

## **MINISTRY OF WORKS AND HOUSING**

### **2019 MEET-THE-PRESS HIGHLIGHTS**

The Ministry of Works and Housing, has taken its turn at the annual Meet-the-Press series held at the Ministry of Information Conference Hall, to brief the media and the general public about its policies, plans programmes, projects and achievements.

The sector Minister, Honourable Samuel Atta Akyea, who addressed the media, presented varied key issues on Policies, Housing, Drainage, Coastal Management, as well as Achievements of the Ministry.

#### **Measures to bridge the housing deficit**

- Government to build 250,000 housing units yearly over the next eight years, through Public Private Partnership to reduce the housing deficit. The housing, which will be built across the country, will be assessed by Ghanaians to make living conditions comfortable as it is said shelter is second after food in the hierarchy of needs of man.

#### **Affordable Housing Programme**

- Government to secure 51Million USD to continue the uncompleted Affordable Housing projects in Koforidua, Tamale and Wa. In line with Government's commitment to complete the projects, the Ministry is almost concluding financial arrangements with the Ministry of Finance to ensure that the housing units, totaling 686 are completed for habitation.
- The Ministry through TDC Development Company Limited, is completing the 1,584 Affordable Housing units at Kpone-Tema. The Social Security and National Insurance Trust (SSNIT), is also actively continuing the construction of the 1,030 dwelling houses at Asokore Mampong in the Ashanti Region.
- Considering the housing deficit which is assessed well over 2 million housing units, Government will engage contractors with world-class technology to roll out mass housing units in the country within the shortest period of time.

#### **National Housing and Mortgage Fund**

- The Ministry is working hand-in-hand with the Ministry of Finance to create a National Housing and Mortgage Fund. The Fund would be a Special Purpose Vehicle to leverage private capital into housing and infrastructure investments and also enable the Ministry of Works and Housing channel long term appropriate priced financing towards the housing sector.

- The Fund will also create for the first time in the financial space, a credible mortgage regime in Ghana to enable majority of the people especially workers, have their own homes when they retire. The Fund will be sourced from pension funds, housing bonds, grants, insurance companies, primary reserve of the Central Bank, Treasury Single Account and Tax Incentives.

### **Revised Redevelopment Scheme**

- The philosophy underlying the redevelopment concept is the renewal of the old run-down neighbourhoods, by demolishing some of the houses often located on prime lands, and replacing them with modern houses, on the same plots of land, substantially improving the physical environment at virtually no additional infrastructural cost. It is intended to reduce government expenditure on infrastructure and services to developing areas.
- Currently, the redevelopment of Government residential areas is on-going at Roman Ridge, Airport residential area, Labone and Cantonments. In addition to special allocations made to Government Agencies, bids have been received from prospective investors competing for plots on offer.
- In order to reach a larger number of Government Agencies, the original plots have been sub-divided into smaller lots, resulting in a total of 63 units of various sizes. Meanwhile, construction works are on-going for the replacement bungalows in which to relocate occupants of bungalows affected by the exercise.

### **Slum Upgrading**

- Government is committed to upgrade the living condition of the people of Nima and Maamobi. Even though the communities routinely suffer from inadequate provisions of basic facilities such as, housing, water, electricity, and drainage systems, the communities continue to grow. This has been as a result of rural-urban migration, limited supply of land, and regulatory frameworks that are, at best, indifferent and hostile to the needs of the poor.
- The Ministry is collaborating with the Ministries of Lands and Natural Resources and Inner City and Zongo Development, to make the aforesaid area a world-class residential one without dislodging the good people who currently dwell in Nima and Maamobi. The transformation of approximately 1,039 acres of prime land, will give meaning and beauty to the President's vision of Inner City and Zongo Development.

## **Security Services Housing**

- The Ministry has commenced the construction of 320 housing units for security services under Phase III of the Security Services Housing Programme, for the Ghana Police Service at its training school in Tesano. This is in line with Government's efforts at providing decent accommodation for the security personnel.
- In order to intensify the provision of accommodation for the security services, Government has engaged Messrs Sinohydro to construct 40,000 housing units for the security services throughout the country. The beneficiaries are the Ghana Armed Forces, Ghana Prisons Service, Ghana Police Service, Ghana National Fire Service and the Ghana Immigration Service, as well as the Judiciary.

## **The Building Code**

- A new Building Code to regulate the built environment has been launched by His Excellency, the Vice President of the Republic of Ghana, Alhaji (Dr.) Mahamudu Bawumia. The Building Code, sets out requirements and recommendations for efficiency standards for residential and non-residential buildings and covers planning, management and practices in the construction of buildings. It is also aimed at ensuring adequate protection, public health and safety in the building and construction industry.
- The Ministry is also in the process of amending the Building Regulations LI1630 of 1996 to reflect the revised Building Code.

## **Revised Rent Act**

- The Ministry is in the process of reviewing the existing Rent Act, 1963 (Act 220), which is 56 years old and does not significantly address challenges in the housing sector. In the light of the shortcomings of the existing Rent Act, a new Rent Bill is required. The review is intended to safeguard the rights of vulnerable tenants who have been out priced by the uncontrollable hike, in the cost of renting accommodation.
- The Bill also ensures that, property developers are not discouraged from investing in the housing industry by rigid rent control mechanisms that suppress chargeable rent to artificial levels.

## **Creation of Land Banks**

- It is the goal of the Ministry to keep the price of housing units low through a host of major cost-control factors which increase efficiency and keeps cost to the barest minimum. The Ministry's first consideration is the availability of land for public housing which requires forward planning and earmarking of suitable land.

- Some Members of Parliament have secured lands for purposes of providing Affordable Housing units in various constituencies in the country. Otumfuo, Osei Tutu II, the Asantehene, has donated a 100 acre land lying, being and situate at Dedesua in Kumasi to meet the acute needs of the people. The Ministry has also been invited by Osagyefuo Amoatia Ofori Panin, the Okyenhene, for the delineation of land at Kyebi for Affordable Housing roll-outs.

### **Coastal Management Programme**

- The Aboadze Coastal Protection Works, which entails the construction of a system of armour rock revetment and lateritic backfilling over a coastal stretch of 2.0 kilometers to protect lives, livelihoods and properties, including the Aboadze thermal plant, was completed in 2017.
- The Adjoa Coastal protection works near Takoradi in the Western Region comprising the construction of a system of 2 breakwater structures of 1.9 kilometers total length is about 90% complete and the project is expected to be completed by the end of 2019.
- The Blekusu Coastal Protection project in the Volta Region, which entails the construction of a system of 22 armour rock groynes over a coastal stretch of 4.3 kilometers, is about 90% complete.
- The Dansoman Emergency Sea Defence Project in the Greater Accra Region comprising the construction of an armour rock structure with gabion system for beach stabilization to protect 2.0 kilometres of the Dansoman coastal stretch is about 80% complete.
- The continuation of the New Takoradi Emergency Sea Defence Project (Phase II) at Elmina to protect the Elmina Coastline entails the construction of armour rock groynes to protect 1.5 kilometres of coastal stretch and a system of armour rock revetment to protect 2.5 kilometres of coastal stretch. The current scope of works comprising the protection of a stretch of 4.0 kilometers is part of a total stretch of 10 kilometres to be protected and currently, the project is about 85% complete.
- The Dixcove Emergency Coastal Protection Works is to protect the Dixcove coastal community against tidal wave erosion. The scope of works entails the construction of armour rock revetment with beach stabilization and lateritic backfilling and other ancillary works to protect a coastal stretch of 2.4 kilometres. Construction works is on-going and is expected to be completed by December, 2019.
- Works on the Axim Coastal Protection project, which was awarded in September, 2018, is currently about 30% complete.

- Also, works on the Amanful Kumah Coastal Protection project, which was awarded in 2018, is on-going and current percentage completion is about 30.
- The Cape Coast (2018), Komenda (2018), Anomabo (2019) and New Takoradi (Phase III) (2019) Coastal Protection projects have been awarded and the various contractors are mobilizing to start construction works.
- Other Coastal Management: The Ministry has programmed a number of projects within the medium term to extend its coastal protection works to communities such as Mensah Guinea, Ningo-Prampram and Nungua, Maritime University, Aboadze-Shama Phase II, Essipong, Anyanui, Takoradi, Bortianor, Kokrobite, Dansoman Phase II, Apam to combat coastline erosion.

### **Flood Management Programme**

- The Ministry will continue to roll out Flood Management Programme in Accra and other cities and towns to curtail the recurrence of devastating floods. The National Hydrology Authority (NHA), will be established to develop comprehensive solutions to mitigate the effects of flooding and the protection of our inland and sea coastlines.
- As part of Government's commitment towards stemming the effects of flooding across the country, a Cabinet Sub-Committee was tasked by H.E President Nana Addo Dankwa Akufo-Addo, to provide a comprehensive roadmap for a permanent fix to the perennial flooding in the country. Consequently, Cabinet has conveyed approval for the Ministry to tackle drains in Accra and Kumasi in the short term and to complete the rest in the medium term. The Ministry has commenced the process to procure consulting firms to engineer the primary drains in the country.

### **GARID Project**

- In June, 2017, the Greater Accra Resilient and Integrated Development (GARID) Project, was launched by the World Bank with the support of the Ministry of Works and Housing Ministry of Sanitation and Water Resources, Ministry of Inner City and Zongo Development and the Ministry of Local Government and Rural Development as well as the Metropolitan, Municipal and District Assemblies in the Greater Accra Region.

- The project, which is categorized into four broad components, seeks to increase flood safety and improve living conditions, specifically among the low-income communities in the high flood prone areas of the Greater Accra Region.
- The Ministry of Works and Housing will be responsible for the implementation of component 1 of the project which will support deferred dredging and urgent repairs, development of retention ponds, among others, to achieve 1:50 year flood safety and reduce vulnerability to flooding in priority low-income communities such as Nima, Alajo, Akweiteman, and Agbogbloshie. The financial commitment to GARID is in the sum of US\$ 200 million and the project will take off in the last quarter of 2020.

#### **Action plan of the Ministry to contain the perennial flooding**

- In the Medium Term Expenditure Framework for 2018 - 2021 (Programme Based Budget Estimates for 2018) of the Ministry of Works and Housing, Government allocated **GH¢20,584,189** to tackle drainage and flood-related challenges.
- In the Medium Term Expenditure Framework for 2019 – 2022 (Programme Based Budget Estimates for 2019) of the Ministry of Works and Housing, Government allocated **GH¢45,710,330** to tackle drainage and flood-related challenges.
- On the 26<sup>th</sup> day of March 2018, the Ministry signed a request for commencement certificate to commit Government to the tune of GH¢200 Million for flood control projects made up of desilting/excavation and construction works.

#### **Conclusion**

The overall aim of Government's through the Ministry of works and Housing is to deliver policies, programmes, build a sustainable sector, to bring about improvement in the economic and social lives of the people.

The new direction for national housing development is to create the conditions for the Ghanaian private sector to propel growth and create ample social housing opportunities, especially for the low-income earners.

The Ministry is also considering developers who will use new technologies to build Affordable Housing within the shortest possible time at a reasonable cost.