



REPUBLIC OF GHANA

MINISTRY
OF
LANDS AND NATURAL
RESOURCES

P. O. BOX M212 MINISTRIES - ACCRA

DIGITAL ADDRESS: GA-110-0371

KINDLY QUOTE THIS NUMBER AND DATE ON ALL CORRESPONDENCE

MY REF. NO. _____

YOUR REF. NO. _____

DATE: July 18, 2024

PRESS RELEASE

**RE: GOVERNMENT TO PAY GHS5,383,000.00 FOR THE DEMOLISHING
OF THE BULGARIAN EMBASSY**

The attention of the Ministry of Lands and Natural Resources has, again, been drawn to allegations by the Hon. Member of Parliament for North Tongu, Hon. Samuel Okudzeto Ablakwa, to the effect that Government is supposed to pay the Bulgarian Embassy an amount of Five Million, Three Hundred and Eighty-Three Thousand Ghana Cedis (GHS5,383,000.00) for demolishing their building. A cursory reading of the Executive Summary of the Report of the Sole Inquirer appointed to investigate the matter, which was published in a Press Release issued on 16th May, 2022, and the documents attached to the Hon. Member's post, will show that this allegation is false, and without basis.

First of all, it must be emphasised that the land in question was not granted to the Bulgarian Embassy by Government, neither was the demolishing done by the Government. The Government of Ghana, however, intervened in the matter due to the involvement a Diplomatic Mission in Ghana.

It would be recalled that following news of the said demolishing, the Minister for Lands and Natural Resources, Hon. Samuel A. Jinapor, MP, appointed Mr. Justice Kwasi Anto Ofori-Atta, a highly reputed retired Justice of the High Court, as a Sole Inquirer, to investigate the matter and make recommendations to Government. The Sole Inquiry made a finding of fact that the land in question, originally a State land acquired in 1920 for public purposes, was granted to one Mr. Theophilus Kofi Leighton in 1977, for a term of 99 years commencing from 1st April 1974.

The Sole Inquiry, also, made a finding of fact that Mr. Leighton leased the property to the Bulgarian Embassy by a private contract. Following the death of Mr. Leighton, however, the Executor of his Will, Mr. Jojo Hagan, caused the property on the land to be demolished, pursuant to a court order, before assigning the land to one Dr. Yaw Adu-Ampomah.

The Sole Inquirer recommended, among others, that in view of the cases pending in Court involving the land, Government should intervene to find an amicable

solution to the matter. The Sole Inquirer, further, recommended that Mr. Jojo Hagan be sanctioned and be made to compensate the Bulgarian Embassy.

Pursuant to this recommendation, the Hon. Minister constituted a three-member Committee made up of officials from the Ministry, the Ministry of Foreign Affairs and Regional Integration, and the Lands Commission to find an amicable solution to the impasse. The Committee determined that the amount of compensation to be paid to the Embassy should be the unexpired term of their lease.

Based on the above, the Ministry wrote to the Lands Commission to value the unexpired term of the lease. The Land Valuation Division of the Lands Commission valued the unexpired term at Five Million, Three Hundred and Eighty-Three Thousand Ghana Cedis (GHS5,383,000.00). This amount is not to be paid by Government, contrary to the claim by the Hon. Member of Parliament. In accordance with the recommendations of the Sole Inquirer, this amount is to be paid by Mr. Jojo Hagan.

Due to the involvement of a Diplomatic Mission, however, Government is still engaging the parties to ensure that the compensation is paid in accordance with the above recommendation. It is, therefore, false for the Hon. Member of Parliament and/or any person to allege that Government is required to pay this compensation to the Embassy. This claim can only be deliberate with the sole motive of misleading the public, and causing disaffection for Government, as the publicly established facts of this matter are well-known and easily discernible.

As with all other matters, Government will continue to be above board, transparent and act with enormous integrity in this matter.

The Ministry wishes to assure the general public that it has nothing to hide in these matters, which is why the Executive Summary of the Sole Inquirer's one hundred and forty-nine (149) page report was published in a Press Release. The Ministry will continue to deal with these matters, as with all other matters relating to the lands and natural resources of our country, in the spirit of transparency, candour, integrity and utmost good faith.

END

ISSUED BY:

**THE PUBLIC RELATIONS UNIT
MINISTRY OF LANDS AND NATURAL RESOURCES**

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