

# AFRICITIES SUMMIT 2015

Ghana



## HOUSING RIGHT

The provisions of the Fundamental Human Rights and Freedoms are entrenched in **Chapter 5, Articles 12-33 of the 1992 constitution of Ghana**. The rights, duties, declarations and guarantees relating to the fundamental human rights and freedoms specifically mentioned in this Chapter shall not be regarded as excluding others not specifically mentioned which are considered to be inherent in a democracy and intended to secure the freedom and dignity of man.

**The Constitution of Ghana does not expressly protect the right to adequate housing.** It nevertheless provides for the right to own property alone or in association with others, the right of non-interference with the privacy of one's home as well as protection from the deprivation of one's property, all of which can be found in **Chapter 5** of the Constitution. (...) Go to the constitution : [http://www.judicial.gov.gh/constitution/chapter/chap\\_5.htm](http://www.judicial.gov.gh/constitution/chapter/chap_5.htm)

Source : UNHABITAT, 2008



No evictions in Ghana (IAI Network)



No evictions in Ghana (IAI and NO VOX)



The Commission on Human Rights and Administrative Justice (CHRAJ), has condemned the Accra Metropolitan Assembly (AMA), for embarking on a demolition exercise without adhering to international human rights standards.

Ghana Business News  
26 June 2015

## FORCED EVICTIONS

### Example : ABUJA

Forced evictions and threats of forced eviction are very common in Ghana. This is especially true for the poor and marginalised.

In October 2009, authorities in Ghana's capital, Accra, destroyed structures belonging to hundreds of people along the railway and in a slum known as «Abuja».

Source : COHRE

### Example : OLD FADAMA

The settlement of Old Fadama stretches across 146 hectares and houses an estimated 25,000 to 40,000 residents, making it the largest informal settlement in Accra and perhaps within Ghana as a whole. The slum is located in the heart of the city, to the northwest of the Central Business District, and hosts a mix of informal residential and commercial structures, with many hawkers and niche food markets and small businesses. An estimated ten thousand local residents earn their living from business activities within the slum. (...) : <http://base.d-p-h.info/fr/fiches/dph/fiche-dph-8430.html>

### Example : ADENTA, near ACCRA

About 1000 residents at Adenta near Accra, (2012) displaced following a demolition exercise of houses and structures by a team of people, purported have been led by one Reverend Kwabena Kingdom, a private investor. (...) S : Database violation HICMENA - <http://www.hic-mena.org/violation2.php#/Vk4ltcrQVo5>

## LAND LAW

### > Types of land ownership

Land in Ghana is held from various stool/skin lands, families or clans, which are the allodial owners. These lands are known as **customary lands** and, according to Appiah, (2011) make up about 80 percent of all land in Ghana.

There are also public lands, forming the remaining 20 percent, which are made up of state lands and vested lands. **State lands** mean that the state holds this area by acquisition from traditional allodial owners.

### There are two forms of freehold title interest:

- 1. Customary freehold:** This is an interest that individuals or groups hold in a land, which is owned by a larger traditional community – the allodial owner – of which the interest holders are members or subjects. It is an interest that is transferrable to successors of the individual or subgroups until there are no successors.
- 2. Common law freehold** – Common law freehold is similar to the customary freehold. The difference, however, is that this interest can be acquired by both strangers and members of the community that owns the land. A stranger in this regard refers to a Ghanaian who is not a member of the land-owning community.

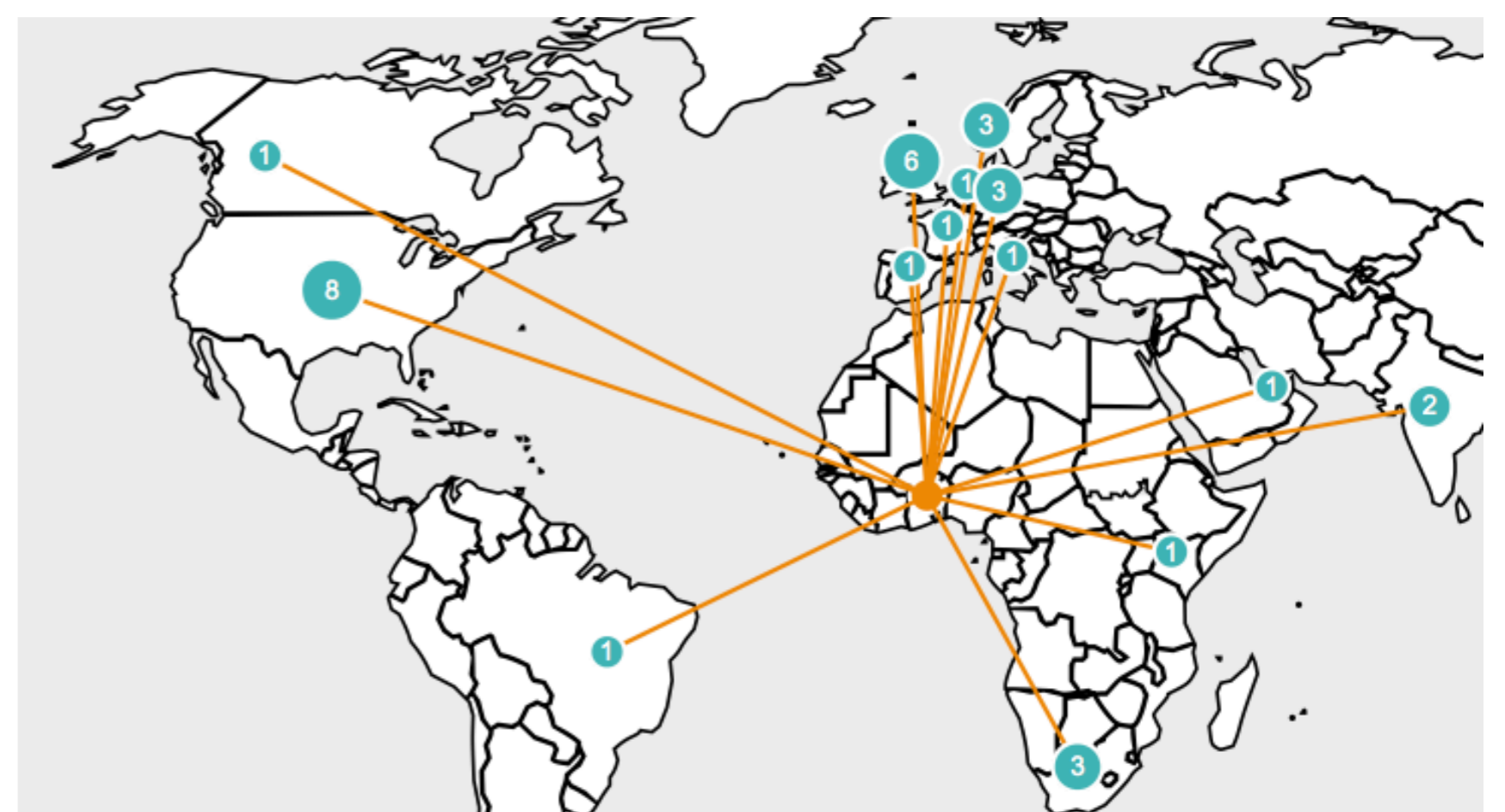
It is important to note that the 1992 Constitution by article 267 (5) forbids the creation of freehold interests in stool land in Ghana.

S : Michael Appiah- Land Disputes Resolution in Ghana- The Role of Customary Land Secretariats (CLS). Case of Gbawe Customary Land Secretariat, 2011

## LAND GRABBING : THE IMPACT OF BIOFUEL INDUSTRIES

Over 20 companies from around the world, including from Brazil, China, Germany, Italy, The Netherlands and Norway, are acquiring land in Ghana to produce biofuels, according to the Ministry of Agriculture. In 2009, dozens of farmers in northern Ghana claim they have been forced off their land with no alternative source of income after a multinational firm bought their farms to cultivate jatropha, a non-food crop whose seeds contain oil used to produce biofuel. **Biofuel Africa Ltd has acquired over 23,700 hectares of Ghanaian land forcing out the inhabitants of seven villages – all of them farming communities — in Tamale district.**

S : IRINNEWS



LAND MATRIX : Investors countries in Ghana

Website : <http://www.landmatrix.org/en/>

# HABITAT WORLDMAP

BETTER UNDERSTAND HABITAT IN THE WORLD : [WWW.WM-URBAN-HABITAT.ORG](http://WWW.WM-URBAN-HABITAT.ORG)

WEBSITE UNDER CONSTRUCTION

