



Ghana Land Buying Process: What you need to know



Meet the Chief



Meet the owner of the land (typically the chief), adhere to cultural norms and come to an agreement on sales price.



Use a lawyer and real estate firm to review the land title; have it cleared with the land registration division (land commission).



At this stage you may choose to make a small deposit on the land (never pay in full before all checks are completed).

Land Check & Survey



Hire your own land surveyor so that the certified site plan can be submitted to the lands commission.



Ensure that the land is not in litigation in the Lands division of the Ghana high court and go to the lands commission to verify ownership.



Make a payment on the land during the survey stage of the process.

Land Registration



Both parties need to sign the sales and purchase agreement for the land. This is the legal document to sell the land and to get the title transferred into your name and registered with the lands commission.



Pay the remaining balance for the land purchase.



You will need a witness (Ghanaian) to be there who will stand for you as the buyer.

Land Title Certificate



Once the land is registered in your name at the land commission and you have all the documentation a land title certificate will be issued to you.



Have a local architect that reviewed and/or designed your structure; surveyor and structural engineer, to approve your building blueprint and provide you with an estimated budget to be submitted to the lands commission.



Request a building permit.

