

Standards in Ghana

Presented by

Jones Ofori-Boadu, Ghana

1. Introduction

- ▶ **Definition** – Dictionary definition of standards is an accepted or approved example of something against which others are judged or measured.
- ▶ **ISO Definition** - Standards are documented agreements containing technical specifications or other precise criteria to be used consistently as rules, guidelines, or definitions of characteristics, to ensure that materials, products, processes and services are fit for their purpose.

2. Background

- ▶ **Technical**
 - Gold Coast Survey Technical Instructions, first published in 1928
- ▶ **Legal**
 - Survey Act 1962, Act 127
 - L I 1444
 - PNDC Law 152

3. Framework

- ▶ **Topographical framework**
 - For topographic maps
 - Lower accuracy
- ▶ **Cadastral Framework**
 - **National Cadastral framework**
 - ▶ 1st order survey (Triangulation, traverses, levels)
 - **Local Cadastral framework**
 - ▶ An isolated network of surveys
 - ▶ Connection to the National framework could be done later.

4. Cadastral Surveys

- ▶ **Cadastral Plan**
 - A cadastral plan is a map or plan purporting to show boundaries of land with accuracy and giving exact measurement by which the boundaries may be demarcated or re-demarcated on the ground.
 - Such a plan being surveyed by an Official Surveyor or certified by a Licensed Surveyor and approved by the Director of Surveys or any representative appointed by him.
 - Cadastral plans are usually attached to a Title deed or lease and show boundaries that are legally settled and defined.

5. Categories of Surveyors

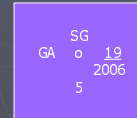
- ▶ **Official Surveyors**
 - An official surveyor is the surveyor who is appointed by the Minister of Lands, Forestry and Mines and officially employed in the National Survey Department.
- ▶ **Licensed Surveyors**
 - The Licensed Surveyor is a private surveyor appointed by the Director of Surveys with prior approval from the Minister of Lands, Forestry and Mines whose function is to demarcate boundaries and to make survey of lands.
 - Also responsible for providing **certified plans** in accordance with survey Act 1962, Act 127

6. Station Marks

- ▶ Beacon
 - Beacons are the ground stations of trigonometric points made invariably of permanent material such as concrete, stone or iron.
- ▶ Traverse Picket
 - These are only put in as temporary points to help establish inter-visibility between constructed beacons.
- ▶ Boundary Post
 - These are intended to show interested persons, who share a common boundary, the exact position of their boundary.

7. Construction and Numbering of Beacons

- ▶ Type 'A' beacons
- ▶ Type 'C' beacons



8. Keeping of Field Books

- ▶ The field books are to be regarded as essential parts of the survey records.
 - ▶ They are to be kept in as clear and intelligible a manner as possible.
 - ▶ It is essential and most important that the various field books should be freely and clearly cross referenced.
- ▶ All books are to be kept in ink, no erasures being allowed. If a figure has to be altered, the original figure will be crossed out neatly and the accepted one written above it, the alteration being initialed by the person making it. No alterations are to be made to any measurements made and entered in the field book except as the result of an immediate check.
 - ▶ Each book will be properly indexed and the name of the surveyor, the title and number of the survey given at the beginning.

9. Legal Framework

- i. **DEMARCATIION AND SURVEY OF LANDS**
 - ▶ **No unqualified person to survey land for the purpose of preparing plans or to certify plans.**
 - ▶ **Register of Licensed Surveyors – Kept by the Director of Surveys.**
 - ▶ **Director of Surveys to supervise all survey works done both by the Official Surveyor or the Licensed Surveyor.**
- ▶ **Director of Surveys or his representative to approve plans.**
 - Approval is given only when plan is certified by the Licensed Surveyor.
 - Preparation of Plan conforms to the standards of accuracy and form as prescribed by these regulations or as directed by the Director of Surveys.

ii. SYSTEM OF WORK

- **Erection of Boundary pillars**
 - for every survey done
- **Power to place boundary pillars under the charge of Owners and Occupiers.**
 - In case of damage, the owner or occupier of the land bears the cost of re-erection or repair of the pillar.

iii. PENALTY

- **Penalty for destroying boundary pillars.**
- **Penalty for unlawful Survey and preparation of plans by quack surveyors.**
 - Fine not exceeding 100 pounds or imprisonment for any term not exceeding six months.

10. Modern Trends of Surveying in Ghana

- Instruments
- Booking methods
- Computations
- LAP – Survey Dept. GRN project
- Committee to review Technical and Cadastral instructions

Conclusion

- Land survey standards in Ghana have since the beginning of surveying by the British colonial masters been of a very high standard and this has greatly enhanced the quality of work and maintained very high accuracy limits.
- Surely standards are therefore an integral part in the process of professional surveyors fulfilling each of their twin roles both as professionals and as business people.

Conclusion

- The Survey Department's task in the field of standards is to assist in the process of developing workable and timely technical, official and legal standards covering the activities of surveyors. In that light, the technical instructions manual of the department is currently under review to meet current standards in advancing technology.
- The Survey Department in collaboration with the Ghana Institution of Surveyors is also committed in its objectives to developing the capacity of surveyors and encouraging the proper use of technology for its activities which are becoming increasingly shaped by standards.

Thank you !!!