50 Years Existence of the Ghana Institution of Surveyors

The Past and the Way Forward
Presentation Outline

- Definition of Surveying
- History of Surveying
- Current State of the Ghana Institute of Surveying
- The Way Forward
- Conclusion and Acknowledgement
If you survey something, you look carefully at the whole of it.
To survey an area of land means to make an examination of it in order to measure it and make a map of it
To survey a house means to examine it carefully and report on any problems with its structure often in order to give advice to someone who is considering buying it.
Definition of Surveying

Surveying is the science and art of making all essential measurements to determine the relative position of points or physical or cultural details on or beneath the surface of the earth and depict them in a usable form or to establish the position of points and details.

(American Congress on Surveying and Mapping (ACSM))
Institutions related to Surveying accredit professionals with the land, property, construction and infrastructure skills and expertise to undertake specific works in surveying.
# Definition of Surveying

## Table 1: Professional Groups of RICS

<table>
<thead>
<tr>
<th>Item</th>
<th>Types of Professional Class</th>
<th>Land</th>
<th>Built Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property</td>
<td>Geomatics</td>
<td>Minerals and waste</td>
<td>Project Management</td>
</tr>
<tr>
<td>1</td>
<td>Arts and Antique</td>
<td>Environment</td>
<td>Building Control</td>
</tr>
<tr>
<td>2</td>
<td>Commercial Property</td>
<td>Geomatics</td>
<td>Building Surveying</td>
</tr>
<tr>
<td>3</td>
<td>Dispute Resolution</td>
<td>Minerals and waste</td>
<td>Project Management</td>
</tr>
<tr>
<td>4</td>
<td>Facilities Management</td>
<td>Planning and Development</td>
<td>Quantity Surveying and Construction</td>
</tr>
<tr>
<td>5</td>
<td>Machinery and Assets</td>
<td>Rural</td>
<td>Dilapidation Forum</td>
</tr>
<tr>
<td>6</td>
<td>Management Consultancy</td>
<td>Telecom Forum</td>
<td>Insurance Forum</td>
</tr>
<tr>
<td>7</td>
<td>Residential Property</td>
<td>-</td>
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</tr>
<tr>
<td>8</td>
<td>Valuation</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>9</td>
<td>Building Conservation</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>
Definition of Surveying

Surveying Commissions of the International Federation of Surveyors (FIG)

1. Professional Standards and Education
2. Professional Education
3. Spatial Information Management
4. Hydrography
5. Positioning and Measurement
Definition of Surveying

Surveying Commissions of the International Federation of Surveyors (FIG)

6. Engineering Surveys
7. Cadastral / Land Management
8. Spatial planning and Development
9. Valuation and Management of Real Estates
10. Construction Economics and Management
Definition of Surveying

Divisions of the Ghana Institution of Surveyors (GhIS)

1. Quantity Surveying
2. Valuation and Estate Surveying
3. Land Surveying
History of Surveying Worldwide

Quantity Surveying

Valuation and Estate Surveying

Land Surveying

Originated from the United Kingdom

15th & 16th Centuries

Craftsmen measurers differentiated themselves from other craftsmen
16th Century
System was controlled by merchant producers using price books. Payment was essentially the “measure and value system.”

1868
The Royal Institution of Chartered Surveyors (RICS) was founded.
In the early days of the valuation profession, the Valuer was an integral part of the estate development process.

Mid 19th Century

Formal development of the property valuation profession began.
History of Surveying Worldwide

In the early days of the valuation profession, the Valuer was an integral part of the estate development process.

1400BC

The earliest form of surveying documentation available is attributed to the ancient Egyptians.
18th Century
The art and science of surveying had been transformed using instruments such as quadrant, sextant and the theodolite

19th & 20th Centuries
Advancement in surveying using robotic total stations and GPS base stations
The demarcation of land was undertaken through what may be described as “social recognition”
History of Surveying in Ghana

Pre – Whiteman’s Arrival

Purchase and sale of properties in certain communities was done by what is known as the “Guaha rites”
History of Surveying in Ghana

Pre – Whiteman’s Arrival

Post – Whiteman’s Arrival

Formation of the GhIS

1471

The earliest contact the inhabitants (i.e. Ghanaians) had with the Whiteman
1859
The Basel Missionaries, on arrival, planned a motorized road from Osu to Akuapim with a branch to Krobo.

1874
Ghana became a British protectorate and by the end of the 19th century the Public Works Department was established in the country and surveying practice accelerated.

1876
The Wesleyan mission founded the first secondary school in cape coast which later became Mfantsipim school.
History of Surveying in Ghana

Pre – Whiteman’s Arrival

*1950*
The first Association of Surveyors in the Gold Coast (now Ghana) was formed

Post – Whiteman’s Arrival

*1955*
The association of chartered surveyors became the gold coast (now Ghana) branch of RICS

Formation of the GhIS
Kumasi College of Technology (now KNUST) started training Geodetic Engineers, Building Technologists and Land Economists for the Land Surveying, Quantity Surveying and General Practice (Valuation), Surveying Profession respectively.
January, 1964
The committee of the Ghana branch of the RICS decided to form an autonomous body and appointed a sub-committee to draft its constitution.

28th February, 1969
"Ghana Institution of Professional Surveyors" and the committee of the Ghana branch of RICS was confirmed at its first interim council.
28th May, 1969
Its name was finally changed to the “Ghana Institution of Surveyors (GhIS)”

13th of March, 1970
The Ghana Branch of the RICS was dissolved and the Council of the GhIS was elected the same day
28th August 1970

The GhIS was inaugurated and a sixteen-member Council sworn in

At the time of the inauguration, membership strength of the Institution stood at 82:

- Fellows: 13
- Professionals: 47
-Licentiates: 22

**TOTAL**: 82
History of Surveying in Ghana

Contributions of the Ghana Institution of Surveyors

1. The GhIS has reviewed the surveying syllabi of some major universities
2. Surveying firms registered with the GhIS offer training to students after graduation
3. Most surveyors trained by the Institution are involved in projects throughout the country
Contributions of the Ghana Institution of Surveyors

4. Members of the Institution serve on boards, tender committees and the like in Ghana

5. Several arbitration and mediation cases have been referred to the Institution for resolution
The Institution is still made up of three Divisions:

- Land Surveying
- Quantity Surveying
- Estate Surveying
The total member of the GhIS as at 31st December, 2018 stood at 1472 and it is made up as follows:

- Fellows: 141
- Professionals: 1241
- Technicians: 90

**TOTAL**: 1472
The Institution is governed by a 29-member Governing Council.

All positions, except those of Ex–officio members, representatives from the University and the Chief Executive Officer, are elected at the Institution’s Annual General Meeting.
The Institution has a 9 – member secretariat headed by a Chief Executive Officer.
Governing council of the Institution performs its duties through its standing and Ad hoc Committees.

<table>
<thead>
<tr>
<th>The Standing Committees</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<tr>
<td>2</td>
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<td>9</td>
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</tbody>
</table>
Current State of The GhIS

<table>
<thead>
<tr>
<th>The Ad hoc Committees</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<tr>
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<td>7</td>
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</tbody>
</table>

The work of these committees is purely sacrificial with virtually no monetary remunerations whatsoever.
Candidates with requisite certificates, diplomas and degrees are accepted as trainees of the Institution to take a test of Professional/Technical competence after a period of two (2) years internship.

The Governing Council is working on a new syllabus to match these routes and core subjects.
<table>
<thead>
<tr>
<th>Item</th>
<th><strong>Academic Background for membership</strong></th>
<th>1 – year training in Approved Firm</th>
<th>2 – year training in Approved Firm</th>
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<th>Attend an Interview as appropriate</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Degree in Core Field</td>
<td>✔</td>
<td></td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>2</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Degree in Core Field + Master in core field</td>
<td>✔</td>
<td></td>
<td></td>
<td>✔</td>
<td></td>
<td>✔</td>
</tr>
<tr>
<td>3</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Degree in Core Field + Master in core field + PhD in core or non-Core Field</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>4</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Degree in non-Core Field + Master in core field</td>
<td>✔</td>
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<td>✔</td>
<td>✔</td>
<td>✔</td>
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<tr>
<td>5</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Degree in non-Core Field + Master in core field + PhD in core or non-Core Field</td>
<td>✓</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>6</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Degree in Core Field + Over 45 years of age + Minimum 15 years continuous Aggregated period in core Field</td>
<td>✓</td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>7</td>
<td>Technician Member of GhIS to professional class</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td>✓</td>
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</tr>
<tr>
<td>9</td>
<td>Technician Member of GhIS + Masters in Core Field to professional class + PhD in core or Non-core Field of Professional class</td>
<td>✅</td>
<td></td>
<td>✅</td>
<td>✅</td>
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<tbody>
<tr>
<td>10</td>
<td>Professional of foreign Institution of repute + Core field + Minimum 10 years continuous experience in Relevant Discipline to Professional class</td>
<td>✔️</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✔️</td>
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<tbody>
<tr>
<td>11</td>
<td>Professional of foreign Institution of repute + non-Core field + Minimum 10 years continuous experience in Relevant Discipline to Professional class</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td>✔</td>
<td>✔</td>
</tr>
</tbody>
</table>

- ✔: Requirement met
- : Requirement not met
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<tbody>
<tr>
<td>12</td>
<td>Professional of foreign Institution of repute + Reciprocal Agreement with GhIS: agreement applies</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>13</td>
<td>High National Diploma in Core field to technician class</td>
<td></td>
<td>✔</td>
<td></td>
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<td></td>
<td>✔</td>
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<tbody>
<tr>
<td>14</td>
<td>High National Diploma in Core field + Masters in Core or non-core field to Technician class</td>
<td>✔</td>
<td></td>
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<tr>
<td>15</td>
<td>High National Diploma in Core field + Masters in Core field to Technician class</td>
<td>✔</td>
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<tr>
<td>16</td>
<td>High National Diploma in non-Core field + Masters in Core field to Technician class</td>
<td></td>
<td>✔</td>
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<tbody>
<tr>
<td>17</td>
<td>High National Diploma in non-Core field + Masters in Core field + PhD in core or non-core field to Technician class</td>
<td></td>
<td>✅</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>Certificate in Core field + minimum 20 years continuous aggregated period in core field to technician class</td>
<td>✅</td>
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</thead>
<tbody>
<tr>
<td>19</td>
<td>An academic in teaching and research in a GhIS recognized higher learning or research institution for at least four continuous years in a core field</td>
<td>✅</td>
<td></td>
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<td>✅</td>
</tr>
</tbody>
</table>

- Four peer reviewed research papers published within the last five years relevant to the core field.
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</tr>
</thead>
<tbody>
<tr>
<td>Note</td>
<td>Note</td>
<td>Core Field is defined as 60% of modules of Course</td>
<td>Content should be Relevant to the Discipline of the Division</td>
<td></td>
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</tr>
</tbody>
</table>

Note: Core Field is defined as 60% of modules of Course. Content should be Relevant to the Discipline of the Division.
Table 3: Core Subjects

<table>
<thead>
<tr>
<th>DIVISIONS</th>
<th>LAND SURVEYING</th>
<th>VALUATION AND ESTATE SURVEYING</th>
<th>QUANTITY SURVEYING</th>
</tr>
</thead>
<tbody>
<tr>
<td>LAND SURVEYING</td>
<td>Topographic mapping, engineering and mine surveying: control surveys, cadastral surveys, engineering surveys and survey</td>
<td>Land/real estate law</td>
<td>Procurement and tendering</td>
</tr>
<tr>
<td></td>
<td>computation/adjustments</td>
<td>Estate/Property management</td>
<td>Qualification of construction works</td>
</tr>
<tr>
<td></td>
<td>Cadastral/survey rules and regulations: Cadastral, Land registration systems, surveying rules and regulation, laws</td>
<td>Facilities management</td>
<td>Costing of construction works</td>
</tr>
</tbody>
</table>
### Table 3: Core Subjects

<table>
<thead>
<tr>
<th>DIVISIONS</th>
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<th>QUANTITY SURVEYING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Geodesy and global positioning systems: geodetic surveying, geodesy, gravity survey GPS/GNSS</td>
<td>• Valuation/ Appraisal</td>
<td>• Commercial management of construction</td>
</tr>
<tr>
<td>Geographic and land information systems:</td>
<td></td>
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<tr>
<td>cartographic methods, digital cartography GIS/LIS</td>
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<tr>
<td>Photogrammetry and remote sensing</td>
<td></td>
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<tr>
<td></td>
<td>Land – use planning</td>
<td></td>
<td>Contract administration and practice</td>
</tr>
<tr>
<td></td>
<td>• Estate agency</td>
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<td></td>
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<tr>
<td></td>
<td>• Design economics and cost planning</td>
<td></td>
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</tr>
</tbody>
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### Table 3: Core Subjects

<table>
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<tr>
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<th>QUANTITY SURVEYING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Land administration management</td>
<td>• Construction technology (including building services)</td>
<td>• Construction law and professional negligence, conflict avoidance, management and dispute resolution procedures</td>
</tr>
<tr>
<td></td>
<td>• Real estate finance and investment</td>
<td>• Project Appraisal and evaluation</td>
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</tr>
<tr>
<td></td>
<td>• Building construction</td>
<td>• Sustainability</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Real estate/development/project management</td>
<td>• Construction law and professional negligence, conflict avoidance, management and dispute resolution procedures</td>
<td></td>
</tr>
</tbody>
</table>
Current State of The GhIS

The Institution is affiliated with the following international bodies:

- Royal Institution of Chartered Surveyors (RICS)
- International Federation of Surveyors (FIG)
- International Cost Engineering Council (ICEC)
- Commonwealth Association of Surveying and Land Economy (CASLE)
The Institution is affiliated with the following international bodies

- African Real Estate Society (ARES)
- African Association of Quantity Surveyors (AAQS)
The Institution as at 31st December, 2018 has the following assets and a bank balance of **Gh₵168,217.00**

A secretariat block on a one and half acre land

A mini – urban bus
The Institution has the following Regional Branches

Western Region
Eastern Region
Volta Region
Northern Region (including Upper East and Upper West)
Ashanti Region
Brong Ahafo Region
# Current State of The GhIS

## Table 4: Strengths, Weaknesses, Opportunities, and Threats (SWOT)

<table>
<thead>
<tr>
<th>STRENGTHS</th>
<th>WEAKNESSES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. A credible surveying organisation in the country</td>
<td>1. Limited knowledge of members on modern methods of surveying</td>
</tr>
<tr>
<td>2. High competencies in all areas of surveying</td>
<td>2. Low adoption of modern technology – related tools</td>
</tr>
<tr>
<td>3. Dedicated leadership</td>
<td>3. Inadequate training of members</td>
</tr>
<tr>
<td>4. Rich experience and track record in national development</td>
<td>4. Lack of funds to execute institutions objectives</td>
</tr>
<tr>
<td>5. Capacity to deploy tools to serve the needs of our expanding market</td>
<td>5. Inability to attract younger members</td>
</tr>
<tr>
<td>6. Ability to organize high quality professional development programs</td>
<td>6. Not aggressive enough/effective in legislation activities</td>
</tr>
<tr>
<td>7. Availability of sustainable source of development</td>
<td>7. Membership not as active or engaged as should be</td>
</tr>
<tr>
<td>8. Well connected to most internationally recognized surveying professional bodies</td>
<td>8. Weak secretariat and ineffective committee system</td>
</tr>
<tr>
<td></td>
<td>9. Divisionism (Members attracted more to their Divisions than the Institution)</td>
</tr>
</tbody>
</table>
## Current State of The GhIS

### Table 4: Strengths, Weaknesses Opportunities and Threats

<table>
<thead>
<tr>
<th>OPPORTUNITIES</th>
<th>THREATS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Has the opportunity for the provision of value added services</td>
<td>1. Absence of legislation to regulate the surveying profession</td>
</tr>
<tr>
<td>2. High recognition of surveying profession in national development</td>
<td>2. Funding challenges</td>
</tr>
<tr>
<td>3. Existence of large market for educational workshops</td>
<td>3. The challenges of technology in terms of integrating modern surveying</td>
</tr>
<tr>
<td>4. Promotion of the importance of surveying to diverse stakeholders</td>
<td>technology into a broader process of problem solving and decision making.</td>
</tr>
<tr>
<td>5. Younger generation involvement and engagement</td>
<td></td>
</tr>
<tr>
<td>6. Change in <strong>technology</strong> leading to opportunities for this profession</td>
<td>4. Failure to attract more youth into the sector</td>
</tr>
<tr>
<td></td>
<td>5. Low image of surveyors</td>
</tr>
</tbody>
</table>
The Way Forward

Internal Reorganization

**Governance**
There is the need to consider term limits for members of the governing council so that the younger generation can be brought on board for effective succession planning.

<table>
<thead>
<tr>
<th>Secretariat Restructuring</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restructuring the secretariat must be undertaken as a matter of urgency so that qualified and capable personnel can be engaged at the secretariat.</td>
</tr>
</tbody>
</table>
Decentralization
There is an urgent need to re-organize the existing Regional Branches and given support adequately

Website
There is the need to make the website very effective to serve as a marketing and administrative tool for the institution
The Way Forward

Internal Reorganization

**Divisions of the Institution**

Creation of new Divisions or Faculties under the traditional Divisions to deal with specialized fields such as Project Management and Dispute Resolution in Construction and Surveying

**Divisional Attachment**

Members must endeavor to eschew this from the Institution to enhance progress
The Institution must forge additional relations with other Professional Bodies both outside and within the country and ensure the development of strategies to take advantage and benefit from the bulk of knowledge at their disposal.
Diversifying and increasing the institution’s membership
Rebranding and publicizing, the Institution in order to change people’s perception about the profession and the Institution as a whole.
The Board and Research Committee of the Council must identify areas where information is lacking and work on them.
The Way Forward

Regulatory Mechanism for the Surveying Profession

Ensuring that the survey council bill, estate agency bill, and land bill are passed into law immediately
The Way Forward

Finance

Governing Council should consider

1. Increasing membership base
2. Increasing income through other sources such as holding conferences and seminars, organizing training, and the like
3. Medium and long-term plans and motivate the entire membership for their successful implementation
“The future belongs to those who can plan and work towards it”

Albert Einstein
I wish to thank the following for their assistance in the preparation of this lecture:

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Kwadzo Hohoabu (FGhIS)
President- GhIS
(2018/2019)

Thank you
PAST PRESIDENTS FROM THE GHANA INSTITUTION OF SURVEYORS

1969 - 1971
Surv. Harry R. Sawyer

1971 – 1972
Surv. E. A. Abbam

1972 – 1974
Surv. K.R. Quist
1977- 1978
Surv. James Afful

1978- 1980
Surv. S. A. Bediako

1980- 1981
Surv. Prof. Sam Spencer
1981-1982
Surv. Ofosu Daaku

1982-1983
Surv. Y Amefia Opeku

1983-1984
Surv. E.E. L Wuddah Martey
1984 – 1985
Surv. V.B Amevodzie

1985– 1986
Surv. K. A Sagoe

1986– 1987
Surv. E. A. Okine
1993- 1994
Surv. B.A. FIAH

1994- 1995
Surv. Michael Adu-Impiani

1995- 1996
Surv. Dr. Matilda Fiadzigbey
1996 – 1997
Surv. Dr. Joseph Paul Okang

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Surv. Ltd. Col. (Rtd) S.K. Adusei

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Surv. William Ofori
1999-2000
Surv. Jean Dotse

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Surv. Kwaku Owusu Okyere

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Surv. Julius Krampa

2004 – 2005
Surv. Charles K. Sagoe
2005 – 2006
Surv. Dr. Ben Prah

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Surv. J. T. Odometey

2015-2016
Surv. Ekow Budu-Aguah

2016-2017
Surv. Prof. Emmanuel Martey
2017-2018
Surv. Edwin Addo-Tawiah

2018-2019
Surv. Egbert Kwadzo Hohoabu