

**LANDS COMMISSION
PROPOSAL FOR THE REVIEW OF RATES, FEES AND**

REVENUE ITEMS/SOURCE	APPROVED RATES	PROPOSED NEW RATES	LEGAL BACKING FOR APPROVED RATES
LAND REGISTRATION DIVISION			
A. EXISTING ITEMS/SOURCE			
On presentation of registration of each instrument at the Deed Registry	30.00	40.00	LI 2228 (2016)
For Registration of instrument Deed Registry	60.00	70.00	"
Provision of a Certified Copy of an Extract from any deposited registered instrument deposited at the deeds registry	50.00	60.00	"
Sale of Forms	15.00	50.00	"
Registration Fees (for every acre or part of an acre)	120.00	140.00	"
Registration Fees (more than one acre, less than or equal to 20 acres)	160.00	180.00	"
Registration Fees (for every additional acre after 20 acres)	10.00	20.00	"
Mortgage	100.00	200.00	"
Mortgage Discharge	50.00	100.00	"
Objection	120.00	200.00	"
Application or preparation of a statement for the Adjudication Committee or the Court	60.00	60.00	"
On objection to application for (adjudication)	120.00	140.00	"
On objection to adjudication on record	60.00	70.00	"
First hearing	120.00	140.00	"
Daily Fee	120.00	140.00	"
Viewing by Land Adjudication Committee	120.00	140.00	"
Printed Forms	50.00	60.00	"

Deposit of documents declaratory of trusts	40.00	50.00	"
Order of High Court	30.00	40.00	"
Comparing abstracts with deeds by officers of the Registry	40.00	50.00	"
Application to close Title or cancel a lease on merger determination	30.00	40.00	"
Pursuing draft documents submitted for approval(per hour)	30.00	40.00	"
Power of Attorney	30.00	40.00	"
preparation and issue of a Land Certificate	40.00	80.00	"
preparation and issue of Substituted Provisional Certificate	40.00	80.00	"
Preparation and issue of Provisional Certificate	40.00	80.00	"
Preparation for the issue of Substituted Provisional Certificate	60.00	80.00	"
Comparing abstracts or copies of a Land Certificate and Certificate with the Register	40.00	50.00	"
Caveat forbidding dealings with Land	350.00	400.00	"
Land Certificate Search	60.00	70.00	"
Certificate of Incorporation	30.00	40.00	"
Certified copy of Certificate of Incorporation	30.00	40.00	"
Extracts from any deposited or registered Instruments or hearing for each sheet	50.00	60.00	"
Personal search in the register	40.00	50.00	"
Personal search in the registry Map	40.00	50.00	"
Transmission on death or insolvency	30.00	40.00	"
Certified copy in place of instrument lost or destroyed	60.00	100.00	"
Application for vesting order	60.00	70.00	"
Application for foreclosure	60.00	70.00	"
Application for entry of a disclaimer	60.00	70.00	"
Application for notification of an easement	30.00	40.00	"
Application for variation of mortgage or charge	30.00	60.00	"
Cancellation or removal of an easement	30.00	40.00	"
Application to enter a restriction or restrictive agreement	30.00	40.00	"
Application for the entry of profits	40.00	50.00	"

Cancellation or variation of a restriction or restrictive	40.00	50.00	"
Withdrawal of caveat wholly or in part	40.00	50.00	"
Cancellation of profit	40.00	50.00	"
Cancellation of mortgage	40.00	50.00	"
Application to amend or alter address in register	30.00	40.00	"
Application for statement of grounds for refusal to register an instrument	40.00	50.00	"
On presentation of a claim to any parcel for objection	40.00	80.00	"
Substitution of leaseholds or Supplementary leaseholds	30.00	40.00	"
Notice of deposit of Land Certificate or Provisional	30.00	40.00	"
Taking an affidavit or statutory declaration	30.00	40.00	"
Each exhibit thereto (Act 122)	30.00	40.00	"
Rectification of the register by the Land Registrar or the High Court	40.00	80.00	"
Combination of contiguous parcels of land	40.00	50.00	"
Certified copy of Registered Land Certificate or Provisional Certificate	30.00	60.00	"
Assent by a personal representative	30.00	60.00	"
Probates of Letters of Administration	30.00	40.00	"
Verifying subsisting entries in the register	30.00	50.00	"
Premium in leases, the same fees as specified in the 2007 budget	30.00	40.00	"
On each subpoena to produce a document	-	free	"
Registered document or other information by post	At cost	At cost	"
Advertisement	At cost	At cost	"
Special Edition (Express Service)	At cost	At cost	"
Application for registering recovery of possession by legal or re-entry by lessor abandonment by lessee	120.00	140.00	"
Searched on site plans (one acre of any part of any acre)	30.00	40.00	"
Searched based on site plans (additional acre or any part of any acre)	10.00	10.00	"
Searched for securing development permit (one acre or any)	40.00	60.00	"
Searched for securing development permit (additional acre or acre)	5.00	10.00	"

Plotting of Land Certificate (every additional acre or any part of an acre)	10.00	20.00	"
Application for replacement of Yellow Card/Lodgment	20.00	30.00	"
On presentation of each instrument (Title Registry)	20.00	30.00	"
Site inspection one (1) acre or less	50.00	100.00	"
Site inspection (more than 1 acre but less than 10 acres)	100.00	120.00	"
Site inspection (10 acres or more, but less than 50 acres)	150.00	150.00	"
Site inspection (50 acres or more)	200.00	200.00	"
Communication	1.00	2.00	"
SURVEY AND MAPPING DIVISION			
A. Existing Items/Source			
<u>PART A PREPARATION OF PLAN FOR LAND CERTIFICATE</u>			
1. Cadastral/Parcel Plan			
Range of Area			
Up to 0.1 hectare	192		
0.1 ha and under 0.2 ha	216		
0.2 ha and under 0.4 ha	240		
0.4 ha and under 0.6 ha	264		
0.6 ha and under 0.8 ha	288		
0.8 ha and under 1.0 ha	312	No change	Lands Commission Act, 2008 (Act 767).
1.0 ha and under 1.4 ha	392		Fees and Charges (Amendment) Instrument, 2015 (LI 2228)

1.4 ha and up to 10 ha	280.00 x Area in hectare		
Above 10 ha (cost of first 10 ha + 40 x additional ha)	2,800.00 + (40 x additional hectare)		
2. Reprint			
Cost for Reprint of Plan of A4, A3 size (additional copy)	24	No change	
Cost for Reprint of Plan A0, A1 size (additional copy)	50		
3. Composite Plan			
For Land Title Purpose	72.00 per Transaction	No change	
4. Quality Control			
i) For Parcel/Cadastral Plan for Land Title	30% of 1 above	No change	
ii) For Consultancy Work	30% of cost of SMD Assessment		

PART B**RIGID SURVEY (Per Kilometer)****a) Open Roads and Lines**

i.	Setting-Out	68.88	137.76
ii.	Clearing and Pillaring	97.88	195.76
iii.	Traversing	170.24	340.48

b) Grass and Open Country

i.	Setting-Out	90.72	181.44
ii.	Clearing and Pillaring	129.12	258.24
iii.	Traversing	170.24	340.48

c) Light Forest and Tall Grass

i.	Setting-Out	134.64	269.28
ii.	Clearing and Pillaring	191.52	383.04
iii.	Traversing	170.24	340.48

d) Scrub and Heavy Forest

i.	Setting-Out	159.48	318.96
ii.	Clearing and Pillaring	226.92	453.84
iii.	Traversing	170.24	340.48

ENGINEERING AND TERTIARY SURVEY (per Kilometer)**a) Open Roads and Lines**

i.	Setting-Out	68.88	137.76
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ii.	Clearing and Pillaring	97.88	195.76
iii.	Traversing	118.78	237.56
iv.	Levelling	99.32	198.64
b) Grass and Open Country			
i.	Setting-Out	90.72	181.44
ii.	Clearing and Pillaring	129.12	258.24
iii.	Traversing	118.72	237.44
iv.	Levelling	99.32	198.64
c) Light Forest and Tall Grass			
i.	Setting-Out	134.64	269.28
ii.	Clearing and Pillaring	191.52	383.04
iii.	Traversing	118.72	237.44
iv.	Levelling	99.32	198.64
d) Scrub and Heavy Forest			
i.	Setting-Out	159.48	318.96
ii.	Clearing and Pillaring	226.92	453.84
iii.	Traversing	118.72	237.44
iv.	Levelling	99.32	198.64
TACHEOMETRIC SURVEYS (per Kilometer)			
a) Open Roads and Lines			
i.	Setting-Out	68.88	137.76
ii.	Clearing and Pillaring	97.88	195.76
iii.	Traversing	85.12	170.24

iv.	Levelling	63.9	127.8
b) Grass and Open Country			
i.	Setting-Out	90.72	181.44
ii.	Clearing and Pillaring	129.12	258.24
iii.	Traversing	85.12	170.24
iv.	Levelling	63.6	127.2
c) Light Forest and Tall Grass			
i.	Setting-Out	134.64	269.28
ii.	Clearing and Pillaring	191.52	383.04
iii.	Traversing	85.12	170.24
iv.	Levelling	63.6	127.2
d) Scrub and Heavy Forest			
i.	Setting-Out	159.48	318.96
ii.	Clearing and Pillaring	226.8	453.6
iii.	Traversing	85.12	170.24
iv.	Levelling	63.84	127.68
COMPASS SURVEYS / HAND HELD GPS SURVEY (per Kilometer)			
a) Open Roads and Lines			
i.	Setting-Out	68.8	137.6
ii.	Clearing and Pillaring	82.44	164.88
iii.	Traversing	68.8	137.6
b) Grass and Open Country			

i.	Setting-Out	90.72	181.44
ii.	Clearing and Pillaring	111.08	222.16
iii.	Traversing	68.8	137.6
			0
c) Light Forest and Tall Grass			
i.	Setting-Out	134.64	269.28
ii.	Clearing and Pillaring	166.96	333.92
iii.	Traversing	68.8	137.6
d) Scrub and Heavy Forest			
i.	Setting-Out	159.48	318.96
ii.	Clearing and Pillaring	201.16	402.32
iii.	Traversing	68.8	137.6
6) LEVELLING (per Kilometer)			
i)	Primary (Flat & Undulating)	156	312
ii)	Primary (Hilly & Mountainous)	200	400
iii)	Secondary (Flat & Undulating)	100	200
iv)	Secondary (Hilly & Mountainous)	140	280
v)	Spot Heights (Flat & Undulating)	4.2	10
vi)	Spot Heights (Hilly & Mountainous)	6	
		6	20

7) PREPARATION OF PLAN			
i) Cadastral Survey	15% of cost of survey	No change	
ii) Engineering Survey	20% of cost of survey		
<u>PART C</u>			
APPROVAL OF SITE PLAN			
1. Range of Area (Hectare)			
Up to 0.10	20	30	
0.11 to 0.14	24	36	
0.15 to 0.18	28	42	
0.19 to 0.23	32	48	
0.24 to 0.28	34	51	
0.29 to 0.36	36	54	
0.37 to 0.40	40	60	
0.41 to 1.00	-	90	
1.01 to 2.02	80	100	
2.03 to 3.04	120	120	
3.05 to 4.05	160	160	
4.06 to 6.07	240	240	

6.08 to 8.09	320	320
8.10 to 10.12	400	400
10.13 to 12.14	480	480
12.15 to 16.19	600	600
16.20 to 20.24	800	800
20.25 to 28.33	1200	1200
28.34 - 40.47	1600	1600
40.48 - 80.94	2000	1650
80.95 - 121.41	2000	1700
121.42 - 161.88	2000	1750
161.89 - 202.35	2000	1800
202.36 - 283.29	2000	1900
283.30 - 364.23	2000	2000
364.24 - 404.69	2000	2100
404.70 - 607.04	2000	2200
607.05 - 1011.74	2000	2300
1011.75 - 1416.43	2000	2400
1416.44 - 1821.13	2000	2500
1821.14 - 2023.47	2000	2600
2023.48 - 2832.86	2000	2700
2832.87 - 3642.25	2000	2800
3642.26 - 4046.94	2000	2900
Above 4046.94	2000	3000
2. Approval of Additional Copies of an Approved Plan		
Plan of A4 size (set of 8 copies)	20	
Plan of A0, A1, A3 size (set of 8 copies)	40	

<u>PART D</u>			
Land Dispute Surveys/Composite Plan (Dependent on Volume of Work)	400.00 (Minimum)	No change	
<u>PART E</u>			
Licensed Surveyors Fees (Annual Renewal of Licensed)	300	500	
<u>PART F</u>			
Hiring of Survey Instruments (per day)			
i) Theodolite	30		
ii) Geodetic Level	200	No Change	
iii) Automatic Level	100		
iv) Total Station	150		
v) GPS (Per set)	500		
<u>PART G</u>			
1. PHOTO POINT IDENTIFICATION, CLEARING AND PILLARING (Rate per Point)			
a) Developed Areas (Cities/Towns)			
i) Photo scale up to 1/15,000	56		
ii) 1/15,000 up to 1/25,000	100		
iii) 1/25,000 and above	120		

b) Open Country and Grassland			
i) Photo scale up to 1/15,000		120	
ii) 1/15,000 up to 1/25,000		192	
iii) 1/25,000 and above		232	
c) Wooded or Forest Area			
i) Photo scale up to 1/15,000		184	No Change
ii) 1/15,000 up to 1/25,000		264	
iii) 1/25,000 and above		304	
2) CONVENTIONAL METHOD			
i) Photo point identification and Pillaring as in PART G (a) above			
ii) Plan and Height control (XYZ) in accordance with PART B			
3) GPS METHOD			
i) Photo Identification (including pillaring) as in PART G (a) above			
ii) Measurement per point (XYZ)		339.16	
iii) Measurement per point (XY)		203.48	
iv) Clearing per point		80	
			No change
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<u>PART H</u>			
MAPS			
Hard Copy			
Topo Maps 1/50,000		30	
Town Sheets 1/2500		30	
Road Map (Mounted)		160	No change

Road Map (Unmounted)	120		
Political Map	30		
Sectional Map 1/2500	300		
Regional Map	100		
Aerial Photograph (Stereo Pair - Rental per Week)	6		
Soft Copy			
Topo Maps 1/50,000 per Tile	120		
Town Sheets 1/2500 per Sheet	60	No change	
Orthophoto 1/2500 per Sheet	200		
<u>PART I</u>			
SURVEY DATA			
Survey Regional Number	10		
Coordinates (X ,Y) per Point	5	No change	
Coordinates (X, Y, Z) per Point	10		
CORS Data per Hour	20		
<u>PART J</u>			
Certified True Copy of Plan/Document	40	50	
<u>PART K</u>			
SEARCHES			
Up to 1.0 Acre (First Acre)	30		50
Any additional or Part of an Acre	5		5

<u>PART L</u> <u>INSTRUMENTATION</u>			
(a) Registration of Survey Instruments/Equipment			
i) Set of GPS (3)	500		
ii) Total Station	300	No change	
iii) Level	200		
iv) Theodolite	200		
(b) Calibration of Survey Instruments/Equipment (Annual)			
i) Set of GPS (3)	150		
ii) Total Station	100		
iii) Level	50	No change	
iv) Theodolite	50		
<u>PART M</u>			
Stereoscopic Vision Test	50		
Presentation / Processing Fee	30	No change	
Communication fee for text message	5		
B. New Proposed Items/Source	No new Item		

A. Existing Items/Sources			Fees and Charges Amendment Instrument, 2015
GROUP A			(L.I. 2228)
Processing			
Assignment			
Conveyance			
Gifts			
Declaration (where original is not stamped)			
Deed of Surrender			
GROUP B			
All Financial Documents			
Mortgages			
GROUP C			
Lease			
Sub-Lease			
Confirmatory Deed (where original is not stamped)			
Deed of variation (where original is not stamped)			
Declaration (where original is stamped)			
Vesting Assent			
Certificate of Purchase			
Tenancy Agreement			
Licenses – Mining			
	40	50	
	30	50	

Judgment (related of Land)			
GROUP D			
Indemnity			
Power of Attorney			
Ordinary Agreement	20	40	
Receipt			
Discharge of Mortgage			
Share of Transfer			
Bill of Exchange			
Trust Deed			
GROUP E	20	40	
Disclaimer			
Judgment (not related to land)			
Consent			
Letters			
Will			
GROUP F			
Receipt	20		

Receipt	20	40	
Any other Document/Deed not described herein	20		
Searches on Stamp Duty Register	20	100	
Official Search			
GROUP G			
Rental Valuation	GH¢500.00 (minimum (for values up to Gh¢20,000.00 per annum		
	2.5% for values above GH¢20,000.00 per annum		
Capital Valuation	GH¢750.00 minimum (for values up to GH¢300,000.00 per annum		
	0.25% (for values above GH¢300,00.00)		
Compensation Valuation	10% on the amount of compensation		

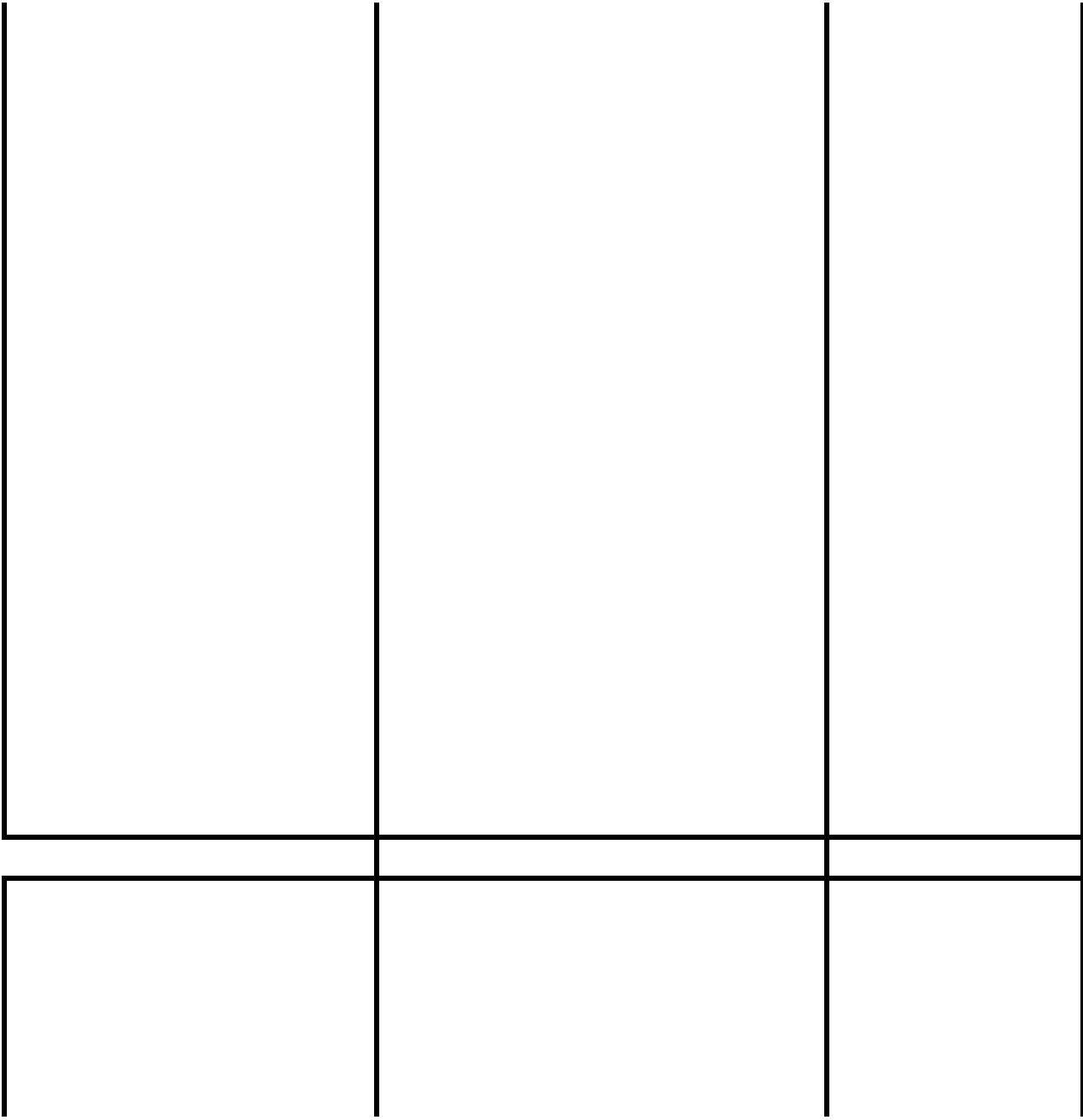
Communication fee for text messages	5		
A. New Proposed Items/Sources			
Instruments (Stamp Duty Cases) which are submitted to the Division and not collected within 3 months after submission.		100	
GROUP H			
Presentation Fee for each instrument submitted	30	50	

PUBLIC AND VESTED LAND MANAGEMENT DIVISION

CHARGES BY MDAs

COST OF PROVISION OF SERVICE	EXPECTED YIELD TO ACCRUE FROM REVIEW	JUSTIFICATION

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25% Increment over the Current Revenue Target

Cost of Inputs

About 66.7% Increment over the Current Revenue Target

These items under this group undergo the same processes as the items under group A & B

	100% Increment over the Current Revenue Target	Cost of Inputs. Also the stamp duty paid in respect of these instruments as prescribed by law is negligible and thus defeats the principle of Canon of Taxation (Economy)
	100% Increment over the Current Revenue Target	Cost of Inputs and Man Hour. Also the stamp duty paid in respect of these instruments as prescribed by law is negligible and thus defeats the principle of Canon of Taxation (Economy)

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	500% Increment over the Current Revenue Target	It entails going through the records, retrieving and typing of information. At times officers go to the law courts to defend such reports.
	There will be increment even though the rates remain the same due to the rise in property values	

		The office is overwhelmed with documents submitted by applicants and have refused to come and collect them hence creating the problem of storage
	About 66.7% Increment over the Current Revenue Target	Cost of Inputs and the amount of time spent on processing each document