



ATEBUBU STOOL LAND SECRETARIAT



PROTECTING LAND AND LIVELIHOODS

Disputes, Regularization, and Re-Entry

ASLS Land Literacy Series
Understanding Land. Protecting Futures

The Official Guide to Stool Land Administration in Atebubu
Prepared from the ASLS Manual

Under the Authority of
HRM Ohempon Dr. Yeboah Asiamah
Atebubumanhene & President of Atebubu Traditional Council

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FOREWORD

In Atebubu, stool land is not a commodity to be traded casually. It is a sacred trust held by the Owusu Asare Paramount Stool on behalf of our ancestors, our people, and generations yet unborn.

As custodians of this sacred trust, we carry a duty that is both customary and constitutional. Custom demands that we protect the land for the benefit of the community. The laws of Ghana, particularly the Land Act, 2020, require that stool lands be administered in a structured, transparent, and accountable manner. It is within this framework that the Atebubu Stool Land Secretariat was established.

The Atebubu Stool Land Secretariat is not merely an administrative office. It is a commitment. A commitment to order instead of confusion. A commitment to documentation instead of informality. A commitment to fairness instead of arbitrary dealings.

For too long, land transactions across the country have been plagued by disputes, double sales, undocumented transfers, and prolonged litigation. These problems destroy investments, divide families, and weaken traditional authority. We resolved that Atebubu must not follow that path.

This publication, *Know Your Land: The Official Guide to Stool Land Administration in Atebubu*, is therefore both an educational tool and a protective instrument. It has been prepared to guide citizens, farmers, developers, investors, financial institutions, and public authorities on the lawful and customary framework governing stool land in Atebubu.

Within these pages in **brochure four**, you will find:

- Dispute resolution mechanisms
- Regularization of old land documents
- Re-entry processes
- Land records and ground rent

This guide reflects our conviction that knowledge prevents conflict. When citizens understand ownership, authority, process, and obligation, disputes reduce and development thrives.

Let it be clearly understood that stool land is held in trust. It is not privately owned. It is not alienated without due process. Any document not issued in accordance with the lawful authority of the Paramount Stool has no validity. Unity of authority is the foundation of land security.

At the same time, our administration remains open to responsible investment and lawful development. We welcome partnerships that respect our customs, comply with our laws, protect our farmers, and contribute to the progress of Atebubu.

Our vision is simple but firm: a land administration system that honors tradition, complies with national law, protects livelihoods, attracts investment, and secures inheritance for future generations.

I encourage every citizen and stakeholder to read this guide carefully. Let it serve as your reference before any land transaction. Let it protect you from avoidable mistakes. Let it strengthen peace within our traditional area.

- Land is life.
- Land is identity.
- Land is inheritance.
- Land is sacred.
- It must be administered with wisdom.
- It must be protected with integrity.
- It must be preserved with foresight.
- May this guide serve as a beacon of lawful land governance for Atebubu and beyond.

HRM Ohempon Dr. Yeboah Asiamah

--Paramount Chief of Atebubu

--President, Atebubu Traditional Council

--Custodian of the Owusu Asare Paramount Stool

LAND DISPUTES

- Land disputes can destroy relationships, families, and investments.
- But not every land dispute must go to court.
- The Atebubu Stool Land Secretariat (ASLS) promotes **Alternative Dispute Resolution (ADR)** as the first and preferred option.

Why ASLS uses ADR

ASLS uses ADR to:

- Resolve disputes faster
- Reduce legal costs
- Avoid long court delays
- Preserve family and community relationships
- Maintain peace within the traditional area

ADR is:

- Convenient
- Culturally grounded
- Community-based
- Focused on fairness and harmony

How the process works

1. Complaint is filed at ASLS.
2. Parties are invited for a hearing.
3. The Land Management Committee reviews the matter.
4. Evidence and customary rights are considered.
5. A settlement or decision is reached.

Where disputes involve chiefs, stools, or traditional authority matters, such cases are referred to **Ohempon** for appropriate customary resolution.

Key Message

- Peaceful settlement is always better than prolonged conflict

RE-ENTRY

When Land Returns to the Stool

- A lease gives you the right to use stool land, but it also comes with responsibilities.
- Where a lessee breaches major lease conditions, the Stool may lawfully take back the land. This process is called re-entry.

Common causes of re-entry

Re-entry may occur if:

- Ground rent is not paid
- Land is left undeveloped for a long time
- Land use is changed without approval
- Lease terms are seriously violated

How re-entry works

Re-entry is not done by force or surprise. The process includes:

- Formal notice to the lessee
- Opportunity to correct the breach
- Legal and customary procedures
- Lawful reversion of land to the Stool

Key Message

- Respecting your lease obligations protects your land from re-entry
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REGULARIZING OLD DOCUMENTS [UPDATING LAND RECORDS]

Under the authority of the Paramount Stool, ASLS is updating records of all land interests in Atebubu.

Many people hold:

- Old allocation notes
- Receipts
- Handwritten agreements
- Informal land papers

These documents do not provide full legal protection.

Why Regularization Is Important

Regularizing your documents:

- Converts old papers into valid leases
- Protects your land rights
- Prevents future disputes
- Secures inheritance for your children
- Makes your land acceptable for bank loans

How To Regularize Your Land

1. Submit all old land documents to ASLS.
2. ASLS verifies the records.
3. Planning and site checks are conducted.
4. A proper lease is prepared.
5. The lease is signed and registered.

Key Message

- Old papers can cause problems both now and in the future.
- A registered lease gives lasting protection.

GROUND RENT AND LAND RECORDS

Ground Rent is:

- A legal obligation
- Payment for use of stool land
- Recognition of the Stool's ownership

Regular Payment of Ground Rent:

- Keeps your land rights active
- Supports traditional development
- Prevents penalties or re-entry

Always Keep Your:

- Lease documents
- Payment receipts
- Land records

Proper records protect your investment

FINAL MESSAGE

- Land is sacred.
- It is held in trust for generations.
- Follow the law.
- Respect the Stool.
- Protect your future.

CONTACT INFORMATION

Atebubu Stool Land Secretariat
1 Palace Avenue, Piabire Palace,
Box 1, [*Digital GPS: TA-00005-2803*]
Atebubu, Bono East

Phone: +233 537 250 577

Email: asls@piabirepalace.org

Website: www.piabirepalace.org

