



ATEBUBU STOOL LAND SECRETARIAT

BROCHURE

1



**STOOL LAND OWNERSHIP AND
AUTHORITY IN ATEBUBU**

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
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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 one**, you will find:

- The legal foundation of stool land administration
- The allodial title to stool land
- The structure of authority over land under the Paramount Stool
- The role of the Atebubumanhene/The Paramount Stool in land administration
- The role of caretaker chiefs in land management
- Common mistakes to avoid
- How to stay protected

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

WHAT IS THE ATEBUBU STOOL LAND SECRETARIAT (ASLS)

The Atebubu Stool Land Secretariat, known as **ASLS**, is the official body established under the laws of Ghana to manage all stool lands within the Atebubu Traditional Area.

ASLS operates under the authority of the Paramount Stool and in accordance with the **Land Act, 2020** and applicable customary law.

ASLS exists to ensure that land administration in Atebubu is:

- Professional
- Transparent
- Properly documented
- Lawfully conducted

All stool land transactions must pass through ASLS.

Any transaction conducted outside ASLS procedures may be unsafe or invalid

WHY ASLS EXISTS

- The Atebubu Stool Land Secretariat was not created by choice.
- It was created in accordance with the laws of Ghana.

The **Land Act, 2020** requires stools that own land to establish a land secretariat to ensure proper land governance.

ASLS was therefore established to:

- Protect stool lands for present and future generations
- Prevent land disputes and illegal transactions
- Ensure proper documentation and record keeping
- Promote orderly land development
- Safeguard the interests of the Stool, citizens, and investors

ASLS moves land administration from informal and undocumented activities to a structured, accountable, and lawful system.

WHAT IS ALLODIAL TITLE?

- Allodial title is the highest form of land ownership under customary land law in Ghana.
- It represents the ultimate ownership interest in land. No other interest is above it.
- In the case of Atebubu, the Owusu Asare Paramount Stool holds the allodial title to stool lands within the Traditional Area.

Allodial title is the ultimate ownership of land held by the Stool in trust for the people and future generations.

WHAT DOES ALLODIAL TITLE MEAN IN PRACTICAL TERMS?

Allodial title gives the holder the authority to:

- Grant leasehold interests
- Approve transfers or assignments
- Receive ground rent
- Enforce compliance
- Protect land for future generations

However, it does not mean the land is privately owned in a personal sense. It is held in trust for the community.

IMPORTANT DISTINCTION

Allodial Title ≠ Leasehold Interest

Allodial Title

- Belongs to the Stool
- Is permanent
- Cannot be mortgaged by individuals

Leasehold Interest

- Granted by the Stool
- Has a fixed term
- Can be mortgaged with stool consent

This distinction is critical in land education.

WHY ALLODIAL TITLE MATTERS

Understanding allodial title:

- Prevents illegal sales
- Clarifies who has authority
- Protects buyers
- Reduces disputes
- Preserves traditional governance

Many land disputes arise because people confuse leasehold rights with ownership of the land itself.

WHO OWNS STOOL LAND IN ATEBUBU

In Atebubu, the **Owusu Asare Paramount Stool** holds the allodial title to all stool lands within the Traditional Area.

This means:

- The Stool is the ultimate owner of the land
- The land is held in trust for the people

However:

- Families may use land
- Farmers may cultivate land
- Individuals may sub-lease or rent land
- Leaseholders may assign or transfer their lawful interests

But ownership always remains with the Stool.

Understanding this distinction:

- Prevents disputes
- Protects buyers
- Promotes lawful transactions

AUTHORITY OVER STOOL LAND

For any stool land document to be valid, it must be signed by the **Paramount Chief (Atebubumanhene)**.

Without that signature:

- The document has no legal effect
- The transaction is unsafe
- The interest may not be recognized

As Paramount Chief, **Ohempon** is the lawful Lessor of all stool lands in Atebubu.

This ensures:

- Unity of authority
- Protection of stool lands
- Proper land governance

ROLE OF CARETAKER CHIEFS IN LAND MANAGEMENT

Caretaker Chiefs (*Divisional or Sub-Divisional Chiefs*):

- Exercise oversight over designated stool lands
- Represent the interests of the Paramount Stool at the local level

However:

- They do not alienate land interests on their own
- They do not issue land documents independently
- They cannot sell or lease stool land

Caretaker Chiefs may, upon approval from the Paramount Chief:

- Witness land transaction documents
- Assist in land administration
- Support ASLS processes related to lands under their care

Caution

- Any land document issued outside ASLS processes and without the signature of the Paramount Chief is legally invalid

WHY THIS STRUCTURE MATTERS

Centralized authority under the Paramount Stool ensures:

- Consistency in land decisions
- Prevention of multiple sales
- Proper record keeping
- Fair treatment of citizens and investors

This system is grounded in national laws and protects both the Stool and the public

COMMON MISTAKES TO AVOID

Many land disputes arise from avoidable mistakes.

Avoid the following:

- Leasing land from individuals without consulting ASLS
- Relying on verbal agreements
- Holding only an allocation note as proof of land ownership
- Building without a lease
- Skipping lease registration
- Ignoring ASLS procedures

These mistakes often lead to:

- Court cases
- Demolition of structures
- Loss of money and time
- Family disputes

HOW TO STAY PROTECTED

To protect your land interest:

1. Start at ASLS
2. Follow the proper process
3. Obtain a lease
4. Register your lease
5. Keep proper records

Following proper procedures give you lasting security

KEY MESSAGES

- The Atebubu Stool Land Secretariat (ASLS) is the only official, legal body to manage land transactions in the Atebubu Traditional Area
- The Owusu Asare Paramount Stool holds the allodial title to all stool land in Atebubu
- Land is held in trust for posterity.
- Land is not acquired through casual, informal exchanges.
- Every land transaction must follow law and custom.

Know your land.
Protect your future.

CONTACT INFORMATION

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