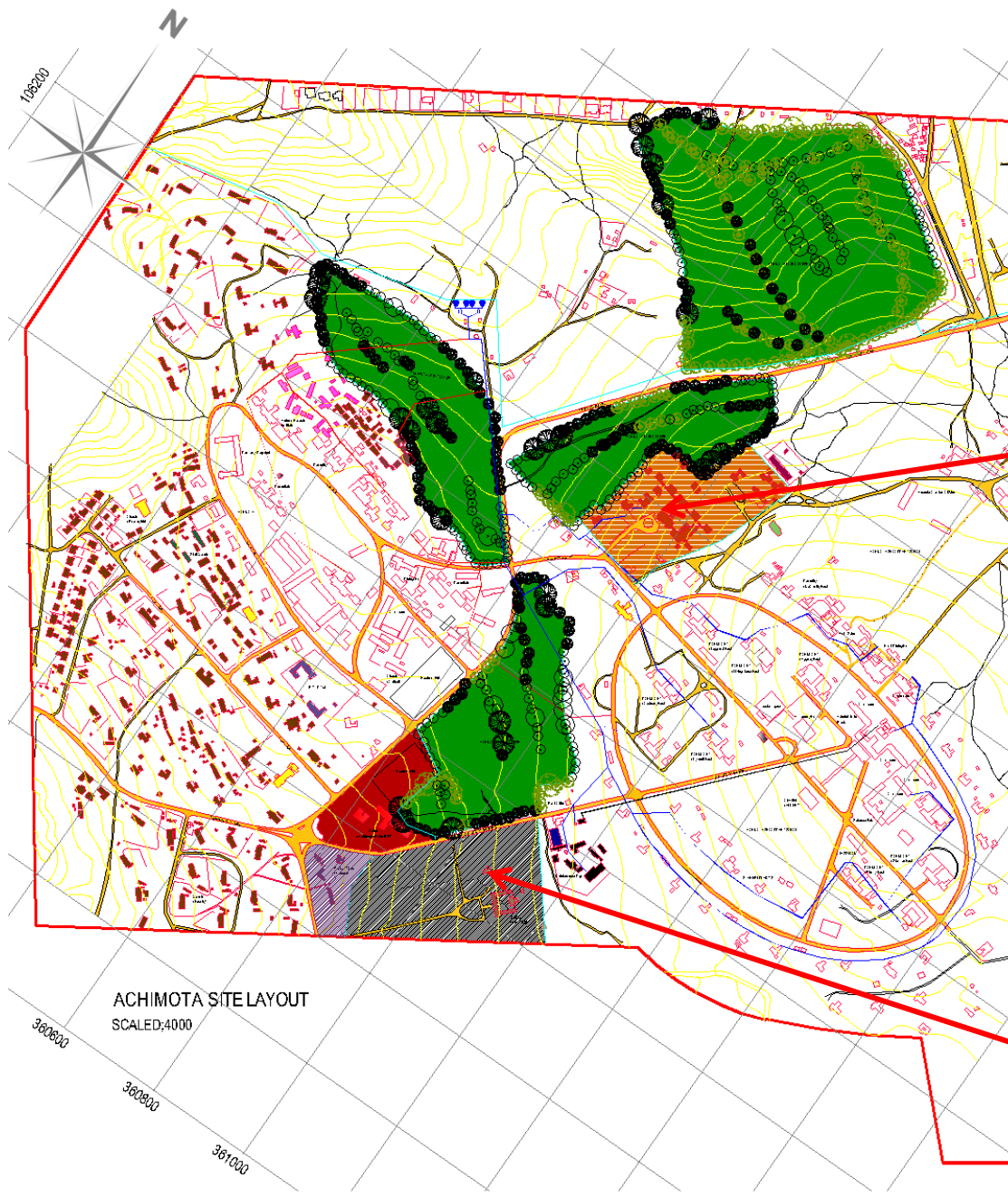
- **ACHIMOTA SCHOOL POLICE STATION**
- **ACHIMOTA SCHOOL POST OFFICE**
- **GHANA GIRL GUIDES ASSOCIATION**
- **ACHIMOTA HOSPITAL**
- **ACHIMOTA PREPARATORY SCHOOL**
- **GES STAFF ACCOMODATION**
- **ACHIMOTA LODGE**
- **ANUMLE CLUSTER OF SCHOOLS**
- **UG, CSIR AND GIMPA STAFF ACCOMODATION**



ACHIMOTA SITE LAYOUT  
SCALED: 4000

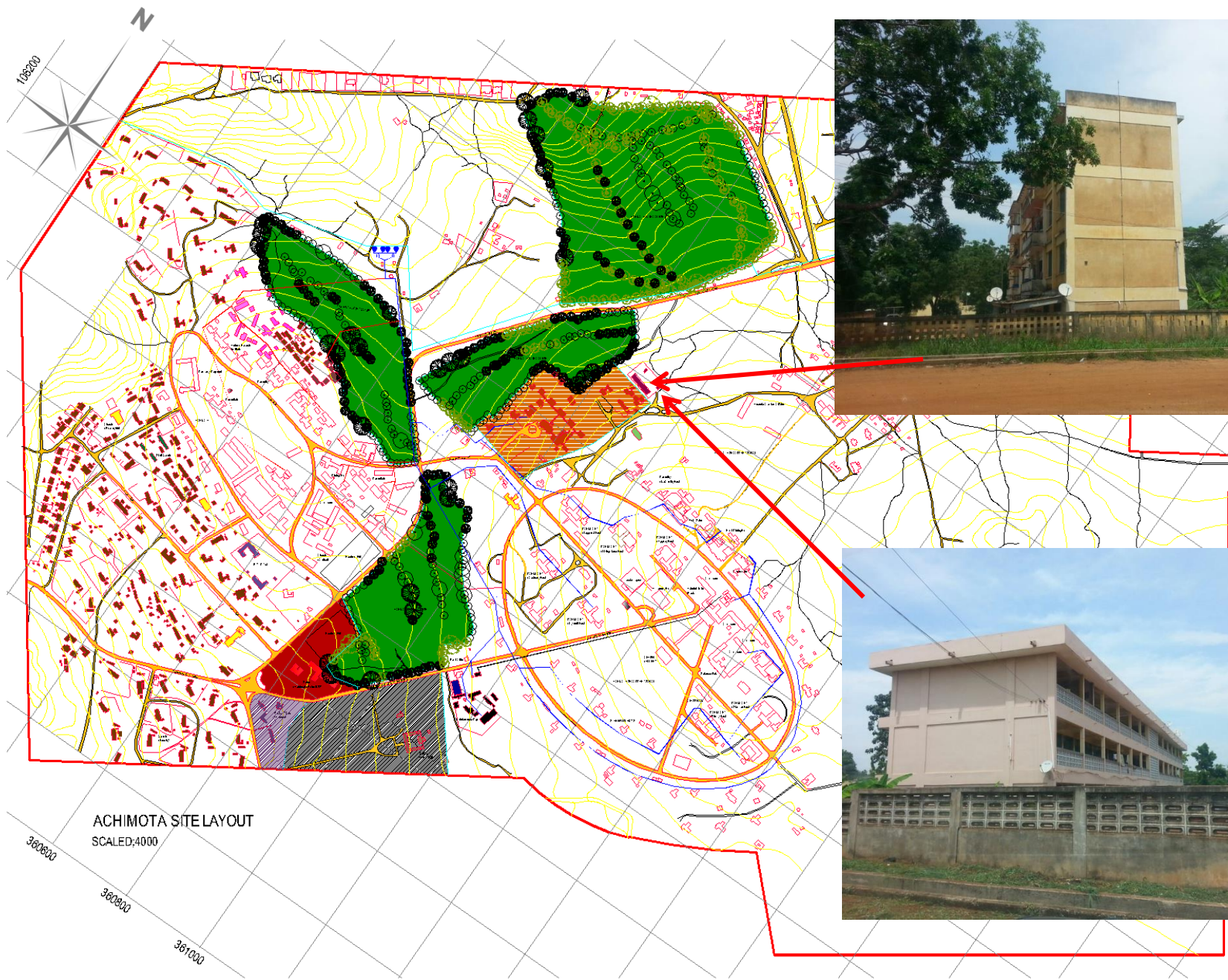


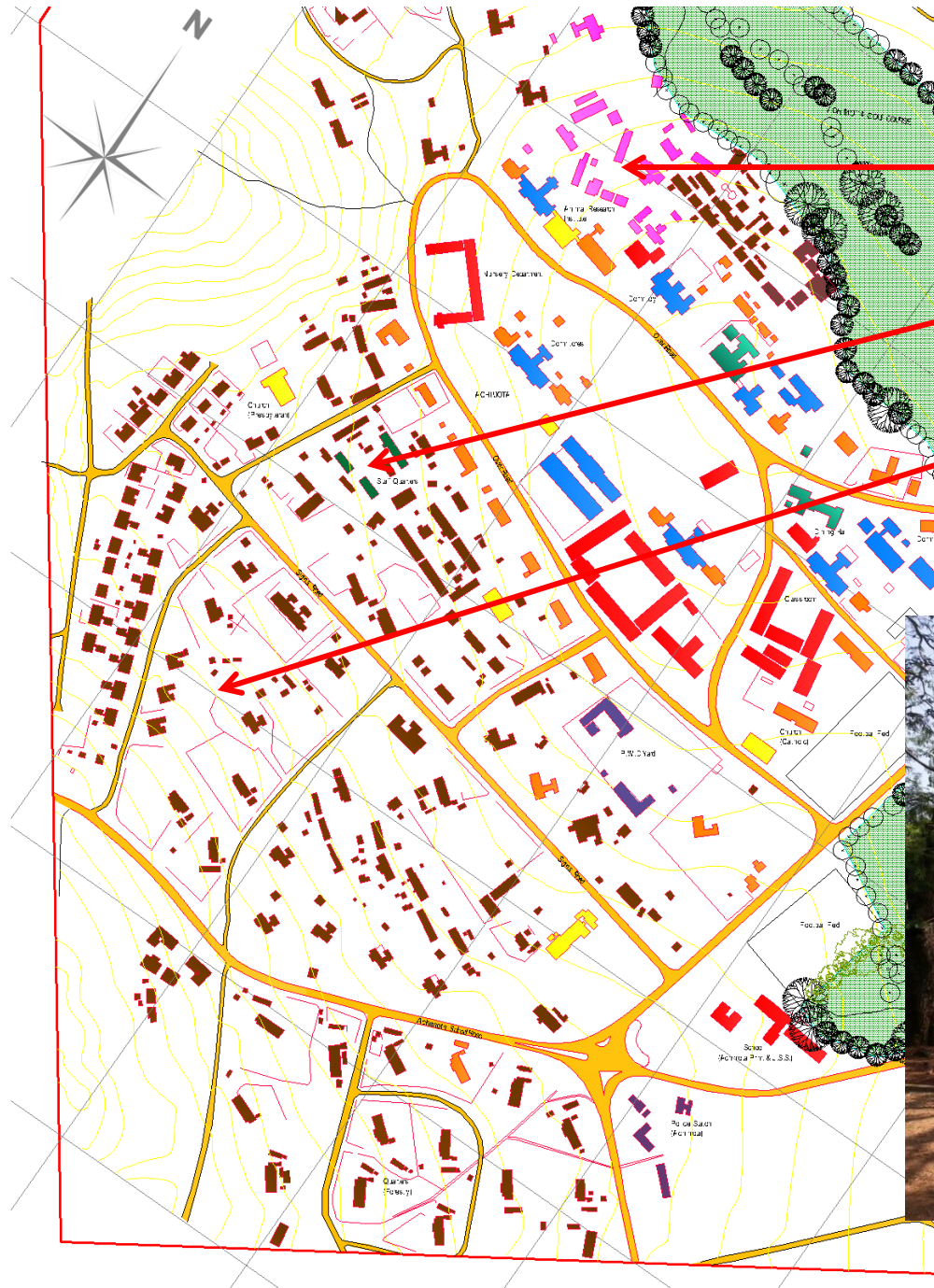




ACHIMOTA SITE LAYOUT  
SCALED: 4000







C.S.I.R STAFF BUNGALOW

GIMPA STAFF BUNGALOW

UG STAFF BUNGALOW



## •LITIGATION

Several portions of Achimota School lands measuring approximately 370 acres are under litigation.

### •**ACHIMOTA PREPARATORY SCHOOL**

APS Achimota Preparatory School has been in occupation of land and property since **1957** with its lease expiring in **1970**.

After several protracted arrangements to gain possession of its properties, Achimota School commenced legal proceedings and on **17<sup>th</sup> September 1996** obtained judgement to recover possession of land and buildings occupied by APS.

An arrangement to phase out the cooperation of APS was filed at the High court on **10 December 1996** and **31 January 1997** as an agreement between the two parties.

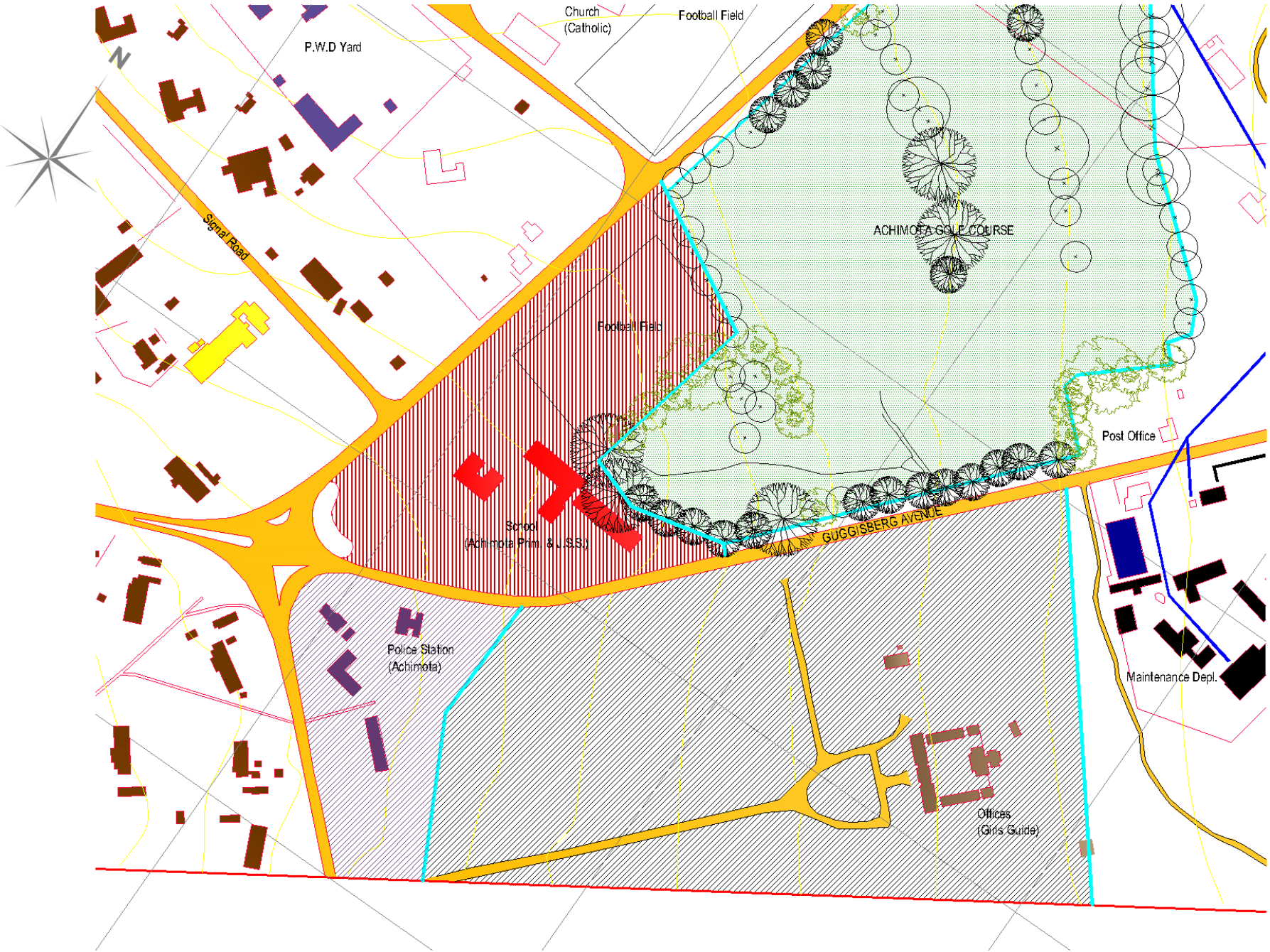
By this agreement APS should have phased out its pupils by the end of the academic year in **2001/2002** and duly handed over the land and buildings to Achimota School.



Several obstructions were put in the way of Achimota School to prevent it going into execution by APS between **2002 and 2005**.

Finally on **10<sup>th</sup> October 2005**, final judgement was entered for Achimota school in respect of recovery of possession of the land and other reliefs contained in the terms of settlement filed by the parties in 1996.

A writ of possession was obtained in **May 2006**.



Church (Catholic)

Football Field

P.W.D Yard

Signal Road

ACHIMOTA GOLF COURSE

Football Field

School (Achimota Prim. & J.S.S.)

Post Office

GUGGISBERG AVENUE

Police Station (Achimota)

Maintenance Dept.

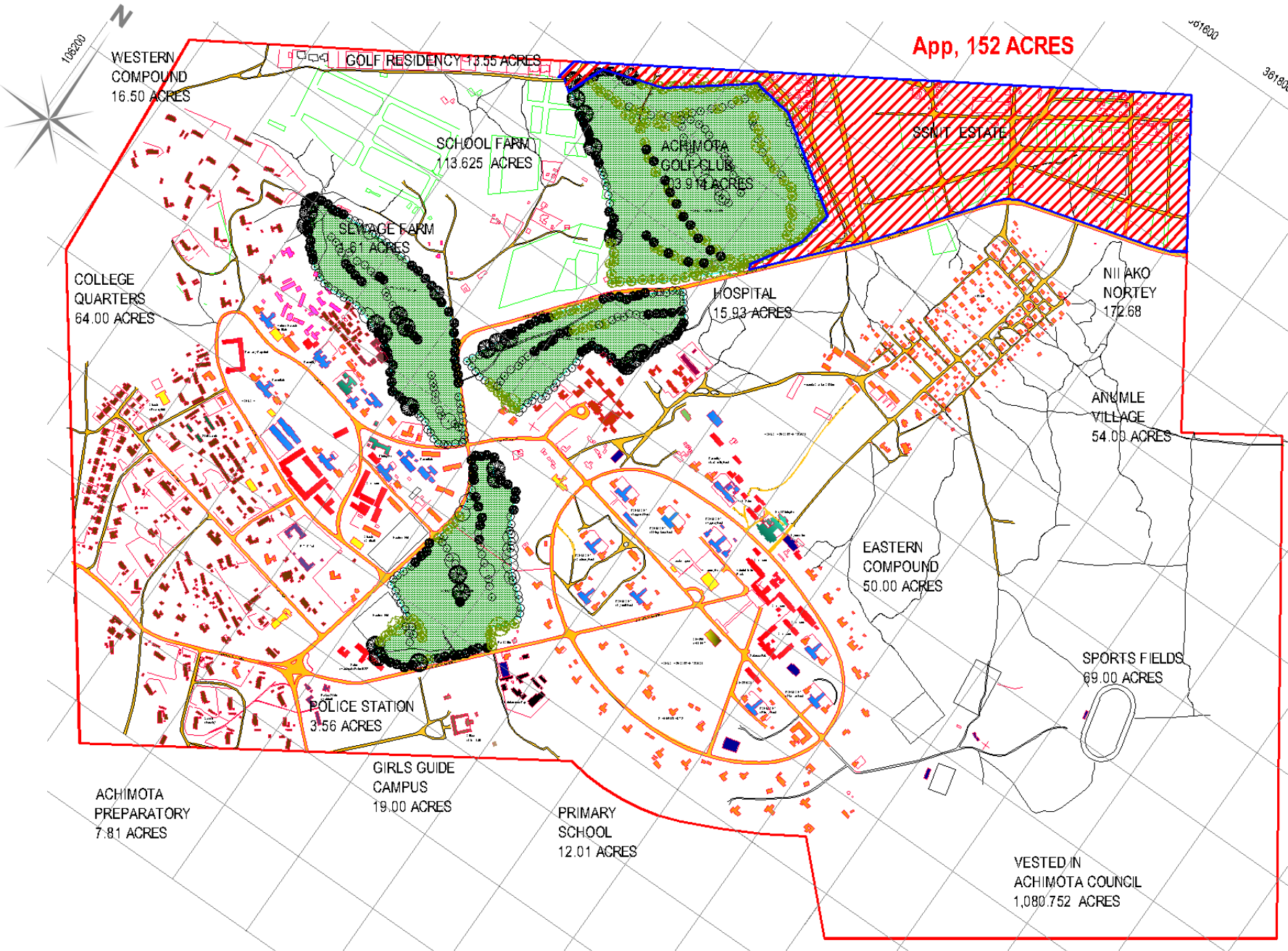
Offices (Girls Guide)

## •SSNIT ESTATE

In **1988**, a residential scheme called the SSNIT ESTATE was proposed on **64.06 acres** of Achimota School lands.

The **Owoo family** initiated legal action in 2002 – “Utilization of the land for private residential purpose was in direct breach of the acquisition ordinance”. In the suit **No L367/02** titled Emmanuel Owoo and others vs the Chairman, Board of Governors, Achimota School and suit **No L525/02** titled Achimota Secondary School vs Proplet Agyekum Apeaning & others, the title to the land of Achimota school was established with management entrusted to the lands commission.

**App, 152 ACRES**



WESTERN  
COMPOUND  
16.50 ACRES

GOLF RESIDENCY 13.55 ACRES

SCHOOL FARM  
113.625 ACRES

ACHIMOTA  
GOLF CLUB  
33.914 ACRES

SSMIT ESTATE

COLLEGE  
QUARTERS  
64.00 ACRES

SEWAGE FARM  
28.61 ACRES

HOSPITAL  
15.93 ACRES

NII AKO  
NORTEY  
172.68

ANIMLE  
VILLAGE  
54.00 ACRES

EASTERN  
COMPOUND  
50.00 ACRES

POLICE STATION  
3.56 ACRES

SPORTS FIELDS  
69.00 ACRES

ACHIMOTA  
PREPARATORY  
7.81 ACRES

GIRLS GUIDE  
CAMPUS  
19.00 ACRES

PRIMARY  
SCHOOL  
12.01 ACRES

VESTED IN  
ACHIMOTA COUNCIL  
1,080.752 ACRES

- **SCHOOL FARM LANDS**

In an attempt by Achimota School to claim portion of the school farm that had been encroached and heavily built on, **Netlynk Estate Ltd and 44 others filed suit No IRL 52/10 dated 23 October 2009** and a supplementary affidavit in support on **2<sup>nd</sup> November 2009**.

**Netlynk Estate Ltd & 44 others vs Beatrice Adom & 9 others.**

Judgement was given **25<sup>th</sup> January 2010** – “I am of the view that I owe it a duty to make an order or orders in situations of this nature not only to hold the peace but to protect life and property pending on the final determination of this suit. In discharging that duty therefore ..... Parties are to continue and go about their normal duties thereon.

The order is in respect of constructional work and demolition exercise for which the parties are constrained. – Justice E. K. Mensah (Justice of the High Court)

# CHRISTIAN VILLAGE





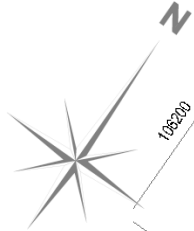




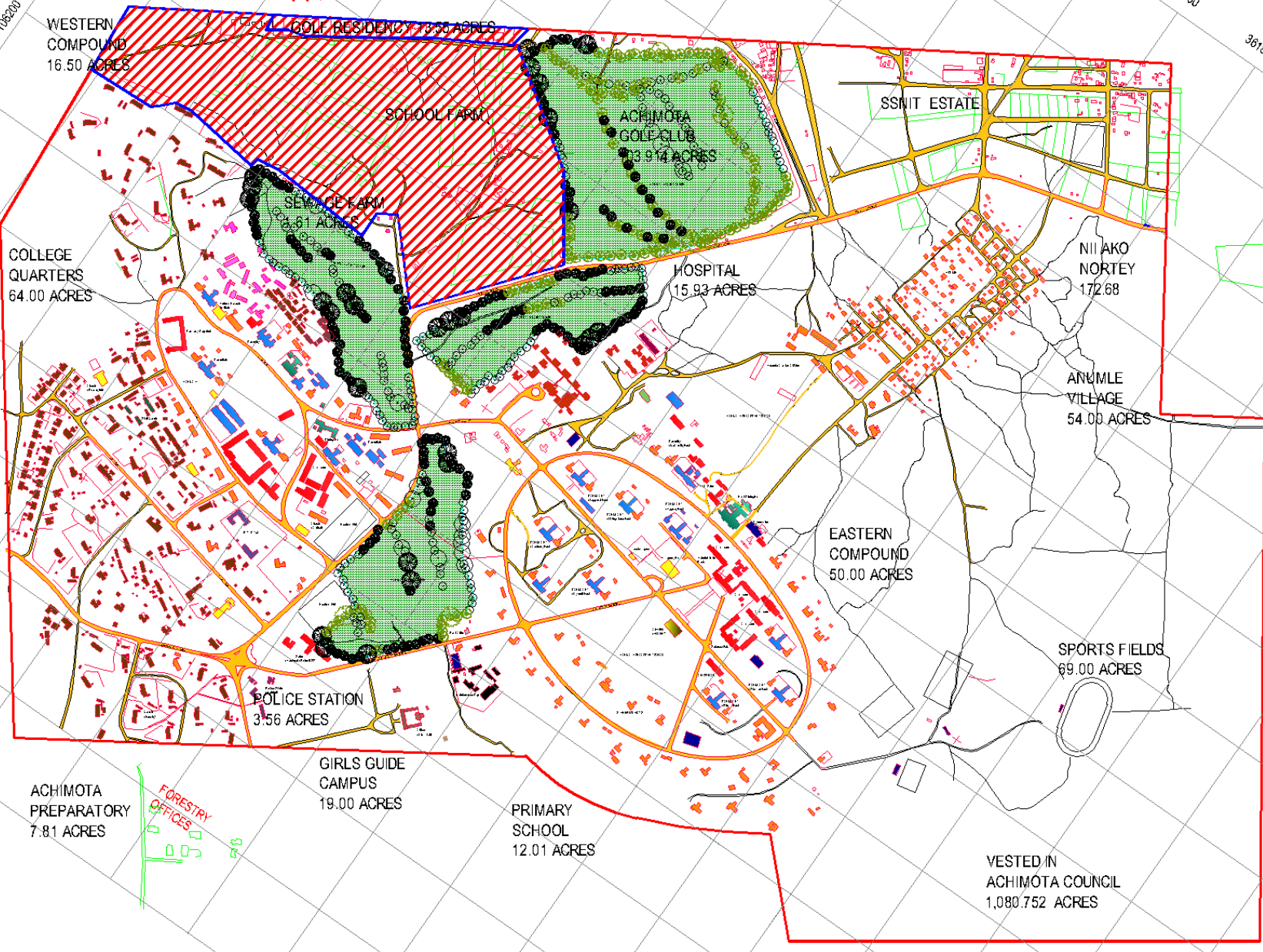








# App, 191 ACRES



WESTERN  
COMPOUND  
16.50 ACRES

App, 191 ACRES

SCHOOL FARM

SCHOOL FARM

ACHIMOTA  
GOLF CLUB  
23.94 ACRES

SSMIT ESTATE

COLLEGE  
QUARTERS  
64.00 ACRES

SENIOR FARM  
10.81 ACRES

HOSPITAL  
15.93 ACRES

NII AKO  
NORTEY  
172.68

ANIMLE  
VILLAGE  
54.00 ACRES

EASTERN  
COMPOUND  
50.00 ACRES

POLICE STATION  
3.56 ACRES

GIRLS GUIDE  
CAMPUS  
19.00 ACRES

PRIMARY  
SCHOOL  
12.01 ACRES

ACHIMOTA  
PREPARATORY  
7.81 ACRES

FORESTRY  
OFFICES

SPORTS FIELDS  
69.00 ACRES

VESTED IN  
ACHIMOTA COUNCIL  
1,080.752 ACRES

# SEWAGE FARM





















# SQUATTERS









# OVAL ROAD







## •ANUMLE LANDS

In a supplementary legal submission of **21<sup>st</sup> April 2011** in suit No **SOL 214/10 – Nii Ako Nortei vs Lands Commission**, in respect of **172.68 acres** of Achimota School Lands, judgement was given on **28<sup>th</sup> July 2011** in favour of the plaintiff.

According to Nii Ako Nortei, Mankualo of the Osu Division of the Ga State ... the said land was acquired by the Colonial Government on **17 March 1922**.

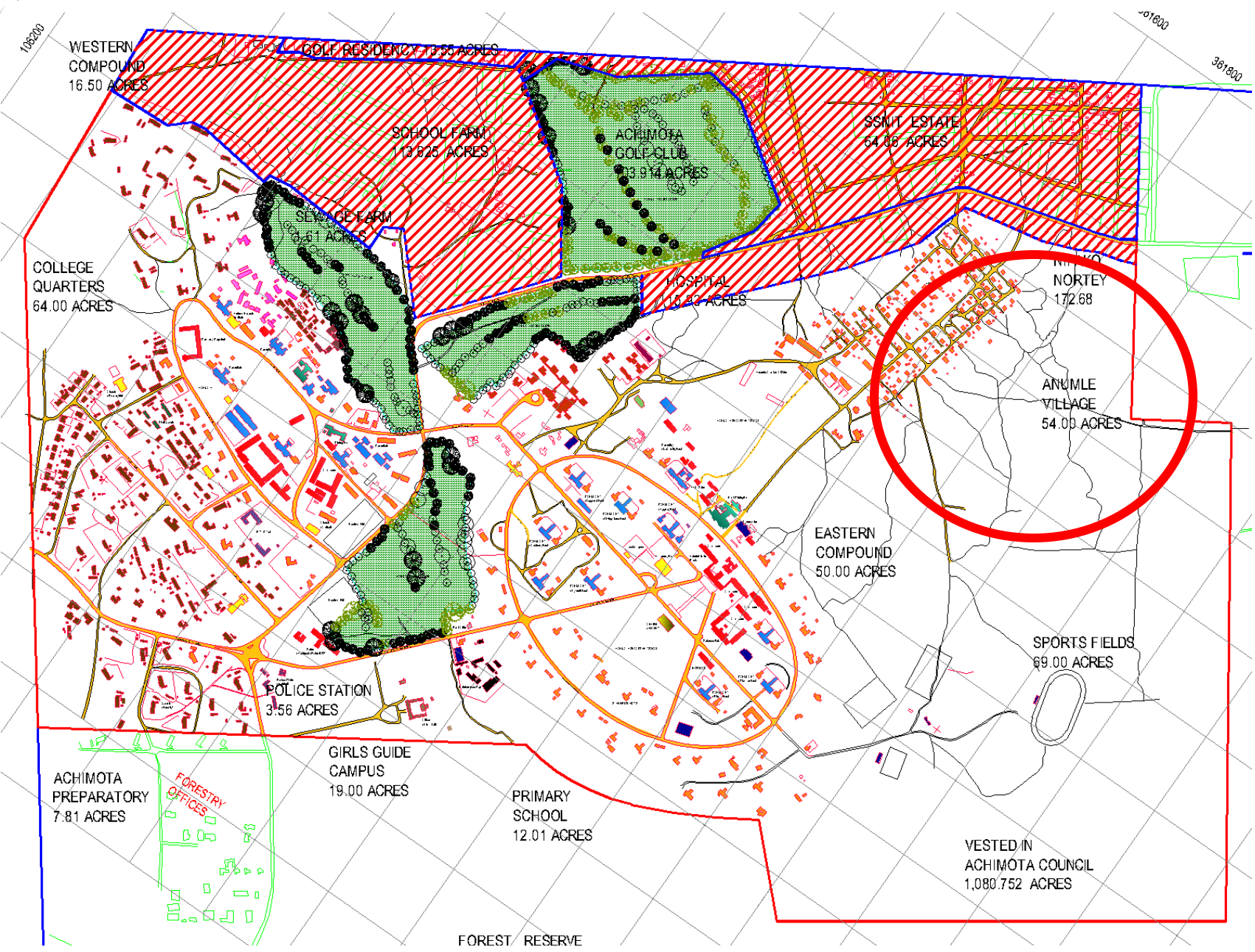
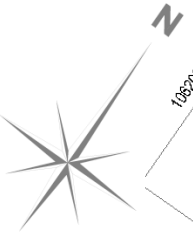
**He relied heavily on Article 20 clause 6 of the 1992 constitution.**

**The claim by the plaintiff was not challenged by the Defence council but rather conceded the facts not being in dispute of “adverse possession”**

**“Accordingly, I enter judgement for plaintiff and declare that they are entitled remain in possession of all that piece of land which is approximately 172.68 acres as attached to the supplementary legal submissions filed on 21<sup>st</sup> April 2011. I hereby, by an order of this court restrain the defendant, their agents, hirelings, workmen, servants, assigns whomsoever and howsoever described from dealing with the said land in any way inconsistent with the possessory right of plaintiff”**

**•Justice Anthony Oppong (Justice of the High Court)**

**Order for writ of possession issued on 28<sup>th</sup> July 2011.**



WESTERN  
COMPOUND  
16.50 ACRES

GOLF RESIDENCY 79.56 ACRES

SCHOOL FARM  
113.925 ACRES

ACHIMOTA  
GOLF CLUB  
23.914 ACRES

SSMT ESTATE  
64.06 ACRES

COLLEGE  
QUARTERS  
64.00 ACRES

HOSPITAL  
15.47 ACRES

NINYO  
NORTEY  
172.68

ANUMLE  
VILLAGE  
54.00 ACRES

EASTERN  
COMPOUND  
50.00 ACRES

SPORTS FIELDS  
69.00 ACRES

POLICE STATION  
3.56 ACRES

ACHIMOTA  
PREPARATORY  
7.81 ACRES

FORESTRY  
OFFICES

GIRLS GUIDE  
CAMPUS  
19.00 ACRES

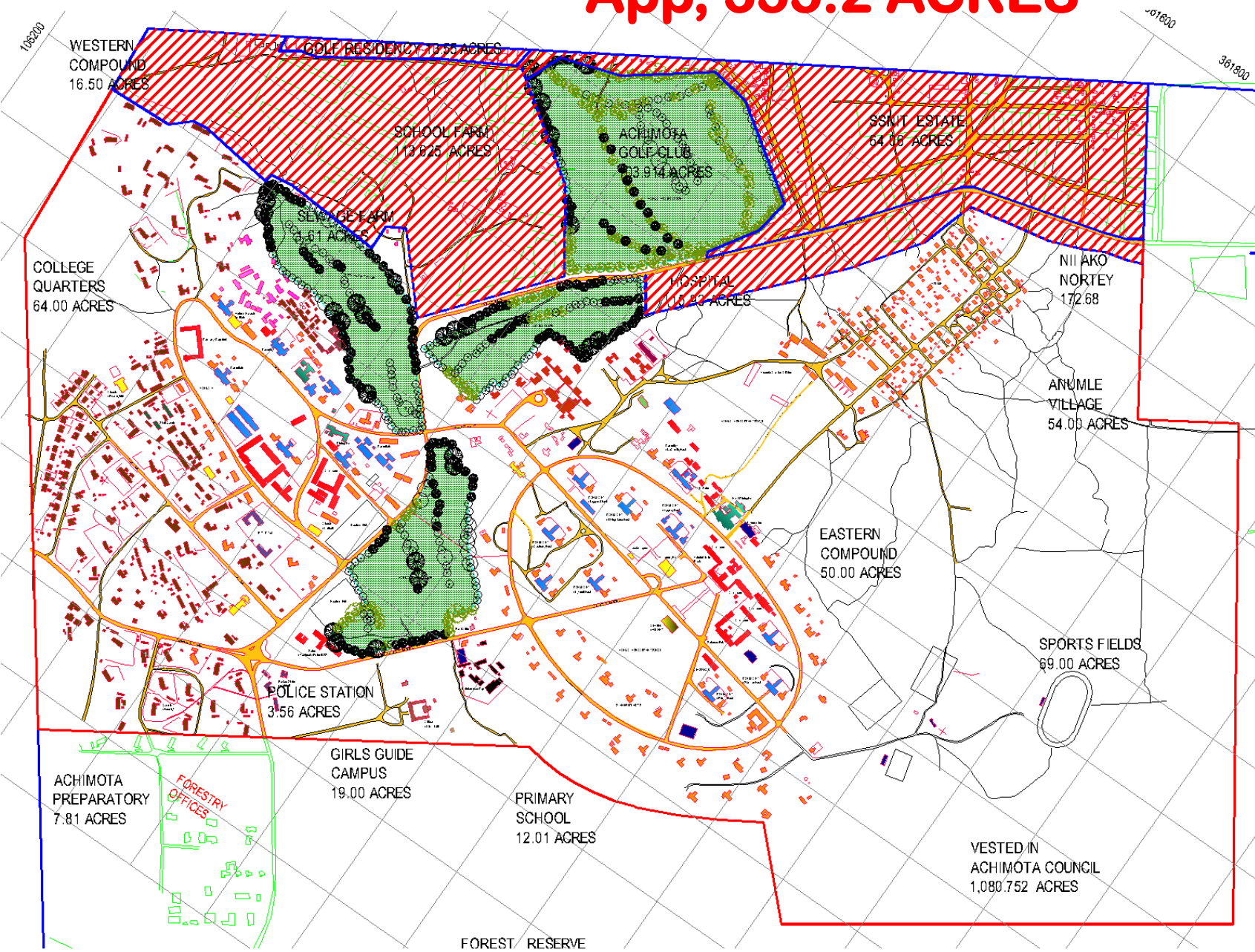
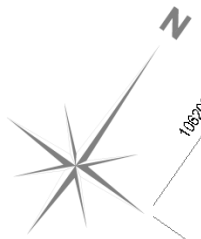
PRIMARY  
SCHOOL  
12.01 ACRES

VESTED IN  
ACHIMOTA COUNCIL  
1,080.752 ACRES

FOREST RESERVE



# App, 355.2 ACRES



FOREST RESERVE

**WHAT IS OUR FUTURE**





**THANK YOU**

**In Part 1 – Constitution and proceedings of council – 4.2 say “The Council shall have power to sue and to be sued, and to take, purchase and hold all movable and immoveable property whatsoever, whether the same is situate in the colony or elsewhere, and to grant, demise, alien, or otherwise dispose of the same, and to do all other things incidental or appertaining to a body corporate”**

**“Provided that the council shall not alien, mortgage, charge or demise any of its immovable property without the approval in writing of the Governor in council”**

**On 22<sup>nd</sup> March, 1934 – Ordinance No 2 of 1934 – The Achimota College and School Ordinance 1934 was enacted by Governor T. S. W. Thomas as “An Ordinance to make further provision for the control, administration and working of the Prince of Wales College and School, Achimota. In Part III – Endowment and Finance – 26(1) says”**

**The area of land described in the First schedule to their ordinance and all buildings thereon together with all rights, easements and appurtenances thereto belonging, shall vest in the council in fee simple”**

**26(2) says “All persons property of whatsoever kind belonging to the council as constituted under section five of the Achimota College and School Ordinance 1930, immediately before the coming into force of this ordinance shall vest in the council.**

## **•STATUTES**

**1876 – Public Lands Ordinance**

**1930 – Achimota College and School Ordinance  
No 10**

**1934 – Achimota College and School Ordinance  
No 2**

**1961 – Education Act (Act 87)**

**1992 – Constitution of Ghana – Chpt. 21, Act 257,  
258**

**1995 – Ghana Education Service Act (Act 506)**

**1998 – Constitution of the Board of Governors for  
the Senior Secondary Schools.**

**2008 – Education Act (Act 778)**

## •FACT SHEET

TOTAL LAND AREA – 1,080.752

ACHIMOTA SCHOOL – 283.32

Golf Course – 147.46

Girl Guides – 19.00

Achimota Hospital – 15.93

Police Station – 3.56

Sub TOTAL – 185.95

ENCROACHMENT – 331.06

TOTAL DEVELOPMENT – 800.33

AVAILABLE LAND – 279.67