

Economy Profile
Ghana

Doing Business 2020

Comparing Business
Regulation in
190 Economies



WORLD BANK GROUP

Economy Profile of Ghana

*Doing Business 2020 Indicators
(in order of appearance in the document)*

Starting a business	Procedures, time, cost and paid-in minimum capital to start a limited liability company
Dealing with construction permits	Procedures, time and cost to complete all formalities to build a warehouse and the quality control and safety mechanisms in the construction permitting system
Getting electricity	Procedures, time and cost to get connected to the electrical grid, and the reliability of the electricity supply and the transparency of tariffs
Registering property	Procedures, time and cost to transfer a property and the quality of the land administration system
Getting credit	Movable collateral laws and credit information systems
Protecting minority investors	Minority shareholders' rights in related-party transactions and in corporate governance
Paying taxes	Payments, time, total tax and contribution rate for a firm to comply with all tax regulations as well as postfiling processes
Trading across borders	Time and cost to export the product of comparative advantage and import auto parts
Enforcing contracts	Time and cost to resolve a commercial dispute and the quality of judicial processes
Resolving insolvency	Time, cost, outcome and recovery rate for a commercial insolvency and the strength of the legal framework for insolvency
Employing workers	Flexibility in employment regulation and redundancy cost

About Doing Business

The *Doing Business* project provides objective measures of business regulations and their enforcement across 190 economies and selected cities at the subnational and regional level.

The *Doing Business* project, launched in 2002, looks at domestic small and medium-size companies and measures the regulations applying to them through their life cycle.


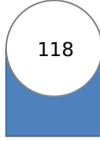
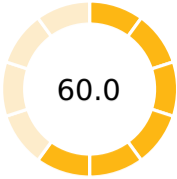
Doing Business captures several important dimensions of the regulatory environment as it applies to local firms. It provides quantitative indicators on regulation for starting a business, dealing with construction permits, getting electricity, registering property, getting credit, protecting minority investors, paying taxes, trading across borders, enforcing contracts and resolving insolvency. *Doing Business* also measures features of employing workers. Although *Doing Business* does not present rankings of economies on the employing workers indicators or include the topic in the aggregate ease of doing business score or ranking on the ease of doing business, it does present the data for these indicators.

By gathering and analyzing comprehensive quantitative data to compare business regulation environments across economies and over time, *Doing Business* encourages economies to compete towards more efficient regulation; offers measurable benchmarks for reform; and serves as a resource for academics, journalists, private sector researchers and others interested in the business climate of each economy.

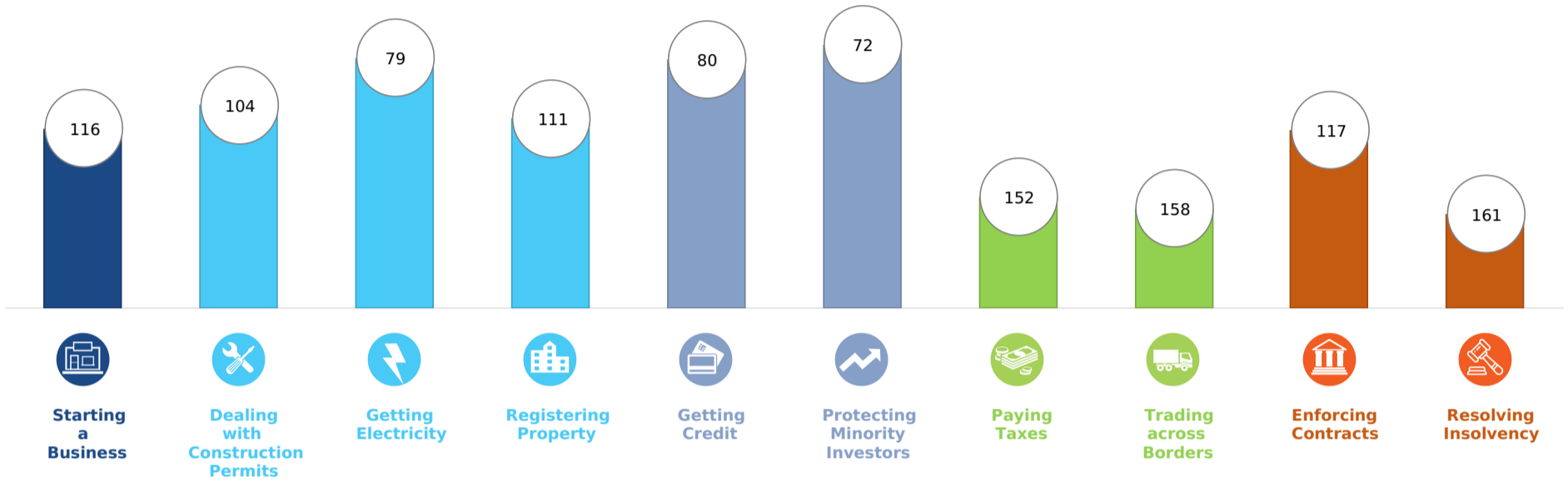
In addition, *Doing Business* offers detailed [subnational studies](#), which exhaustively cover business regulation and reform in different cities and regions within a nation. These studies provide data on the ease of doing business, rank each location, and recommend reforms to improve performance in each of the indicator areas. Selected cities can compare their business regulations with other cities in the economy or region and with the 190 economies that *Doing Business* has ranked.

The first *Doing Business* study, published in 2003, covered 5 indicator sets and 133 economies. This year's study covers 11 indicator sets and 190 economies. Most indicator sets refer to a case scenario in the largest business city of each economy, except for 11 economies that have a population of more than 100 million as of 2013 (Bangladesh, Brazil, China, India, Indonesia, Japan, Mexico, Nigeria, Pakistan, the Russian Federation and the United States) where *Doing Business* also collected data for the second largest business city. The data for these 11 economies are a population-weighted average for the 2 largest business cities. The project has benefited from feedback from governments, academics, practitioners and reviewers. The initial goal remains: to provide an objective basis for understanding and improving the regulatory environment for business around the world.

To learn more about *Doing Business* please visit doingbusiness.org

Ease of Doing Business in Ghana 	Region Sub-Saharan Africa	DB RANK  118	DB SCORE  60.0
	Income Category Lower middle income		
	Population 29,767,108		
	City Covered Accra		

Rankings on Doing Business topics - Ghana



Topic Scores



Starting a Business

This topic measures the number of procedures, time, cost and paid-in minimum capital requirement for a small- to medium-sized limited liability company to start up and formally operate in each economy's largest business city.

To make the data comparable across 190 economies, *Doing Business* uses a standardized business that is 100% domestically owned, has start-up capital equivalent to 10 times the income per capita, engages in general industrial or commercial activities and employs between 10 and 50 people one month after the commencement of operations, all of whom are domestic nationals. Starting a Business considers two types of local limited liability companies that are identical in all aspects, except that one company is owned by 5 married women and the other by 5 married men. The ranking of economies on the ease of starting a business is determined by sorting their scores for starting a business. These scores are the simple average of the scores for each of the component indicators.

The most recent round of data collection for the project was completed in May 2019. [See the methodology for more information.](#)

What the indicators measure	Case study assumptions
<p>Procedures to legally start and formally operate a company (number)</p> <ul style="list-style-type: none"> • Preregistration (for example, name verification or reservation, notarization) • Registration in the economy's largest business city • Postregistration (for example, social security registration, company seal) • Obtaining approval from spouse to start a business or to leave the home to register the company • Obtaining any gender specific document for company registration and operation or national identification card 	<p>To make the data comparable across economies, several assumptions about the business and the procedures are used. It is assumed that any required information is readily available and that the entrepreneur will pay no bribes.</p>
<p>Time required to complete each procedure (calendar days)</p> <ul style="list-style-type: none"> • Does not include time spent gathering information • Each procedure starts on a separate day (2 procedures cannot start on the same day) • Procedures fully completed online are recorded as ½ day • Procedure is considered completed once final document is received • No prior contact with officials 	<p>The business:</p> <ul style="list-style-type: none"> -Is a limited liability company (or its legal equivalent). If there is more than one type of limited liability company in the economy, the limited liability form most common among domestic firms is chosen. Information on the most common form is obtained from incorporation lawyers or the statistical office. -Operates in the economy's largest business city. For 11 economies the data are also collected for the second largest business city. -Performs general industrial or commercial activities such as the production or sale to the public of goods or services. The business does not perform foreign trade activities and does not handle products subject to a special tax regime, for example, liquor or tobacco. It is not using heavily polluting production processes. -Does not qualify for investment incentives or any special benefits. -Is 100% domestically owned. -Has five business owners, none of whom is a legal entity. One business owner holds 30% of the company shares, two owners have 20% of shares each, and two owners have 15% of shares each. -Is managed by one local director. -Has between 10 and 50 employees one month after the commencement of operations, all of them domestic nationals. -Has start-up capital of 10 times income per capita. -Has an estimated turnover of at least 100 times income per capita. -Leases the commercial plant or offices and is not a proprietor of real estate. -Has an annual lease for the office space equivalent to one income per capita. -Is in an office space of approximately 929 square meters (10,000 square feet). -Has a company deed that is 10 pages long.
<p>Cost required to complete each procedure (% of income per capita)</p> <ul style="list-style-type: none"> • Official costs only, no bribes • No professional fees unless services required by law or commonly used in practice 	<p>The owners:</p> <ul style="list-style-type: none"> -Have reached the legal age of majority and are capable of making decisions as an adult. If there is no legal age of majority, they are assumed to be 30 years old. -Are in good health and have no criminal record. -Are married, the marriage is monogamous and registered with the authorities. -Where the answer differs according to the legal system applicable to the woman or man in question (as may be the case in economies where there is legal plurality), the answer used will be the one that applies to the majority of the population.
<p>Paid-in minimum capital (% of income per capita)</p> <ul style="list-style-type: none"> • Funds deposited in a bank or with third party before registration or up to 3 months after incorporation 	

Starting a Business - Ghana

Standardized Company

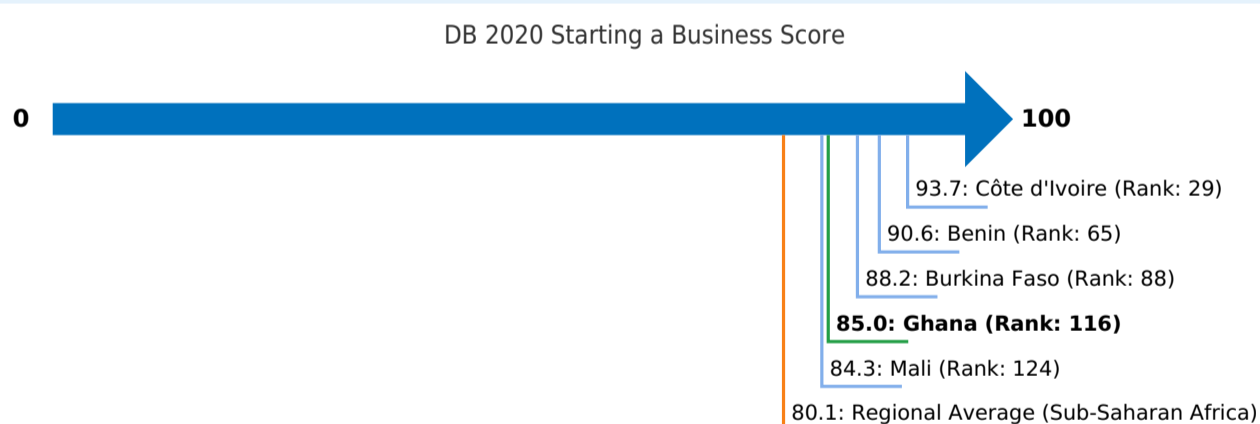
Legal form	Private Limited Liability Company
Paid-in minimum capital requirement	GHS 100
City Covered	Accra

Indicator	Ghana	Sub-Saharan Africa	OECD high income	Best Regulatory Performance
Procedure - Men (number)	8	7.4	4.9	1 (2 Economies)
Time - Men (days)	13	21.5	9.2	0.5 (New Zealand)
Cost - Men (% of income per capita)	12.3	36.3	3.0	0.0 (2 Economies)
Procedure - Women (number)	8	7.5	4.9	1 (2 Economies)
Time - Women (days)	13	21.6	9.2	0.5 (New Zealand)
Cost - Women (% of income per capita)	12.3	36.3	3.0	0.0 (2 Economies)
Paid-in min. capital (% of income per capita)	1.0	9.3	7.6	0.0 (120 Economies)

Figure - Starting a Business in Ghana - Score

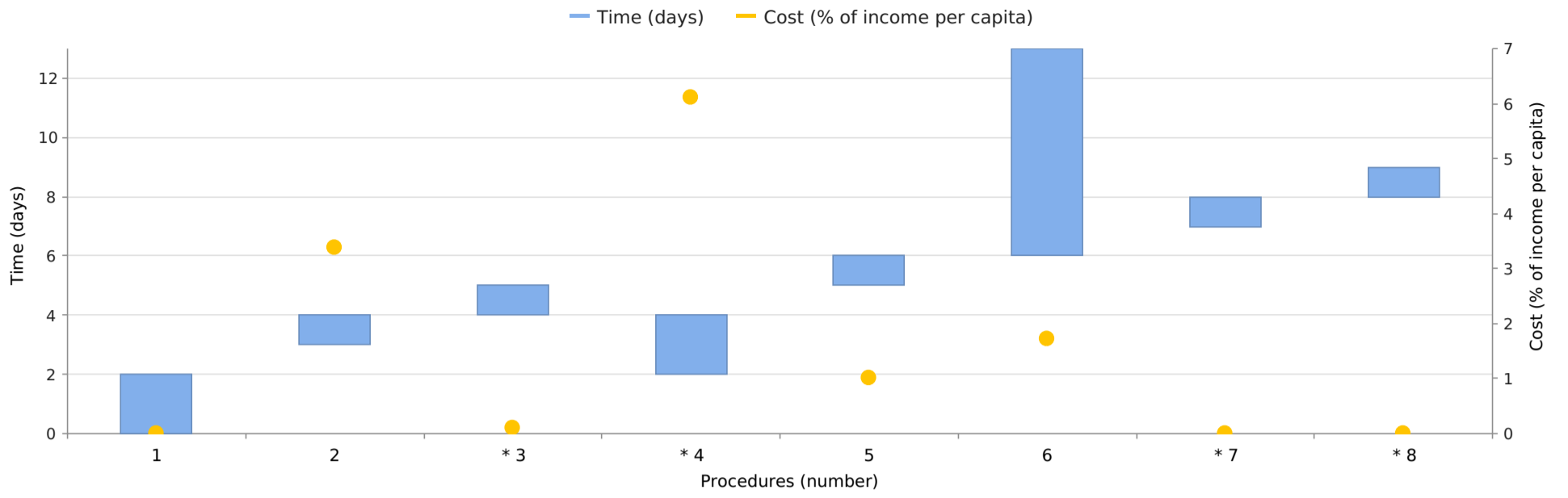


Figure - Starting a Business in Ghana and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of starting a business is determined by sorting their scores for starting a business. These scores are the simple average of the scores for each of the component indicators.

Figure - Starting a Business in Ghana - Procedure, Time and Cost



*This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the *Doing Business* website (<http://doingbusiness.org/en/methodology>). For details on the procedures reflected here, see the summary below.

Details - Starting a Business in Ghana - Procedure, Time and Cost

No.	Procedures	Time to Complete	Associated Costs
1	<p>Obtain a Tax Identification Number <i>Agency</i> : Registrar-General Department or Ghana Revenue Authority It is necessary to obtain a TIN before proceeding to company registration. However, it can now be done at the time of business registration by submitting the forms and required documents at the Registrar-General's Department (RGD). The information is automatically sent to and validated by the Ghana Revenue Authority's desk at RGD. The applicant then can collect the document.</p>	2 days on average	no charge
2	<p>Check for availability of company name and submit company documents to obtain Business Operation Permit (BOP) and incorporation certificates at the Registrar-General's Department. <i>Agency</i> : Registrar General's Department The promoter/applicant shall request for a search to be conducted at the Companies Registry (customer service office) to ascertain the availability and acceptance of the proposed name of the company, and submit the company documents for registration. The Registrar may, on a written application and on payment of the prescribed fee, reserve a name pending registration of a company, per section 15(13) of the Companies Act 1963 (Act 179).</p> <p>The applicant may pick up a prescribed Form A from the in-house bank, and submit filled forms at the bank. The Registrar examines and issues business registration certificate as well as certified true copy of the form to be submitted as attachment.</p> <p>Fees are the following: - Name search GHC 25; - Name reservation GHC 50; - Complete set of Incorporation forms GHC 15; - Registration fees GHC 230; - GHC 5 per certification of regulations (assuming 3 certificates).</p> <p>The incorporation documents and forms can be downloaded online at http://www.rgd.gov.gh. They include: • Company regulations (four copies) • Tax identification number form (one copy) • Forms 3 and 4 are completed and submitted together with the Regulations form. However, payment in respect of the forms 3 & 4 may be deferred until after the company has been incorporated. Forms 3 and 4 must be signed by all company directors and the secretary.</p> <p>The forms require the following information: • Nature of the business that subscribers intend to engage in; • Full names of subscribers and shareholders, their addresses, percentage shareholdings, occupation, and any directorships in any other company; • Full name and address of company secretary and auditors (a letter of consent to act as auditor is attached); • An attestation that the minimum nominal capital complies with the requirement that a company 100% Ghanaian-owned have minimum nominal capital of at least GHC 500.</p> <p>Business registrations can be applied for online or at the Customers Service Office of the Registrar General's Department. The certificate of incorporation is obtained at the office.</p>	1 day	see comments
⇒ 3	<p>A Commissioner of Oaths authenticates forms required for the certificate to commence business <i>Agency</i> : Commissioner of Oaths Form 4 must be completed for the issuance of the certificate to commence business, which requires authentication before a Commissioner of Oaths. The Commissioner for Oaths, located in the Registrar General Department, usually swears the oath within 1 day so that the company can obtain the certificate to commence business.</p>	1 day (simultaneous with previous procedure)	GHC 10

⇒ 4	Obtain from the Registrar-General Department the certificate to commence business, the certificate of incorporation and temporary Business Operating Permit (BOP) certificates <i>Agency</i> : Registrar-General Department After incorporating the company, the founder must complete Forms 3 and 4 within 28 days, indicating, among other information, the names, addresses, businesses, and occupations of the company's secretary and directors; name and address of the company's qualified auditor; the address of its registered office; its register of members; the amount of stated capital; and the number of issued and unissued company shares. As the company's commencement tax, 0.5% of the stated capital is collected by the Registrar-General's Department on behalf of the Internal Revenue Service (IRS). There is also a 100 GHC fee for forms 3 and 4. Additionally, four or five copies of the company regulations are required (auditors, banks, solicitors, company secretaries may each require a copy). The Registrar of Companies now automatically registers new companies with the IRS. VAT is charged at 15% including a national health insurance levy (NHIL) of 2.5%. The process of obtaining a Business Operating Permit (BOP) has been automated and integrated to the business incorporation process. The Metropolitan, Municipal and District Assemblies (MMDA) automatically obtains the information from the RGD and instantly issues new businesses a provisional BOP that can be printed online and is valid for 3 months.	2 days (simultaneous with previous procedure)	0.5% of the stated capital as commencement tax + GHC 10 (registration fee with Ghana Revenue Authority) + GHC 100 form fees
5	Receive Inspection of work premises by the Metropolitan Authority <i>Agency</i> : Metropolitan Authority The Metropolitan Authority has digitized the process for inspection of the business premise. After the issuance of the provisional Business Operating Permit (BOP), the MMDA automatically receives information on the registered business (address and phone number). Then, a visit is scheduled to confirm the category of business. The business owner is automatically sent an invoice with amount due payable after the inspection but before the issuance of final BOP. Flat fee for temporary business operating permit is GHC 100. Any difference between the amount paid for the Provisional BOP and the final BOP fee will be paid upon the transition to the Final BOP.	1 day	GHC 100
6	Obtain final business operating permit upon payment <i>Agency</i> : Metropolitan Authority The cost to apply for a Business Operating Permit (BOP) at the Metropolitan Authority depends on the type of business and the category in which it falls. Documents to be submitted depend on the type of enterprise (for example, restaurants must have permits from the fire department and the Town and Country Planning Authority—and, among other documents, an inspection certificate from the Ghana Tourist Board). Fees are subject to charge by the Metropolitan Assembly, according to law. According to the Accra Metropolitan Assembly Fee-Fixing Resolution 2015, the fee for a commercial retail/wholesale standardized shop "Cat. E" is GHC 270. A flat fee of GHC 100 will have been paid during the period the entrepreneur has the temporary BOP. The remaining amount for the final BOP fee will be paid after the inspection is conducted. Final BOP is issued within 5 to 10 days of receipt of payment.	7 days	GHC 170
⇒ 7	Deposit paid-in capital in a bank account <i>Agency</i> : Bank The following documents must be presented to deposit the paid-in capital in a bank account: copies of company regulations; the certificate of incorporation and the certificate to commence business; and signatures of the authorized company representatives. As part of the 'KYC' (Know Your Customer) procedures, most banks require introductory letters from the company's solicitors in order to open the account. Additionally, some banks conduct a physical inspection of the company address.	1 day (simultaneous with previous procedure)	no charge
⇒ 8	Apply for social security <i>Agency</i> : Social Security and National Insurance Trust Office To apply for social security, the company must attach the list of employees, their respective salaries and social security numbers, and the company's certificate of incorporation.	1 day (simultaneous with previous procedure)	no charge

⇒ Takes place simultaneously with previous procedure.

Dealing with Construction Permits

This topic tracks the procedures, time and cost to build a warehouse—including obtaining necessary the licenses and permits, submitting all required notifications, requesting and receiving all necessary inspections and obtaining utility connections. In addition, the Dealing with Construction Permits indicator measures the building quality control index, evaluating the quality of building regulations, the strength of quality control and safety mechanisms, liability and insurance regimes, and professional certification requirements. The most recent round of data collection was completed in May 2019. [See the methodology for more information](#)

What the indicators measure

Procedures to legally build a warehouse (number)

- Submitting all relevant documents and obtaining all necessary clearances, licenses, permits and certificates
- Submitting all required notifications and receiving all necessary inspections
- Obtaining utility connections for water and sewerage
- Registering and selling the warehouse after its completion

Time required to complete each procedure (calendar days)

- Does not include time spent gathering information
- Each procedure starts on a separate day—though procedures that can be fully completed online are an exception to this rule
- Procedure is considered completed once final document is received
- No prior contact with officials

Cost required to complete each procedure (% of income per capita)

- Official costs only, no bribes

Building quality control index (0-15)

- Quality of building regulations (0-2)
- Quality control before construction (0-1)
- Quality control during construction (0-3)
- Quality control after construction (0-3)
- Liability and insurance regimes (0-2)
- Professional certifications (0-4)

Case study assumptions

To make the data comparable across economies, several assumptions about the construction company, the warehouse project and the utility connections are used.

The construction company (BuildCo):

- Is a limited liability company (or its legal equivalent) and operates in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Is 100% domestically and privately owned; has five owners, none of whom is a legal entity. Has a licensed architect and a licensed engineer, both registered with the local association of architects or engineers. BuildCo is not assumed to have any other employees who are technical or licensed experts, such as geological or topographical experts.
- Owns the land on which the warehouse will be built and will sell the warehouse upon its completion.

The warehouse:

- Will be used for general storage activities, such as storage of books or stationery.
- Will have two stories, both above ground, with a total constructed area of approximately 1,300.6 square meters (14,000 square feet). Each floor will be 3 meters (9 feet, 10 inches) high and will be located on a land plot of approximately 929 square meters (10,000 square feet) that is 100% owned by BuildCo, and the warehouse is valued at 50 times income per capita.
- Will have complete architectural and technical plans prepared by a licensed architect. If preparation of the plans requires such steps as obtaining further documentation or getting prior approvals from external agencies, these are counted as procedures.
- Will take 30 weeks to construct (excluding all delays due to administrative and regulatory requirements).

The water and sewerage connections:

- Will be 150 meters (492 feet) from the existing water source and sewer tap. If there is no water delivery infrastructure in the economy, a borehole will be dug. If there is no sewerage infrastructure, a septic tank in the smallest size available will be installed or built.
- Will have an average water use of 662 liters (175 gallons) a day and an average wastewater flow of 568 liters (150 gallons) a day. Will have a peak water use of 1,325 liters (350 gallons) a day and a peak wastewater flow of 1,136 liters (300 gallons) a day.
- Will have a constant level of water demand and wastewater flow throughout the year; will be 1 inch in diameter for the water connection and 4 inches in diameter for the sewerage connection.

Dealing with Construction Permits - Ghana

Standardized Warehouse

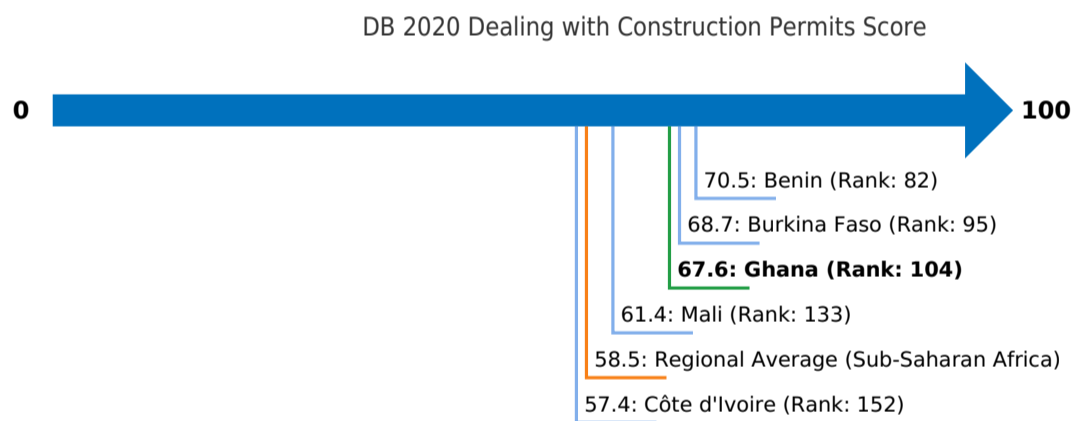
Estimated value of warehouse	GHS 495,379.70
City Covered	Accra

Indicator	Ghana	Sub-Saharan Africa	OECD high income	Best Regulatory Performance
Procedures (number)	16	15.1	12.7	None in 2018/19
Time (days)	170	145.4	152.3	None in 2018/19
Cost (% of warehouse value)	3.5	8.9	1.5	None in 2018/19
Building quality control index (0-15)	11.0	8.9	11.6	15.0 (6 Economies)

Figure - Dealing with Construction Permits in Ghana - Score

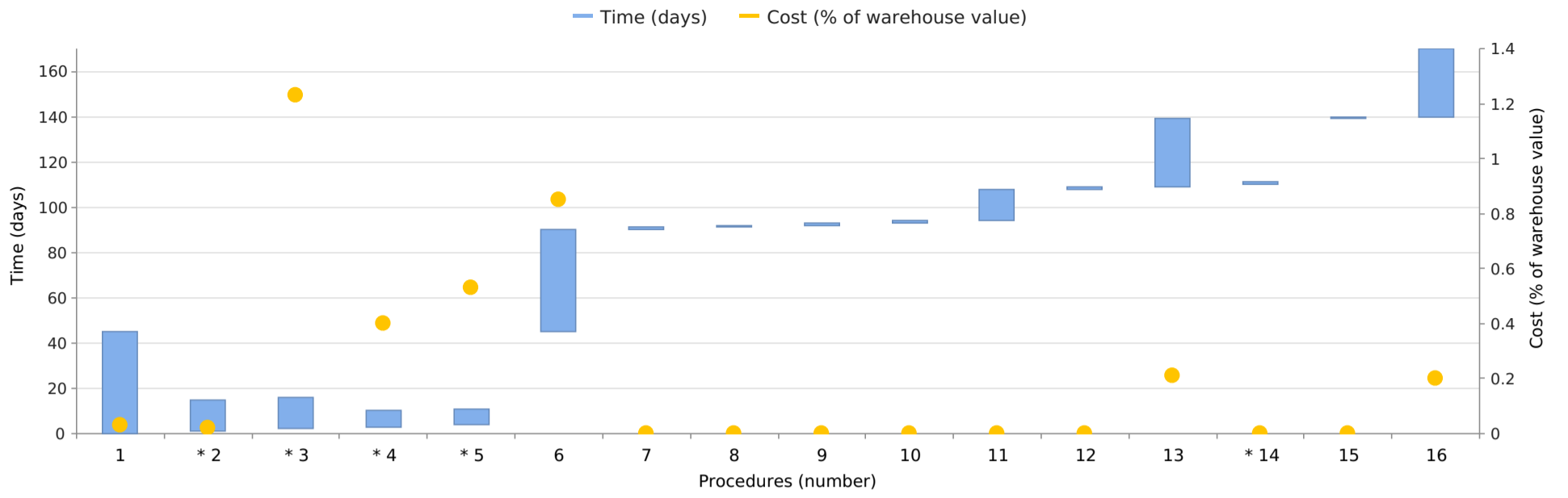


Figure - Dealing with Construction Permits in Ghana and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of dealing with construction permits is determined by sorting their scores for dealing with construction permits. These scores are the simple average of the scores for each of the component indicators.

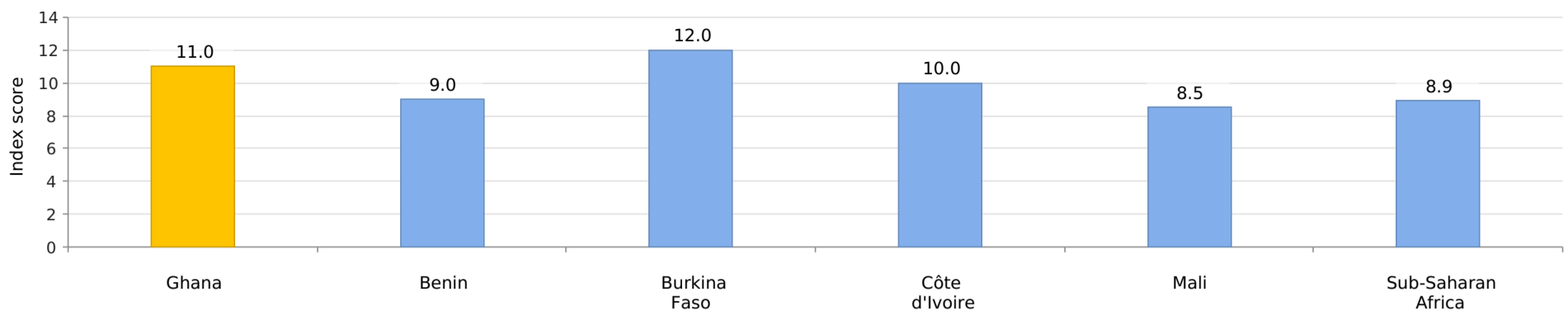
Figure - Dealing with Construction Permits in Ghana - Procedure, Time and Cost



*This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the *Doing Business* website (<http://doingbusiness.org/en/methodology>). For details on the procedures reflected here, see the summary below.

Figure - Dealing with Construction Permits in Ghana and comparator economies - Measure of Quality



Details - Dealing with Construction Permits in Ghana - Procedure, Time and Cost

No.	Procedures	Time to Complete	Associated Costs
1	<p>Conduct title search at the Land Commission <i>Agency: Land Commission</i> Before the approval process commences at the Town and Country Planning Department (TCPD), the department must confirm that the land where the warehouse will be built belongs to the applicant. In order to do so, the TCPD will provide the applicant with a letter to be submitted to the Land Title Registry/Land Commission along with the applicant's site plan. The TCPD requires stamps from the Land Commission on its documents to prevent applicants from bringing in forged or outdated documents.</p>	45 days	GHS 125
⇒ 2	<p>Obtain fire protection opinion report <i>Agency: Fire Department</i> The fire safety drawings are presented to the Fire Service Authority. The cost of the permit depends on the drawing and the project.</p>	14 days	GHS 100
⇒ 3	<p>Obtain geo-technical study / soil test <i>Agency: Private firms</i> BuildCo will request a soil test for the structural calculations for the foundation.</p> <p>For the warehouse, as described in the case study, the standard penetration test is what would most likely be done, which is a simplified procedure for this type of study, since the warehouse is not a very complex project. Soil testing helps to determine the properties of the soil, which can vary from place to place. The soil investigation helps to determine the bearing capacity of the land, which in turn helps to determine the load capability, the type and depth of foundation, in order to make sure to select a suitable construction technique.</p>	14 days	GHS 6,100
⇒ 4	<p>Obtain a topographical / geodetic survey of the land <i>Agency: Private firms</i> Topographic Surveys are used to identify and map the contours of the land plot. Its purpose is to serve as a base map for the design of a building. It also shows the boundary lines and is used by designers to accurately show the required setbacks. It is used for the site plan, which is a mandatory requirement for all construction.</p>	7 days	GHS 2,000
⇒ 5	<p>Obtain an environmental impact approval certificate <i>Agency: Environmental Protection Agency</i> Depending how complex the building is, an environmental impact assessment report, a hydro report and a traffic management report may be required.</p> <p>In the Doing Business case study, an environmental impact assessment report and the traffic management report would be required.</p>	7 days	GHS 2,634

6	<p>Apply for building permit with the Town and Country Planning Department <i>Agency</i> : Town and Country Planning Department/ Works Department</p> <p>Once the preliminary approval has been obtained, the architect will submit the following to the Town and Country Planning Department:</p> <ul style="list-style-type: none"> - 4 sets of drawings, including the septic tank drawings - Fire permit - Soil report – not applicable for Doing Business case study - Structural Assessment for buildings that are 3 storeys or higher - not applicable for Doing Business case study - Copy of the title certificate and the form from the Land Commission showing correct ownership - EPA clearance certificate – for all developments - Traffic management report – when applicable (mainly for big developments in downtown Accra). - Approval of architectural and engineering design <p>The TCPD has been decentralized and so the local level in Accra is part of the Accra Metropolitan Assembly (AMA). To start the approval process for the building permit, a technical committee is set up by the TCPD, including other officials within the AMA. After the technical examination, a recommendation is made to the Statutory Planning Committee (SPC). The SPC is an intergovernmental committee made up of officials from the TCPD, Works Department, Land Commission Survey Department, the Environmental Protection Agency, the Survey Department, the Fire Service, and utility companies who meet periodically to approve building permits. They are required by law to have reviewed the application within 3 months after it is submitted and to inform the applicant of their decision.</p> <p>The applicant will be informed of the amount of the processing fees and the time limit of 3 months starts as soon as the processing fees have been paid both for the development permit and the construction permit.</p> <p>There will be a joint inspection by TCPD and the Works Department and each department will issue their own recommendations. BuildCo does not need to be present at the inspection.</p> <p>The fee schedule for the building permit is as follows: 0.625% of construction cost processing fee of GHS 50 for the development permit GHS 84 30% of GHS 66 per gross floor area of 5000 square ft for the construction permit.</p>	45 days	GHS 4,195
7	<p>Receive inspection after foundation has been laid <i>Agency</i> : Building Inspectorate</p> <p>Inspections are to be carried out by the building inspectors at the end of each phase of the building: foundation, floor level, lintel, roofing, and finishing. Special coupons are provided when the building permit is granted, and the builder is supposed to send the appropriate coupon to the authorities informing them of the completion of that phase so that an inspection can be conducted. In practice this is rarely done. However, building inspectors are regularly sent to inspect buildings under construction.</p>	1 day	no charge
8	<p>Receive inspection after floor level has been finished <i>Agency</i> : Building Inspectorate</p> <p>Inspections are to be carried out by the building inspectors at the end of each phase of the building: foundation, floor level, lintel, roofing, and finishing. Special coupons are provided when the building permit is granted, and the builder is supposed to send the appropriate coupon to the authorities informing them of the completion of that phase so that an inspection can be conducted. In practice this is rarely done. However, building inspectors are regularly sent to inspect buildings under construction.</p>	1 day	no charge
9	<p>Receive inspection after lintel has been finished <i>Agency</i> : Building Inspectorate</p> <p>Inspections are to be carried out by the building inspectors at the end of each phase of the building: foundation, floor level, lintel, roofing, and finishing. Special coupons are provided when the building permit is granted, and the builder is supposed to send the appropriate coupon to the authorities informing them of the completion of that phase so that an inspection can be conducted. In practice this is rarely done. However, building inspectors are regularly sent to inspect buildings under construction.</p>	1 day	no charge
10	<p>Receive inspection after roofing has been finished <i>Agency</i> : Building Inspectorate</p> <p>Inspections are to be carried out by the building inspectors at the end of each phase of the building: foundation, floor level, lintel, roofing, and finishing. Special coupons are provided when the building permit is granted, and the builder is supposed to send the appropriate coupon to the authorities informing them of the completion of that phase so that an inspection can be conducted. In practice this is rarely done. However, building inspectors are regularly sent to inspect buildings under construction.</p>	1 day	no charge
11	<p>Request and receive final inspection from Fire Services and obtain certificate <i>Agency</i> : Ghana Fire Services</p> <p>Ghana Fire Services carries out a detailed inspection of the building. If the building is in compliance with approved fire safety drawings/plans, a certificate is issued within 2 weeks. This certificate is needed in order to request a final inspection from the municipal authorities.</p>	14 days	no charge

12	Receive final inspection from Accra Metropolitan Assembly <i>Agency</i> : Accra Metropolitan Assembly The Accra Metropolitan Assembly carries out a final inspection.	1 day	no charge
13	Obtain certificate of habitation/occupancy <i>Agency</i> : Building Inspectorate This request is not mandatory and most owners do not request this inspection. BuildCo will inform the Building Inspectorate upon completion of construction and a joint committee will inspect the building to determine if it was constructed according to the approved plans. If this is not the case, then the architect will have to re-file the plans of the building as it has been constructed.	30 days	GHS 1,049
⇒ 14	Request water connection <i>Agency</i> : Ghana Water Company Ltd.	1 day	no charge
15	Obtain inspection from Ghana Water Company <i>Agency</i> : Ghana Water Company Ltd. An inspection of the construction site to determine the cost is conducted and an estimate is providing to the applicant. Water will be connected only after payment has been made.	1 day	no charge
16	Obtain water connection <i>Agency</i> : Ghana Water Company Ltd.	30 days	GHS 1,000

⇒Takes place simultaneously with previous procedure.

Details - Dealing with Construction Permits in Ghana - Measure of Quality

	Answer	Score
Building quality control index (0-15)		11.0
Quality of building regulations index (0-2)		2.0
How accessible are building laws and regulations in your economy? (0-1)	Available online; Free of charge.	1.0
Which requirements for obtaining a building permit are clearly specified in the building regulations or on any accessible website, brochure or pamphlet? (0-1)	List of required documents; Fees to be paid; Required preapprovals.	1.0
Quality control before construction index (0-1)		1.0
Which third-party entities are required by law to verify that the building plans are in compliance with existing building regulations? (0-1)	Licensed architect; Licensed engineer.	1.0
Quality control during construction index (0-3)		2.0
What types of inspections (if any) are required by law to be carried out during construction? (0-2)	Inspections by in-house engineer; Inspections at various phases.	1.0
Do legally mandated inspections occur in practice during construction? (0-1)	Mandatory inspections are always done in practice.	1.0
Quality control after construction index (0-3)		2.0
Is there a final inspection required by law to verify that the building was built in accordance with the approved plans and regulations? (0-2)	Yes, final inspection is done by government agency.	2.0
Do legally mandated final inspections occur in practice? (0-1)	Final inspection does not always occur in practice; Final inspection occurs most of the time.	0.0
Liability and insurance regimes index (0-2)		1.0
Which parties (if any) are held liable by law for structural flaws or problems in the building once it is in use (Latent Defect Liability or Decennial Liability)? (0-1)	Architect or engineer; Professional in charge of the supervision; Construction company; Owner or investor.	1.0
Which parties (if any) are required by law to obtain an insurance policy to cover possible structural flaws or problems in the building once it is in use (Latent Defect Liability Insurance or Decennial Insurance)? (0-1)	No party is required by law to obtain insurance .	0.0
Professional certifications index (0-4)		3.0
What are the qualification requirements for the professional responsible for verifying that the architectural plans or drawings are in compliance with existing building regulations? (0-2)	University degree in architecture or engineering; Being a registered architect or engineer; Passing a certification exam.	1.0
What are the qualification requirements for the professional who supervises the construction on the ground? (0-2)	Minimum number of years of experience; University degree in engineering, construction or construction management; Being a registered architect or engineer; Passing a certification exam.	2.0

⚡ Getting Electricity

This topic measures the procedures, time and cost required for a business to obtain a permanent electricity connection for a newly constructed warehouse. Additionally, the reliability of supply and transparency of tariffs index measures reliability of supply, transparency of tariffs and the price of electricity. The most recent round of data collection for the project was completed in May 2019. [See the methodology for more information.](#)

What the indicators measure

Procedures to obtain an electricity connection (number)

- Submitting all relevant documents and obtaining all necessary clearances and permits
- Completing all required notifications and receiving all necessary inspections
- Obtaining external installation works and possibly purchasing material for these works
- Concluding any necessary supply contract and obtaining final supply

Time required to complete each procedure (calendar days)

- Is at least 1 calendar day
- Each procedure starts on a separate day
- Does not include time spent gathering information
- Reflects the time spent in practice, with little follow-up and no prior contact with officials

Cost required to complete each procedure (% of income per capita)

- Official costs only, no bribes
- Value added tax excluded

The reliability of supply and transparency of tariffs index (0-8)

- Duration and frequency of power outages (0-3)
- Tools to monitor power outages (0-1)
- Tools to restore power supply (0-1)
- Regulatory monitoring of utilities' performance (0-1)
- Financial deterrents limiting outages (0-1)
- Transparency and accessibility of tariffs (0-1)

Price of electricity (cents per kilowatt-hour)*

- Price based on monthly bill for commercial warehouse in case study

*Note: *Doing Business* measures the price of electricity, but it is not included in the ease of doing business score nor in the ranking on the ease of getting electricity.

Case study assumptions

To make the data comparable across economies, several assumptions about the warehouse, the electricity connection and the monthly consumption are used.

The warehouse:

- Is owned by a local entrepreneur and is used for storage of goods.
- Is located in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Is located in an area where similar warehouses are typically located and is in an area with no physical constraints. For example, the property is not near a railway.
- Is a new construction and is being connected to electricity for the first time.
- Has two stories with a total surface area of approximately 1,300.6 square meters (14,000 square feet). The plot of land on which it is built is 929 square meters (10,000 square feet).

The electricity connection:

- Is a permanent one with a three-phase, four-wire Y connection with a subscribed capacity of 140-kilo-volt-ampere (kVA) with a power factor of 1, when 1 kVA = 1 kilowatt (kW).
- Has a length of 150 meters. The connection is to either the low- or medium-voltage distribution network and is either overhead or underground, whichever is more common in the area where the warehouse is located and requires works that involve the crossing of a 10-meter road (such as by excavation or overhead lines) but are all carried out on public land. There is no crossing of other owners' private property because the warehouse has access to a road.
- Does not require work to install the internal wiring of the warehouse. This has already been completed up to and including the customer's service panel or switchboard and the meter base.

The monthly consumption:

- It is assumed that the warehouse operates 30 days a month from 9:00 a.m. to 5:00 p.m. (8 hours a day), with equipment utilized at 80% of capacity on average and that there are no electricity cuts (assumed for simplicity reasons) and the monthly energy consumption is 26,880 kilowatt-hours (kWh); hourly consumption is 112 kWh.
- If multiple electricity suppliers exist, the warehouse is served by the cheapest supplier.
- Tariffs effective in January of the current year are used for calculation of the price of electricity for the warehouse. Although January has 31 days, for calculation purposes only 30 days are used.

Getting Electricity - Ghana

Standardized Connection

Name of utility	PDS Ghana Ltd.
Price of electricity (US cents per kWh)	23.6
City Covered	Accra

Indicator	Ghana	Sub-Saharan Africa	OECD high income	Best Regulatory Performance
Procedures (number)	4	5.2	4.4	3 (28 Economies)
Time (days)	55	109.6	74.8	18 (3 Economies)
Cost (% of income per capita)	632.0	3,187.5	61.0	0.0 (3 Economies)
Reliability of supply and transparency of tariff index (0-8)	4	1.6	7.4	8 (26 Economies)

Figure - Getting Electricity in Ghana - Score

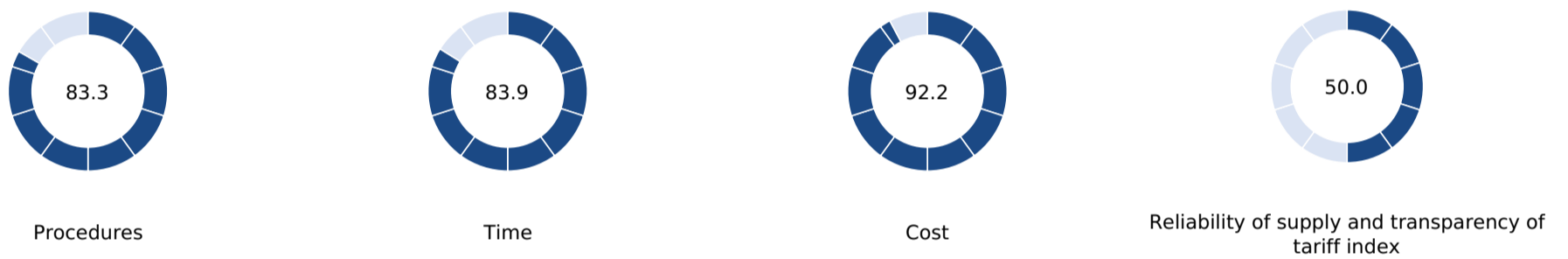
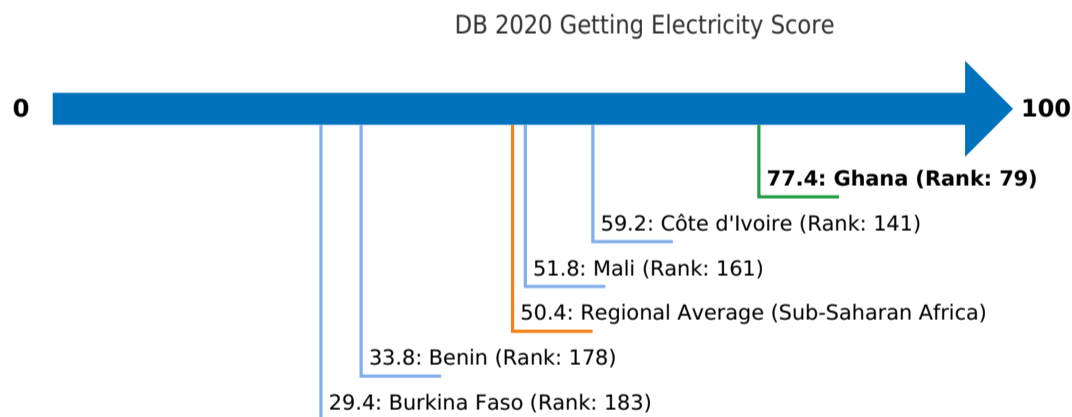
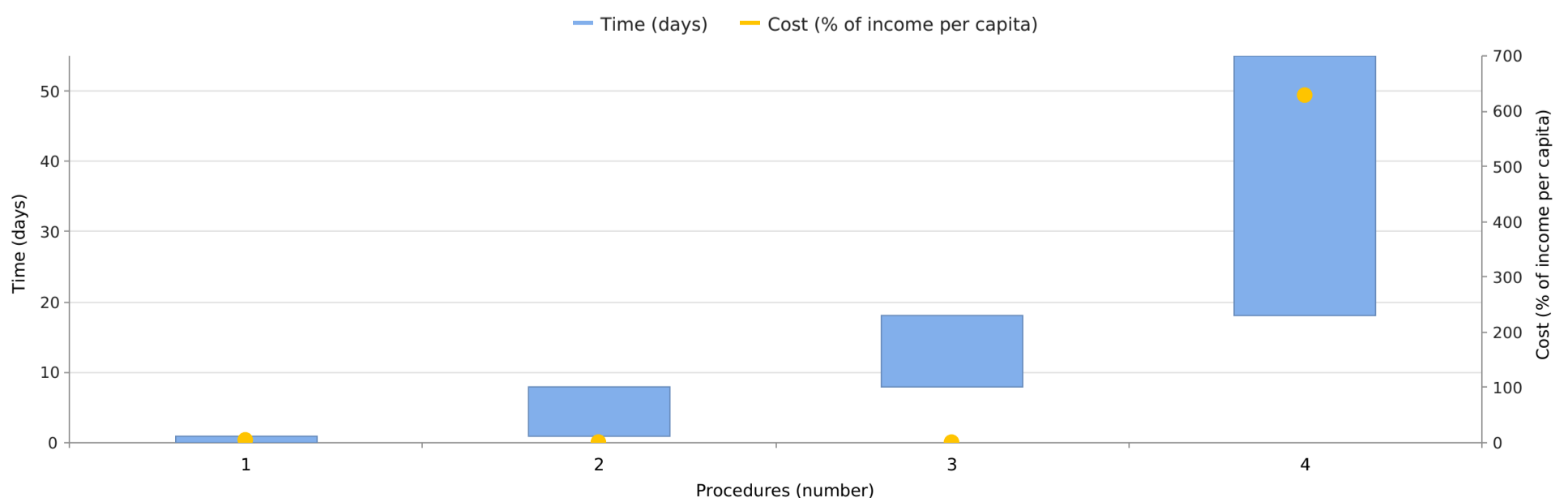


Figure - Getting Electricity in Ghana and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of getting electricity is determined by sorting their scores for getting electricity. These scores are the simple average of the scores for all the component indicators except the price of electricity.

Figure - Getting Electricity in Ghana - Procedure, Time and Cost

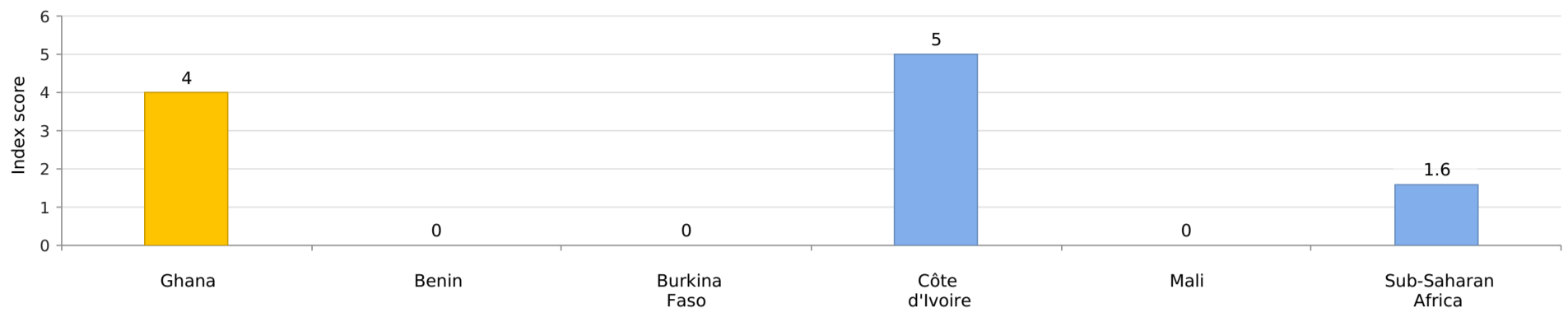


*This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the *Doing Business* website (<http://doingbusiness.org/en/methodology>). For details on the procedures

reflected here, see the summary below.

Figure - Getting Electricity in Ghana and comparator economies - Measure of Quality



Details - Getting Electricity in Ghana - Procedure, Time and Cost

No.	Procedures	Time to Complete	Associated Costs
1	<p>Hire registered electrical contractor and receive internal wiring inspection <i>Agency</i> : Certified Electrical Wiring Professionals Only electrical contractors registered with utility can conduct business with the utility. This registered electrical contractor will also be able to provide a signed installation inspection and testing certificate from an inspector certified by the Energy Commission.</p>	1 calendar day	GHS 400
2	<p>Submit application to PDS Ghana Ltd. <i>Agency</i> : PDS Ghana Ltd. Any prospective customer who requires electricity supply should contact the Customer Relations Assistant (CRA) at an office of PDS Ghana Ltd. Customers' electrical installation and maintenance should be carried out by licensed electricians in accordance with the prevailing wiring regulations. The prospective customer will be required to submit to the Customer Relations Assistant (CRA) the following documents:</p> <ul style="list-style-type: none"> -A completed Supply Application Form. -An Installation Completion Certificate duly completed and signed by the licensed electrician who undertook the wiring of the customer's house or premises. -The original and photocopy of applicants identification (National ID / Passport / Voters ID /Driver's License). -The original and photocopy of applicant's site plan. -For non-residential customers: a proof of business is required. 	7 calendar days	GHS 10
3	<p>Receive site inspection by PDS Ghana Ltd. and await estimate <i>Agency</i> : PDS Ghana Ltd. Estimator visits the site to verify load requirements, and prepares estimate.</p>	10 calendar days	GHS 0
4	<p>Receive external works, meter installation and electricity flow <i>Agency</i> : PDS Ghana Ltd. Payment has to be made as a demand draft/cheque at bank on utility premises. The costs taken are for Pole Mounted Transformer (PMT).The wait time for the utility to commence external connection works is usually one week. The rest is the actual time taken to conduct external connection works, which includes Pole planting, dressing & stringing and/or substation construction. There is no meter insurance deposit but rather applicant pays meter maintenance fee which is not refundable. The fee is charged along with the monthly bill, and is a built in into the tariff charged. Utility conducts a final check of installation and wirings, and then installs meter and electricity is turned on.</p>	37 calendar days	GHS 62,209.41

⇒Takes place simultaneously with previous procedure.

Details - Getting Electricity in Ghana - Measure of Quality

	Answer
Reliability of supply and transparency of tariff index (0-8)	4
Total duration and frequency of outages per customer a year (0-3)	0
System average interruption duration index (SAIDI)	55.9
System average interruption frequency index (SAIFI)	36.3
What is the minimum outage time (in minutes) that the utility considers for the calculation of SAIDI/SAIFI	5.0
Mechanisms for monitoring outages (0-1)	1
Does the distribution utility use automated tools to monitor outages?	Yes
Mechanisms for restoring service (0-1)	1
Does the distribution utility use automated tools to restore service?	Yes
Regulatory monitoring (0-1)	1
Does a regulator—that is, an entity separate from the utility—monitor the utility's performance on reliability of supply?	Yes
Financial deterrents aimed at limiting outages (0-1)	0
Does the utility either pay compensation to customers or face fines by the regulator (or both) if outages exceed a certain cap?	No
Communication of tariffs and tariff changes (0-1)	1
Are effective tariffs available online?	Yes
Link to the website, if available online	http://www.ecggh.com/index.php/customer-care/services/tariff.html
Are customers notified of a change in tariff ahead of the billing cycle?	Yes

Note:

If the duration and frequency of outages is 100 or less, the economy is eligible to score on the Reliability of supply and transparency of tariff index.

If the duration and frequency of outages is not available, or is over 100, the economy is not eligible to score on the index.

If the minimum outage time considered for SAIDI/SAIFI is over 5 minutes, the economy is not eligible to score on the index.

Registering Property

This topic examines the steps, time and cost involved in registering property, assuming a standardized case of an entrepreneur who wants to purchase land and a building that is already registered and free of title dispute. In addition, the topic also measures the quality of the land administration system in each economy. The quality of land administration index has five dimensions: reliability of infrastructure, transparency of information, geographic coverage, land dispute resolution, and equal access to property rights. The most recent round of data collection for the project was completed in May 2019. [See the methodology for more information.](#)

What the indicators measure

Procedures to legally transfer title on immovable property (number)

- Preregistration procedures (for example, checking for liens, notarizing sales agreement, paying property transfer taxes)
- Registration procedures in the economy's largest business city.
- Postregistration procedures (for example, filling title with municipality)

Time required to complete each procedure (calendar days)

- Does not include time spent gathering information
- Each procedure starts on a separate day - though procedures that can be fully completed online are an exception to this rule
- Procedure is considered completed once final document is received
- No prior contact with officials

Cost required to complete each procedure (% of property value)

- Official costs only (such as administrative fees, duties and taxes).
- Value Added Tax, Capital Gains Tax and illicit payments are excluded

Quality of land administration index (0-30)

- Reliability of infrastructure index (0-8)
- Transparency of information index (0-6)
- Geographic coverage index (0-8)
- Land dispute resolution index (0-8)
- Equal access to property rights index (-2-0)

Case study assumptions

To make the data comparable across economies, several assumptions about the parties to the transaction, the property and the procedures are used.

The parties (buyer and seller):

- Are limited liability companies (or the legal equivalent).
- Are located in the periurban (that is, on the outskirts of the city but still within its official limits) area of the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Are 100% domestically and privately owned.
- Perform general commercial activities.

The property (fully owned by the seller):

- Has a value of 50 times income per capita, which equals the sale price.
- Is fully owned by the seller.
- Has no mortgages attached and has been under the same ownership for the past 10 years.
- Is registered in the land registry or cadastre, or both, and is free of title disputes.
- Is located in a periurban commercial zone (that is, on the outskirts of the city but still within its official limits), and no rezoning is required.
- Consists of land and a building. The land area is 557.4 square meters (6,000 square feet). A two-story warehouse of 929 square meters (10,000 square feet) is located on the land. The warehouse is 10 years old, is in good condition, has no heating system and complies with all safety standards, building codes and legal requirements. The property, consisting of land and building, will be transferred in its entirety.
- Will not be subject to renovations or additional construction following the purchase.
- Has no trees, natural water sources, natural reserves or historical monuments of any kind.
- Will not be used for special purposes, and no special permits, such as for residential use, industrial plants, waste storage or certain types of agricultural activities, are required.
- Has no occupants, and no other party holds a legal interest in it.

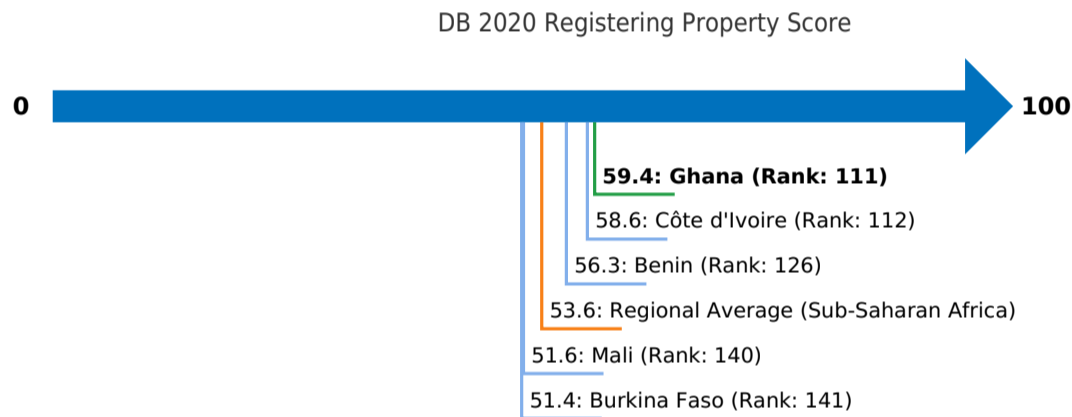
Registering Property - Ghana

Indicator	Ghana	Sub-Saharan Africa	OECD high income	Best Regulatory Performance
Procedures (number)	5	6.1	4.7	1 (5 Economies)
Time (days)	33	51.6	23.6	1 (2 Economies)
Cost (% of property value)	6.1	7.3	4.2	0.0 (Saudi Arabia)
Quality of the land administration index (0-30)	8.0	9.0	23.2	None in 2018/19

Figure - Registering Property in Ghana - Score

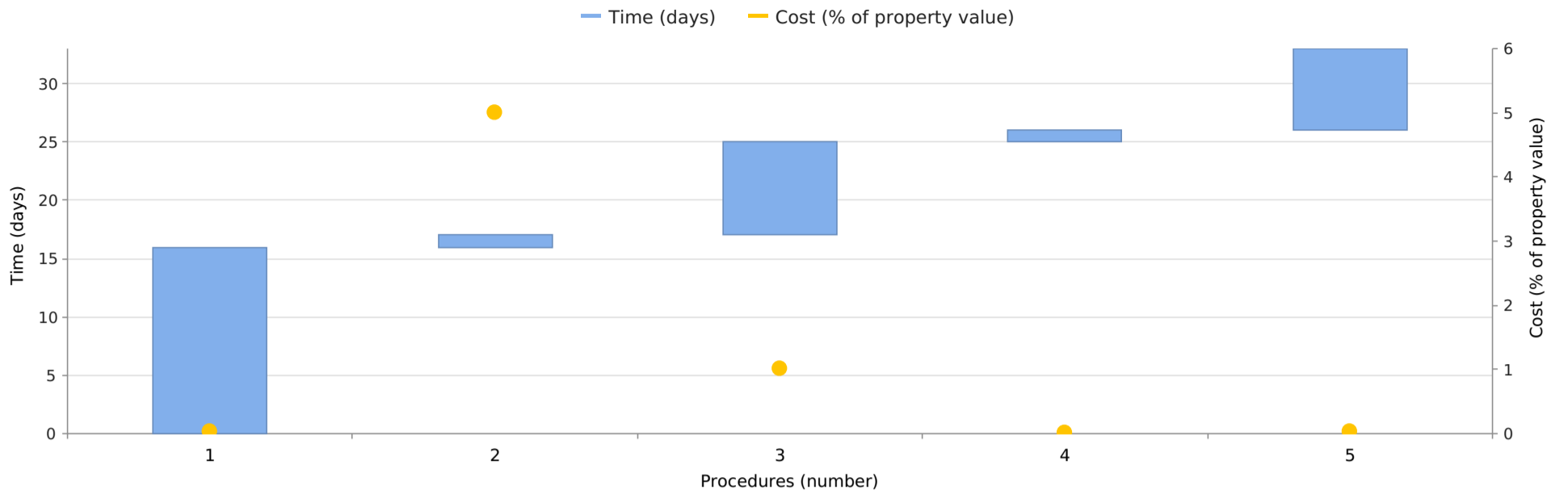


Figure - Registering Property in Ghana and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of registering property is determined by sorting their scores for registering property. These scores are the simple average of the scores for each of the component indicators.

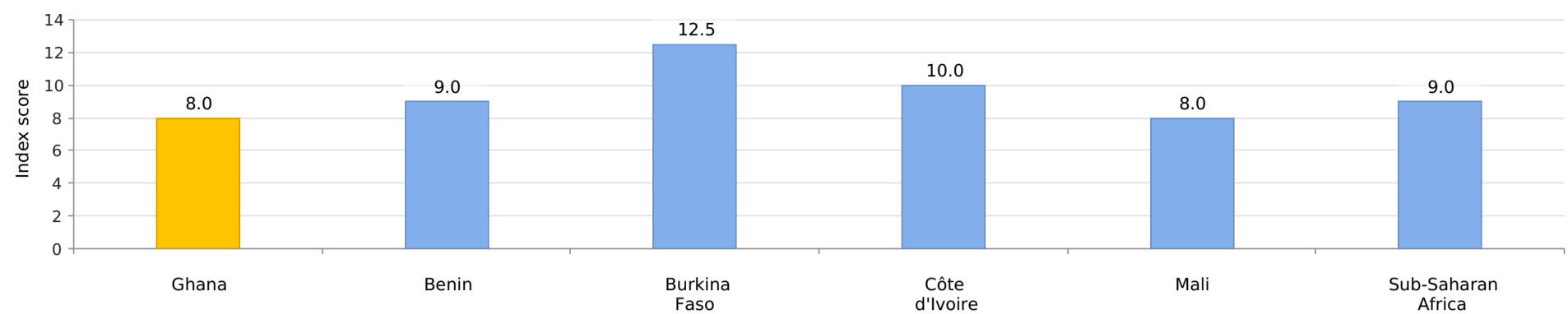
Figure - Registering Property in Ghana - Procedure, Time and Cost



*This symbol is shown beside procedure numbers that take place simultaneously with the previous procedure.

Note: Online procedures account for 0.5 days in the total time calculation. For economies that have a different procedure list for men and women, the graph shows the time for women. For more information on methodology, see the *Doing Business* website (<http://doingbusiness.org/en/methodology>). For details on the procedures reflected here, see the summary below.

Figure - Registering Property in Ghana and comparator economies - Measure of Quality



Details - Registering Property in Ghana - Procedure, Time and Cost

No.	Procedures	Time to Complete	Associated Costs
1	<p>Seller conducts the title search and obtains the Title transfer form at the Land Title Registry <i>Agency:</i> Client Service Access Unit of the Lands Commission (Land Registration Division is responsible for this task) A search at the Land Registry is conducted to confirm rightful ownership and if the property is subject to a land dispute.</p>	16 days	GHS 125; (GHC 100 - 150)
2	<p>Lawyer drafts sale and purchase agreement <i>Agency:</i> Lawyer Once the lawyer has obtained all the necessary information regarding the title, the lawyer drafts the sale and purchase agreement. Both buyer and seller sign the agreement. The cost is based on the Bar Association Guidelines, however, the suggested fees for conveyancing are maximum rates and can be negotiated down. The maximum cost for a property transfer for the case study would be 10% for the first GHS 200,000 and the remaining balance of property value at 7.5%. However, it is common for lawyers to negotiate down this cost around 5% of the property value.</p>	1 day	GHS 24,768.98; (5% of the property value)
3	<p>Assessment of the property value and payment of Stamp duty <i>Agency:</i> Land Valuation Division of the Lands Commission Stamp Duty is assessed and paid at the Land Valuation Division. The buyer presents the deed of assignment to the Land Valuation Division. The property is inspected to ascertain its current open market value. The buyer pays Stamp Duty to the Land Valuation Division of the Lands Commission. The Stamp Duty Act of 2005 (Act 689) established a new duty schedule for property transfers. This Act states that for the conveyance or transfer on the sale of a property, the stamp duty is 0.25% where the property value is less than GHC 10000. For properties valued between GHC 10000 and 50000, stamp duty is 0.5%, and for properties valued above GHC 50000, stamp duty is 1%.</p>	8 days	GHS 5,008.8; (GHC 55 (Processing fee) + 1% of property value (stamp duty) Stamp duty is 0.25% where the property value is less than GHC 10000. For properties valued between GHC 10000 and 50000, stamp duty is 0.5%, and for properties valued above GHC 50000, stamp duty is 1%.)
4	<p>Submit application for title certificate at Land Title Registry <i>Agency:</i> Client Service Access Unit of the Lands Commission (Land Registration Division is responsible for this task) Submission of the application form for a Title Certificate and payment of processing fee at the Client Service Access Unit of the Lands Commission. The documentation shall include: (i) Application form (ii) Original and one copy of the deed of assignment, duly completed (iii) Land Certificate (iv) Company's certificate of incorporation</p>	1 day	GHS 45; (GHC 45 (Processing fee of GHC 40 plus form fee of GHC 5))
5	<p>Issuance of title certificate <i>Agency:</i> Land Registration Division of the Lands Commission The title Certificate is issued by the Land Registration Division. The transaction is recorded on the Land Certificate, which is returned to the owner. The original of the deed of assignment, having been stamped to show that it has been registered, is also returned to the applicant. The Registry keeps a duplicate. The folio of the Register is filed and the transaction document is placed in the land parcel file. The owner will use the property after the title is issued by Land Title (in areas covered by Land Title Registration) or when the Deed has been registered under the Deeds Registration Act and Development Permit granted by the Assembly. Most often property owners do not wait to go through these processes before making use of the land.</p>	7 days	GHS 130; (GHC 130 (GHC 100 as registration fees, GHC 30 for the issuance of a new Title Certificate))

⇒ Takes place simultaneously with previous procedure.

Details - Registering Property in Ghana - Measure of Quality

	Answer	Score
Quality of the land administration index (0-30)		8.0
Reliability of infrastructure index (0-8)		1.0
Type of land registration system in the economy:	Dual system (Title & Deed)	
What is the institution in charge of immovable property registration?	Ghana Lands Commission	
In what format are past and newly issued land records kept at the immovable property registry of the largest business city of the economy—in a paper format or in a computerized format (scanned or fully digital)?	Paper	0.0
Is there a comprehensive and functional electronic database for checking for encumbrances (liens, mortgages, restrictions and the like)?	No	0.0
Institution in charge of the plans showing legal boundaries in the largest business city:	Survey and Mapping Division of the Lands Commission	
In what format are past and newly issued cadastral plans kept at the mapping agency of the largest business city of the economy—in a paper format or in a computerized format (scanned or fully digital)?	Paper	0.0
Is there an electronic database for recording boundaries, checking plans and providing cadastral information (geographic information system)?	No	0.0
Is the information recorded by the immovable property registration agency and the cadastral or mapping agency kept in a single database, in different but linked databases or in separate databases?	Separate databases	0.0
Do the immovable property registration agency and cadastral or mapping agency use the same identification number for properties?	Yes	1.0
Transparency of information index (0-6)		3.0
Who is able to obtain information on land ownership at the agency in charge of immovable property registration in the largest business city?	Anyone who pays the official fee	1.0
Is the list of documents that are required to complete any type of property transaction made publicly available—and if so, how?	Yes, online	0.5
Link for online access:	https://www.lc.gov.gh/services/application-for-registration-title/	
Is the applicable fee schedule for any type of property transaction at the agency in charge of immovable property registration in the largest business city made publicly available—and if so, how?	Yes, online	0.5
Link for online access:	https://www.lc.gov.gh/services/fees-and-charges/	
Does the agency in charge of immovable property registration agency formally commit to deliver a legally binding document that proves property ownership within a specific timeframe—and if so, how does it communicate the service standard?	Yes, in person	0.0
Link for online access:		
Is there a specific and independent mechanism for filing complaints about a problem that occurred at the agency in charge of immovable property registration?	No	0.0
Contact information:		
Are there publicly available official statistics tracking the number of transactions at the immovable property registration agency?	No	0.0
Number of property transfers in the largest business city in 2018:		
Who is able to consult maps of land plots in the largest business city?	Anyone who pays the official fee	0.5
Is the applicable fee schedule for accessing maps of land plots made publicly available—and if so, how?	Yes, online	0.5

Link for online access:	https://www.lc.gov.gh/services/fees-and-charges/	
Does the cadastral/mapping agency formally specifies the timeframe to deliver an updated cadastral plan—and if so, how does it communicate the service standard?	Yes, in person	0.0
Link for online access:		
Is there a specific and independent mechanism for filing complaints about a problem that occurred at the cadastral or mapping agency?	No	0.0
Contact information:		
Geographic coverage index (0-8)		0.0
Are all privately held land plots in the largest business city formally registered at the immovable property registry?	No	0.0
Are all privately held land plots in the economy formally registered at the immovable property registry?	No	0.0
Are all privately held land plots in the largest business city mapped?	No	0.0
Are all privately held land plots in the economy mapped?	No	0.0
Land dispute resolution index (0-8)		4.0
Does the law require that all property sale transactions be registered at the immovable property registry to make them opposable to third parties?	Yes	1.5
Legal basis:	The Land Title Registration Act 1986 provides for compulsory registration of parcels in areas declared as compulsory registration districts (see Section 58). Currently the Act operates only in the Greater Accra Region and Kumasi.	
Is the system of immovable property registration subject to a state or private guarantee?	Yes	0.5
Type of guarantee:	State guarantee	
Legal basis:	Section - 43 - Indefeasibility of Title - Land Title Registration Act 1986.	
Is there a is a specific, out-of-court compensation mechanism to cover for losses incurred by parties who engaged in good faith in a property transaction based on erroneous information certified by the immovable property registry?	No	0.0
Legal basis:		
Does the legal system require a control of legality of the documents necessary for a property transaction (e.g., checking the compliance of contracts with requirements of the law)?	Yes	0.5
If yes, who is responsible for checking the legality of the documents?	Registrar;	
Does the legal system require verification of the identity of the parties to a property transaction?	Yes	0.5
If yes, who is responsible for verifying the identity of the parties?	Registrar;	
Is there a national database to verify the accuracy of government issued identity documents?	No	0.0
What is the Court of first instance in charge of a case involving a standard land dispute between two local businesses over tenure rights for a property worth 50 times gross national income (GNI) per capita and located in the largest business city?	Land Court Division of the High Court	
How long does it take on average to obtain a decision from the first-instance court for such a case (without appeal)?	Between 2 and 3 years	1.0

Are there publicly available statistics on the number of land disputes at the economy level in the first instance court?	No	0.0
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Number of land disputes in the economy in 2018:

Equal access to property rights index (-2-0)		0.0
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Do unmarried men and unmarried women have equal ownership rights to property?	Yes
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Do married men and married women have equal ownership rights to property?	Yes	0.0
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Getting Credit

This topic explores two sets of issues—the strength of credit reporting systems and the effectiveness of collateral and bankruptcy laws in facilitating lending. The most recent round of data collection for the project was completed in May 2019. [See the methodology for more information.](#)

What the indicators measure

Strength of legal rights index (0-12)

- Rights of borrowers and lenders through collateral laws (0-10)
- Protection of secured creditors' rights through bankruptcy laws (0-2)

Depth of credit information index (0-8)

- Scope and accessibility of credit information distributed by credit bureaus and credit registries (0-8)

Credit bureau coverage (% of adults)

- Number of individuals and firms listed in largest credit bureau as a percentage of adult population

Credit registry coverage (% of adults)

- Number of individuals and firms listed in credit registry as a percentage of adult population

Case study assumptions

Doing Business assesses the sharing of credit information and the legal rights of borrowers and lenders with respect to secured transactions through 2 sets of indicators. The depth of credit information index measures rules and practices affecting the coverage, scope and accessibility of credit information available through a credit registry or a credit bureau. The strength of legal rights index measures the degree to which collateral and bankruptcy laws protect the rights of borrowers and lenders and thus facilitate lending. For each economy it is first determined whether a unitary secured transactions system exists. Then two case scenarios, case A and case B, are used to determine how a nonpossessory security interest is created, publicized and enforced according to the law. Special emphasis is given to how the collateral registry operates (if registration of security interests is possible). The case scenarios involve a secured borrower, company ABC, and a secured lender, BizBank.

In some economies the legal framework for secured transactions will allow only case A or case B (not both) to apply. Both cases examine the same set of legal provisions relating to the use of movable collateral.

Several assumptions about the secured borrower (ABC) and lender (BizBank) are used:

- ABC is a domestic limited liability company (or its legal equivalent).
- ABC has up to 50 employees.
- ABC has its headquarters and only base of operations in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Both ABC and BizBank are 100% domestically owned.

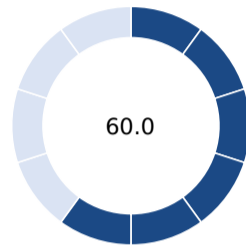
The case scenarios also involve assumptions. In case A, as collateral for the loan, ABC grants BizBank a nonpossessory security interest in one category of movable assets, for example, its machinery or its inventory. ABC wants to keep both possession and ownership of the collateral. In economies where the law does not allow nonpossessory security interests in movable property, ABC and BizBank use a fiduciary transfer-of-title arrangement (or a similar substitute for nonpossessory security interests).

In case B, ABC grants BizBank a business charge, enterprise charge, floating charge or any charge that gives BizBank a security interest over ABC's combined movable assets (or as much of ABC's movable assets as possible). ABC keeps ownership and possession of the assets.

Getting Credit - Ghana

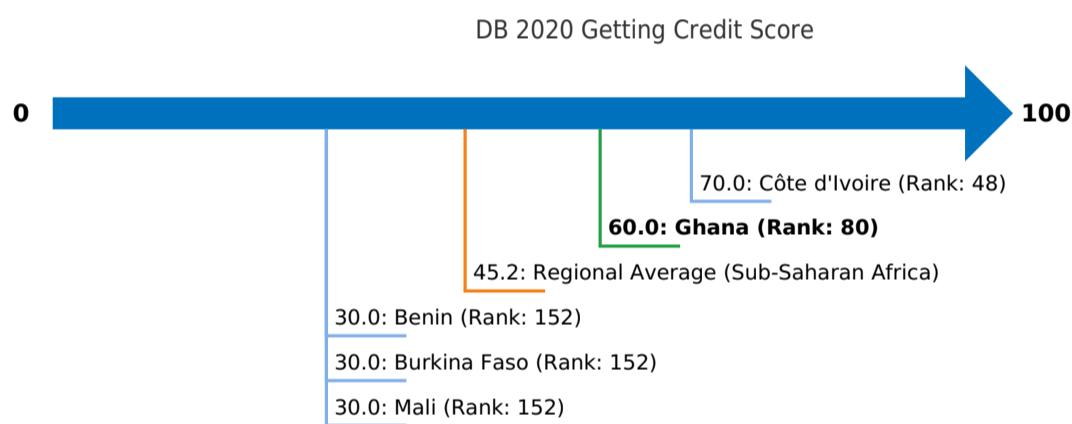
Indicator	Ghana	Sub-Saharan Africa	OECD high income	Best Regulatory Performance
Strength of legal rights index (0-12)	6	5.1	6.1	12 (5 Economies)
Depth of credit information index (0-8)	6	3.9	6.8	8 (53 Economies)
Credit registry coverage (% of adults)	0.0	8.3	24.4	100.0 (2 Economies)
Credit bureau coverage (% of adults)	33.2	11.0	66.7	100.0 (14 Economies)

Figure - Getting Credit in Ghana - Score



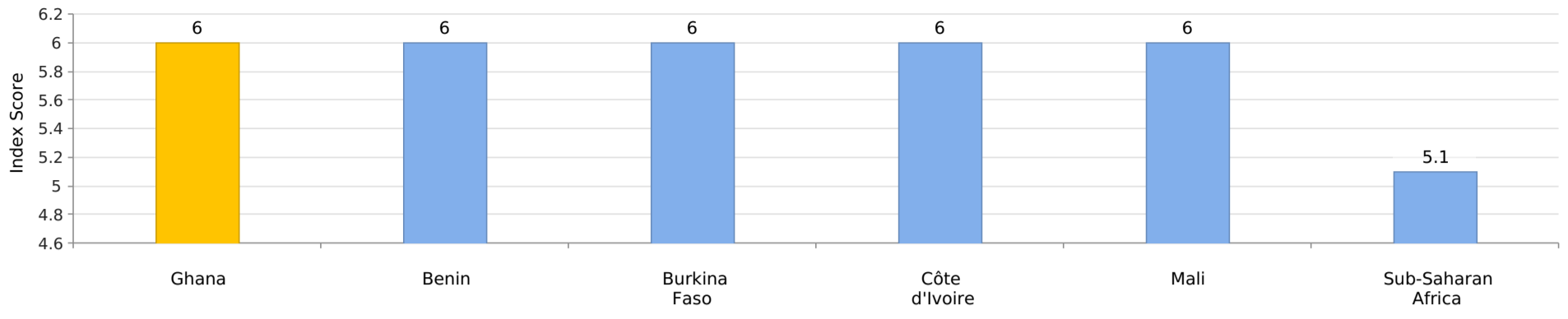
Score - Getting Credit

Figure - Getting Credit in Ghana and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of getting credit is determined by sorting their scores for getting credit. These scores are the sum of the scores for the strength of legal rights index and the depth of credit information index.

Figure - Legal Rights in Ghana and comparator economies



Details - Legal Rights in Ghana

Strength of legal rights index (0-12)

6

Does an integrated or unified legal framework for secured transactions that extends to the creation, publicity and enforcement of functional equivalents to security interests in movable assets exist in the economy? No

Does the law allow businesses to grant a non possessory security right in a single category of movable assets, without requiring a specific description of collateral? Yes

Does the law allow businesses to grant a non possessory security right in substantially all of its assets, without requiring a specific description of collateral? Yes

May a security right extend to future or after-acquired assets, and does it extend automatically to the products, proceeds and replacements of the original assets? Yes

Is a general description of debts and obligations permitted in collateral agreements; can all types of debts and obligations be secured between parties; and can the collateral agreement include a maximum amount for which the assets are encumbered? Yes

Is a collateral registry in operation for both incorporated and non-incorporated entities, that is unified geographically and by asset type, with an electronic database indexed by debtor's name? No

Does a notice-based collateral registry exist in which all functional equivalents can be registered? No

Does a modern collateral registry exist in which registrations, amendments, cancellations and searches can be performed online by any interested third party? Yes

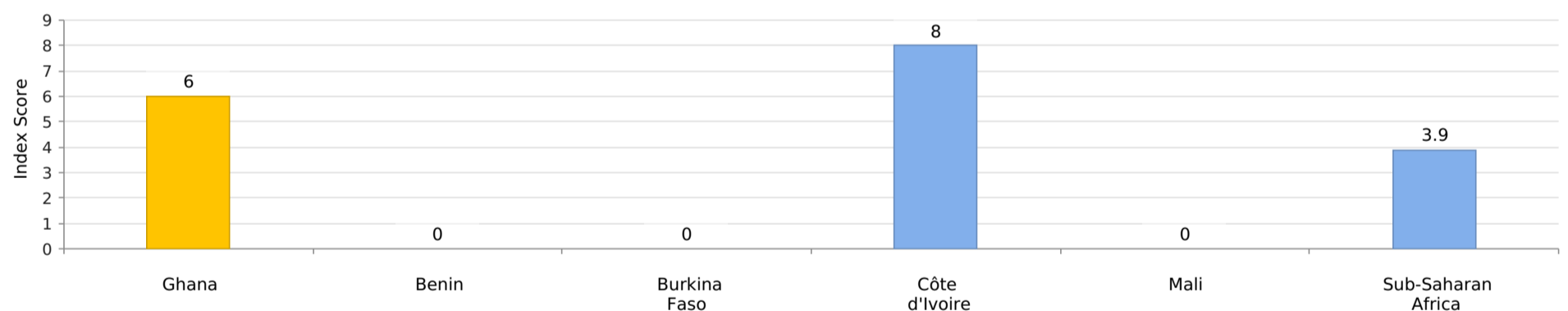
Are secured creditors paid first (i.e. before tax claims and employee claims) when a debtor defaults outside an insolvency procedure? No

Are secured creditors paid first (i.e. before tax claims and employee claims) when a business is liquidated? No

Are secured creditors subject to an automatic stay on enforcement when a debtor enters a court-supervised reorganization procedure? Does the law protect secured creditors' rights by providing clear grounds for relief from the stay and sets a time limit for it? No

Does the law allow parties to agree on out of court enforcement at the time a security interest is created? Does the law allow the secured creditor to sell the collateral through public auction or private tender, as well as, for the secured creditor to keep the asset in satisfaction of the debt? Yes

Figure - Credit Information in Ghana and comparator economies



Details - Credit Information in Ghana

Depth of credit information index (0-8)	Credit bureau	Credit registry	Score
Are data on both firms and individuals distributed?	Yes	No	1
Are both positive and negative credit data distributed?	Yes	No	1
Are data from retailers or utility companies - in addition to data from banks and financial institutions - distributed?	No	No	0
Are at least 2 years of historical data distributed? (Credit bureaus and registries that distribute more than 10 years of negative data or erase data on defaults as soon as they are repaid obtain a score of 0 for this component.)	Yes	No	1
Are data on loan amounts below 1% of income per capita distributed?	Yes	No	1
By law, do borrowers have the right to access their data in the credit bureau or credit registry?	Yes	No	1
Can banks and financial institutions access borrowers' credit information online (for example, through an online platform, a system-to-system connection or both)?	Yes	No	1
Are bureau or registry credit scores offered as a value-added service to help banks and financial institutions assess the creditworthiness of borrowers?	No	No	0

Note: An economy receives a score of 1 if there is a "yes" to either bureau or registry. If the credit bureau or registry is not operational or covers less than 5% of the adult population, the total score on the depth of credit information index is 0.

Coverage	Credit bureau	Credit registry
Number of individuals	5,543,585	0
Number of firms	219,745	0
Total	5,763,330	0
Percentage of adult population	33.2	0.0

Protecting Minority Investors

This topic measures the strength of minority shareholder protections against misuse of corporate assets by directors for their personal gain as well as shareholder rights, governance safeguards and corporate transparency requirements that reduce the risk of abuse. The most recent round of data collection for the project was completed in May 2019. [See the methodology for more information.](#)

What the indicators measure

- **Extent of disclosure index (0-10):** Disclosure, review, and approval requirements for related-party transactions
- **Extent of director liability index (0-10):** Ability of minority shareholders to sue and hold interested directors liable for prejudicial related-party transactions; Available legal remedies (damages, disgorgement of profits, disqualification from managerial position(s) for one year or more, rescission of the transaction)
- **Ease of shareholder suits index (0-10):** Access to internal corporate documents; Evidence obtainable during trial and allocation of legal expenses
- **Extent of conflict of interest regulation index (0-30):** Sum of the extent of disclosure, extent of director liability and ease of shareholder suits indices
- **Extent of shareholder rights index (0-6):** Shareholders' rights and role in major corporate decisions
- **Extent of ownership and control index (0-7):** Governance safeguards protecting shareholders from undue board control and entrenchment
- **Extent of corporate transparency index (0-7):** Corporate transparency on ownership stakes, compensation, audits and financial prospects
- **Extent of shareholder governance index (0-20):** Sum of the extent of shareholders rights, extent of ownership and control and extent of corporate transparency indices
- **Strength of minority investor protection index (0-50):** Sum of the extent of conflict of interest regulation and extent of shareholder governance indices

Case study assumptions

To make the data comparable across economies, a case study uses several assumptions about the business and the transaction.

The business (Buyer):

- Is a publicly traded corporation listed on the economy's most important stock exchange.
- Has a board of directors and a chief executive officer (CEO) who may legally act on behalf of Buyer where permitted, even if this is not specifically required by law.
- Has a supervisory board in economies with a two-tier board system on which Mr. James appointed 60% of the shareholder-elected members.
- Has not adopted bylaws or articles of association that go beyond the minimum requirements. Does not follow codes, principles, recommendations or guidelines that are not mandatory.
- Is a manufacturing company with its own distribution network.

The transaction involves the following details:

- Mr. James owns 60% of Buyer, sits on Buyer's board of directors and elected two directors to Buyer's five-member board.
- Mr. James also owns 90% of Seller, a company that operates a chain of retail hardware stores. Seller recently closed a large number of its stores.
- Mr. James proposes that Buyer purchase Seller's unused fleet of trucks to expand Buyer's distribution of its food products, a proposal to which Buyer agrees. The price is equal to 10% of Buyer's assets and is higher than the market value.
- The proposed transaction is part of the company's principal activity and is not outside the authority of the company.
- Buyer enters into the transaction. All required approvals are obtained, and all required disclosures made—that is, the transaction was not entered into fraudulently.
- The transaction causes damages to Buyer. Shareholders sue Mr. James and the executives and directors that approved the transaction.

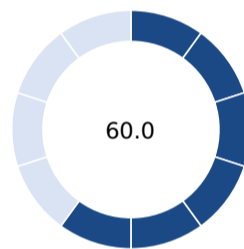
Protecting Minority Investors - Ghana

Stock exchange information

Stock exchange	Ghana Stock Exchange
Stock exchange URL	http://www.gse.com.gh
Listed firms with equity securities	40
City Covered	Accra

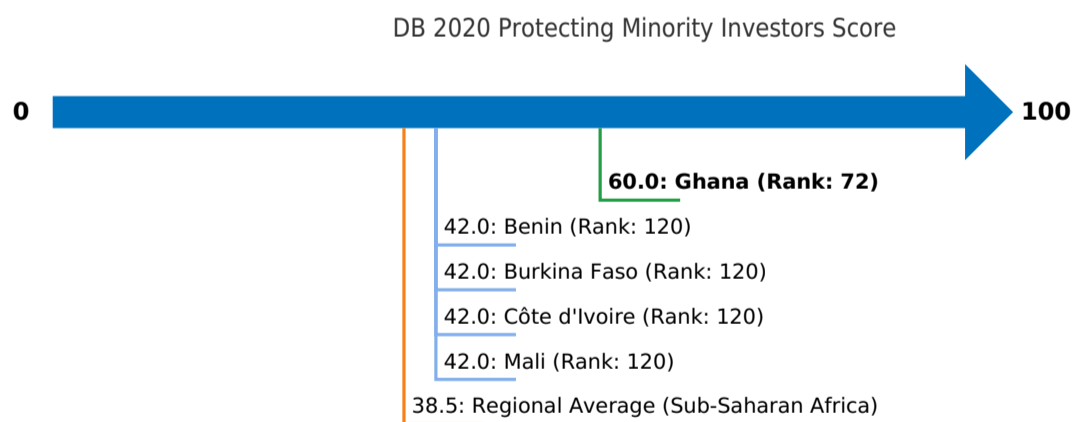
Indicator	Ghana	Sub-Saharan Africa	OECD high income	Best Regulatory Performance
Extent of disclosure index (0-10)	7.0	5.5	6.5	10 (13 Economies)
Extent of director liability index (0-10)	5.0	3.5	5.3	10 (3 Economies)
Ease of shareholder suits index (0-10)	7.0	5.5	7.3	10 (Djibouti)
Extent of shareholder rights index (0-6)	5.0	1.8	4.7	6 (19 Economies)
Extent of ownership and control index (0-7)	3.0	1.4	4.5	7 (9 Economies)
Extent of corporate transparency index (0-7)	3.0	1.5	5.7	7 (13 Economies)

Figure - Protecting Minority in Ghana - Score



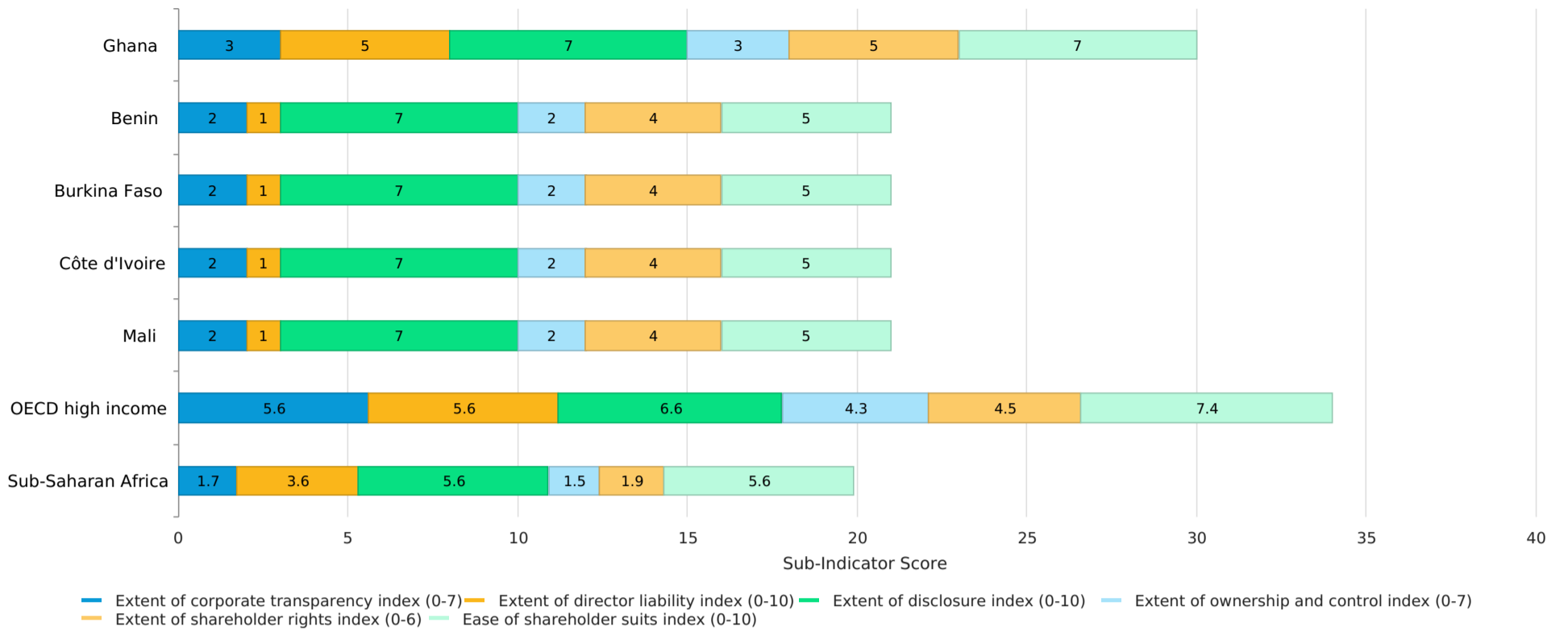
Score - Protecting Minority Investors

Figure - Protecting Minority Investors in Ghana and comparator economies - Ranking and Score



Note: The ranking of economies on the strength of minority investor protections is determined by sorting their scores for protecting minority investors. These scores are the simple average of the scores for the extent of conflict of interest regulation index and the extent of shareholder governance index.

Figure - Protecting Minority Investors in Ghana and comparator economies - Measure of Quality



Details - Protecting Minority Investors in Ghana - Measure of Quality

	Answer	Score
Extent of conflict of interest regulation index (0-30)		
Extent of disclosure index (0-10)		7.0
Whose decision is sufficient to approve the Buyer-Seller transaction? (0-3)	Shareholders excluding interested parties	3.0
Must an external body review the terms of the transaction before it takes place? (0-1)	No	0.0
Must Mr. James disclose his conflict of interest to the board of directors? (0-2)	Full disclosure of all material facts	2.0
Must Buyer disclose the transaction in periodic filings (e.g. annual reports)? (0-2)	Disclosure on the transaction and on the conflict of interest	2.0
Must Buyer immediately disclose the transaction to the public? (0-2)	No disclosure obligation	0.0
Extent of director liability index (0-10)		5.0
Can shareholders representing 10% of Buyer's share capital sue for the damage the transaction caused to Buyer? (0-1)	Yes	1.0
Can shareholders hold Mr. James liable for the damage the transaction caused to Buyer? (0-2)	Not liable	0.0
Can shareholders hold the other directors liable for the damage the transaction caused to Buyer? (0-2)	Liable if negligent	1.0
Must Mr. James pay damages for the harm caused to Buyer upon a successful claim by shareholders? (0-1)	Yes	1.0
Must Mr. James repay profits made from the transaction upon a successful claim by shareholders? (0-1)	Yes	1.0
Is Mr. James disqualified upon a successful claim by shareholders? (0-1)	No	0.0
Can a court void the transaction upon a successful claim by shareholders? (0-2)	Voidable if negligently concluded	1.0
Ease of shareholder suits index (0-10)		7.0
Before suing, can shareholders representing 10% of Buyer's share capital inspect the transaction documents? (0-1)	Yes	1.0
Can the plaintiff obtain any documents from the defendant and witnesses at trial? (0-3)	Any relevant document	3.0
Can the plaintiff request categories of documents from the defendant without identifying specific ones? (0-1)	No	0.0
Can the plaintiff directly question the defendant and witnesses at trial? (0-2)	Yes	2.0
Is the level of proof required for civil suits lower than that of criminal cases? (0-1)	Yes	1.0
Can shareholder plaintiffs recover their legal expenses from the company? (0-2)	At the discretion of the court	0.0
Extent of shareholder governance index (0-20)		
Extent of shareholder rights index (0-6)		5.0
Does the sale of 51% of Buyer's assets require shareholder approval?	No	0.0
Can shareholders representing 10% of Buyer's share capital call for a meeting of shareholders?	Yes	1.0
Must Buyer obtain its shareholders' approval every time it issues new shares?	Yes	1.0
Do shareholders automatically receive preemption rights every time Buyer issues new shares?	Yes	1.0
Do shareholders elect and dismiss the external auditor?	Yes	1.0
Are changes to the rights of a class of shares only possible if the holders of the affected shares approve?	Yes	1.0
Extent of ownership and control index (0-7)		3.0
Is it forbidden to appoint the same individual as CEO and chairperson of the board of directors?	No	0.0

Must the board of directors include independent and nonexecutive board members?	Yes	1.0
Can shareholders remove members of the board of directors without cause before the end of their term?	Yes	1.0
Must the board of directors include a separate audit committee exclusively comprising board members?	No	0.0
Must a potential acquirer make a tender offer to all shareholders upon acquiring 50% of Buyer?	Yes	1.0
Must Buyer pay declared dividends within a maximum period set by law?	No	0.0
Is a subsidiary prohibited from acquiring shares issued by its parent company?	No	0.0
Extent of corporate transparency index (0-7)		3.0
Must Buyer disclose direct and indirect beneficial ownership stakes representing 5%?	No	0.0
Must Buyer disclose information about board members' primary employment and directorships in other companies?	Yes	1.0
Must Buyer disclose the compensation of individual managers?	No	0.0
Must a detailed notice of general meeting be sent 21 days before the meeting?	Yes	1.0
Can shareholders representing 5% of Buyer's share capital put items on the general meeting agenda?	No	0.0
Must Buyer's annual financial statements be audited by an external auditor?	Yes	1.0
Must Buyer disclose its audit reports to the public?	No	0.0

Paying Taxes

This topic records the taxes and mandatory contributions that a medium-size company must pay or withhold in a given year, as well as the administrative burden of paying taxes and contributions and complying with postfiling procedures (VAT refund and tax audit). The most recent round of data collection for the project was completed in May 2019 covering for the Paying Taxes indicator calendar year 2018 (January 1, 2018 – December 31, 2018). [See the methodology for more information.](#)

What the indicators measure

Tax payments for a manufacturing company in 2018 (number per year adjusted for electronic and joint filing and payment)

- Total number of taxes and contributions paid or withheld, including consumption taxes (value added tax, sales tax or goods and service tax)
- Method and frequency of filing and payment

Time required to comply with 3 major taxes (hours per year)

- Collecting information, computing tax payable
- Preparing separate tax accounting books, if required
- Completing tax return, filing with agencies
- Arranging payment or withholding

Total tax and contribution rate (% of commercial profits)

- Profit or corporate income tax
- Social contributions, labor taxes paid by employer
- Property and property transfer taxes
- Dividend, capital gains, financial transactions taxes
- Waste collection, vehicle, road and other taxes

Postfiling Index

- Time to comply with VAT refund (hours)
- Time to obtain VAT refund (weeks)
- Time to comply with a corporate income tax correction (hours)
- Time to complete a corporate income tax correction (weeks)

Case study assumptions

Using a case scenario, *Doing Business* records taxes and mandatory contributions a medium size company must pay in a year, and measures the administrative burden of paying taxes, contributions and dealing with postfiling processes. Information is also compiled on frequency of filing and payments, time taken to comply with tax laws, time taken to comply with the requirements of postfiling processes and time waiting.

To make data comparable across economies, several assumptions are used:

- TaxpayerCo is a medium-size business that started operations on January 1, 2017. It produces ceramic flowerpots and sells them at retail. All taxes and contributions recorded are paid in the second year of operation (calendar year 2018). Taxes and mandatory contributions are measured at all levels of government.

The VAT refund process:

- In June 2018, TaxpayerCo. makes a large capital purchase: the value of the machine is 65 times income per capita of the economy. Sales are equally spread per month (1,050 times income per capita divided by 12) and cost of goods sold are equally expensed per month (875 times income per capita divided by 12). The machinery seller is registered for VAT and excess input VAT incurred in June will be fully recovered after four consecutive months if the VAT rate is the same for inputs, sales and the machine and the tax reporting period is every month. Input VAT will exceed Output VAT in June 2018.

The corporate income tax audit process:

- An error in calculation of income tax liability (for example, use of incorrect tax depreciation rates, or incorrectly treating an expense as tax deductible) leads to an incorrect income tax return and a corporate income tax underpayment. TaxpayerCo. discovered the error and voluntarily notified the tax authority. The value of the underpaid income tax liability is 5% of the corporate income tax liability due. TaxpayerCo. submits corrected information after the deadline for submitting the annual tax return, but within the tax assessment period.

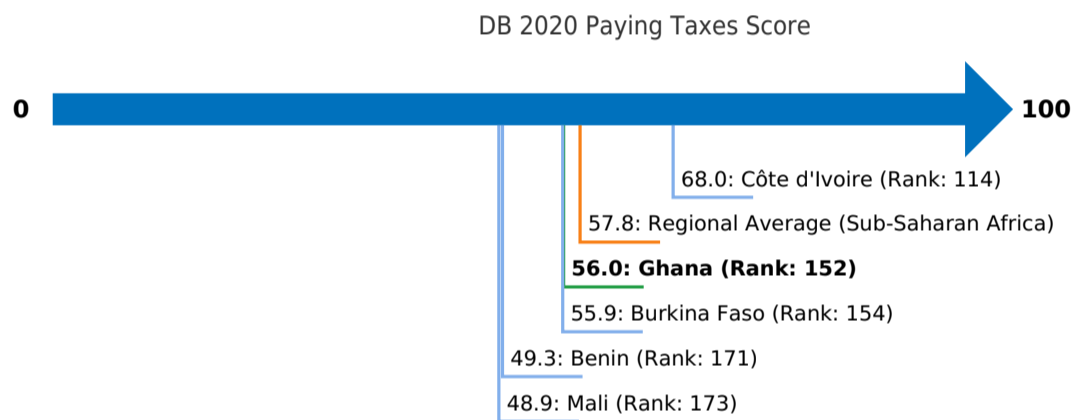
Paying Taxes - Ghana

Indicator	Ghana	Sub-Saharan Africa	OECD high income	Best Regulatory Performance
Payments (number per year)	36	36.6	10.3	3 (2 Economies)
Time (hours per year)	226	280.6	158.8	49 (3 Economies)
Total tax and contribution rate (% of profit)	55.4	47.3	39.9	26.1 (33 Economies)
Postfiling index (0-100)	49.5	54.7	86.7	None in 2018/19

Figure - Paying Taxes in Ghana - Score

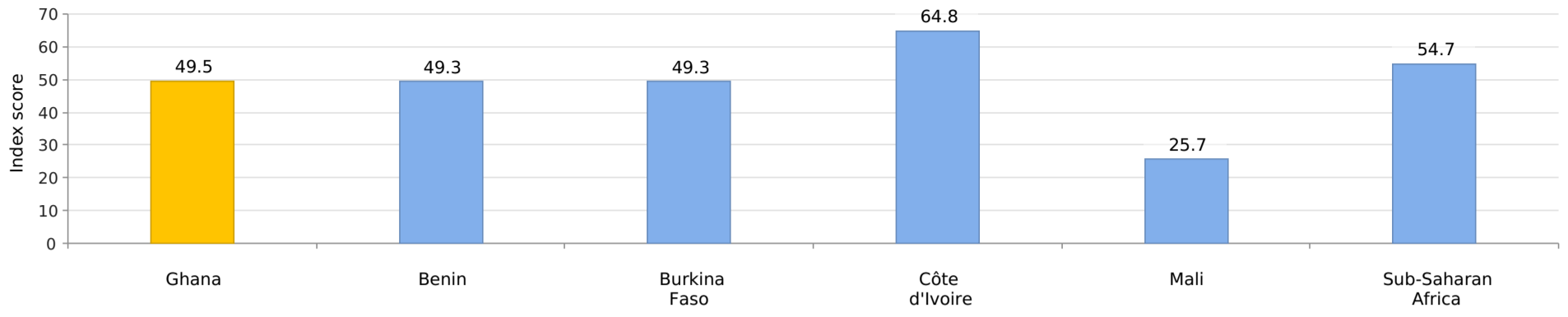


Figure - Paying Taxes in Ghana and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of paying taxes is determined by sorting their scores for paying taxes. These scores are the simple average of the scores for each of the component indicators, with a threshold and a nonlinear transformation applied to one of the component indicators, the total tax and contribution rate. The threshold is defined as the total tax and contribution rate at the 15th percentile of the overall distribution for all years included in the analysis up to and including Doing Business 2015, which is 26.1%. All economies with a total tax and contribution rate below this threshold receive the same score as the economy at the threshold.

Figure - Paying Taxes in Ghana and comparator economies - Measure of Quality



Details - Paying Taxes in Ghana

Tax or mandatory contribution	Payments (number)	Notes on Payments	Time (hours)	Statutory tax rate	Tax base	Total tax and contribution rate (% of profit)	Notes on TTCR
Ghana Education Trust Fund Levy (GETFL) and National Health Insurance Levy (NHIL)	5.0			2.5%+2.5%	Invoice value	30.69	
Social security contributions	12.0		88.0	13%	gross basic salaries	14.66	
Corporate income tax	5.0		40.0	25%	taxable profit	9.99	
Tax on interest	0.0			8.0%	taxable interest	0.20	included in other taxes
Municipal tax	0.0	jointly		various rates	property value	0.03	
Property tax	1.0			various rates	property value	0.00	
Fuel tax	1.0			varies	included in the price of fuel	0.00	small amount
Social security contributions on employees	0.0	jointly		5.5%	gross basic salaries	0.00	withheld
Value added tax (VAT)	12.0		98.0	12.5%	Invoice value inclusive of NHIL and GETFund Levy	0.00	not included
Totals	36		226			55.4	

Details - Paying Taxes in Ghana - Tax by Type

Taxes by type	Answer
Profit tax (% of profit)	10.0
Labor tax and contributions (% of profit)	14.7
Other taxes (% of profit)	30.7

Details - Paying Taxes in Ghana - Measure of Quality

	Answer	Score
Postfiling index (0-100)		49.5
VAT refunds		
Does VAT exist?	Yes	
Does a VAT refund process exist per the case study?	No	
Restrictions on VAT refund process	Restricted to international traders	
Percentage of cases exposed to a VAT audit (%)	Not applicable	
Is there a mandatory carry forward period?	No	
Time to comply with VAT refund (hours)	No VAT refund per case study scenario	0.0
Time to obtain VAT refund (weeks)	No VAT refund per case study scenario	0.0
Corporate income tax audits		
Does corporate income tax exist?	Yes	
Percentage of cases exposed to a corporate income tax audit (%)	0% - 24%	
Time to comply with a corporate income tax correction (hours)	2.5	98.2
Time to complete a corporate income tax correction (weeks)	No tax audit per case study scenario	100

Notes: Names of taxes have been standardized. For instance income tax, profit tax, tax on company's income are all named corporate income tax in this table. The hours for VAT include all the VAT and sales taxes applicable.

The hours for Social Security include all the hours for labor taxes and mandatory contributions in general.

The postfiling index is the average of the scores on time to comply with VAT refund, time to obtain a VAT refund, time to comply with a corporate income tax correction and time to complete a corporate income tax correction.

N/A = Not applicable.

Trading across Borders

Doing Business records the time and cost associated with the logistical process of exporting and importing goods. *Doing Business* measures the time and cost (excluding tariffs) associated with three sets of procedures—documentary compliance, border compliance and domestic transport—within the overall process of exporting or importing a shipment of goods. The most recent round of data collection for the project was completed in May 2019. [See the methodology for more information.](#)

What the indicators measure

Documentary compliance

- Obtaining, preparing and submitting documents during transport, clearance, inspections and port or border handling in origin economy
- Obtaining, preparing and submitting documents required by destination economy and any transit economies
- Covers all documents required by law and in practice, including electronic submissions of information

Border compliance

- Customs clearance and inspections
- Inspections by other agencies (if applied to more than 20% of shipments)
- Handling and inspections that take place at the economy's port or border

Domestic transport

- Loading or unloading of the shipment at the warehouse or port/border
- Transport between warehouse and port/border
- Traffic delays and road police checks while shipment is en route

Case study assumptions

To make the data comparable across economies, a few assumptions are made about the traded goods and the transactions:

Time: Time is measured in hours, and 1 day is 24 hours (for example, 22 days are recorded as $22 \times 24 = 528$ hours). If customs clearance takes 7.5 hours, the data are recorded as is. Alternatively, suppose documents are submitted to a customs agency at 8:00a.m., are processed overnight and can be picked up at 8:00a.m. the next day. The time for customs clearance would be recorded as 24 hours because the actual procedure took 24 hours.

Cost: Insurance cost and informal payments for which no receipt is issued are excluded from the costs recorded. Costs are reported in U.S. dollars. Contributors are asked to convert local currency into U.S. dollars based on the exchange rate prevailing on the day they answer the questionnaire. Contributors are private sector experts in international trade logistics and are informed about exchange rates.

Assumptions of the case study:

- For all 190 economies covered by *Doing Business*, it is assumed a shipment is in a warehouse in the largest business city of the exporting economy and travels to a warehouse in the largest business city of the importing economy.
- It is assumed each economy imports 15 metric tons of containerized auto parts (HS 8708) from its natural import partner—the economy from which it imports the largest value (price times quantity) of auto parts. It is assumed each economy exports the product of its comparative advantage (defined by the largest export value) to its natural export partner—the economy that is the largest purchaser of this product. Shipment value is assumed to be \$50,000.
- The mode of transport is the one most widely used for the chosen export or import product and the trading partner, as is the seaport or land border crossing.
- All electronic information submissions requested by any government agency in connection with the shipment are considered to be documents obtained, prepared and submitted during the export or import process.
- A port or border is a place (seaport or land border crossing) where merchandise can enter or leave an economy.
- Relevant government agencies include customs, port authorities, road police, border guards, standardization agencies, ministries or departments of agriculture or industry, national security agencies and any other government authorities.

Trading across Borders - Ghana

Indicator	Ghana	Sub-Saharan Africa	OECD high income	Best Regulatory Performance
Time to export: Border compliance (hours)	108	97.1	12.7	1 (19 Economies)
Cost to export: Border compliance (USD)	490	603.1	136.8	0 (19 Economies)
Time to export: Documentary compliance (hours)	89	71.9	2.3	1 (26 Economies)
Cost to export: Documentary compliance (USD)	155	172.5	33.4	0 (20 Economies)
Time to import: Border compliance (hours)	80	126.2	8.5	1 (25 Economies)
Cost to import: Border compliance (USD)	553	690.6	98.1	0 (28 Economies)
Time to import: Documentary compliance (hours)	36	96.1	3.4	1 (30 Economies)
Cost to import: Documentary compliance (USD)	474	287.2	23.5	0 (30 Economies)

Figure - Trading across Borders in Ghana - Score

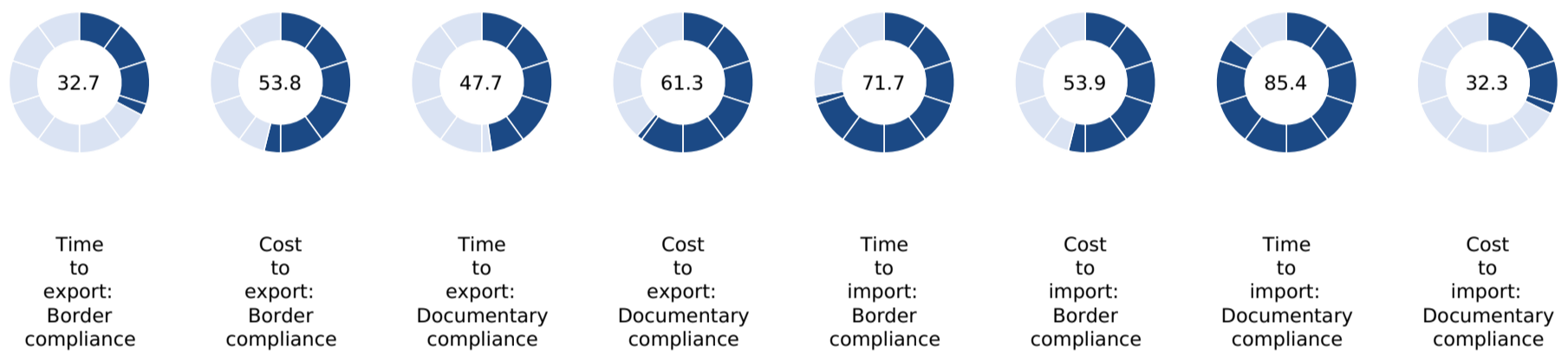
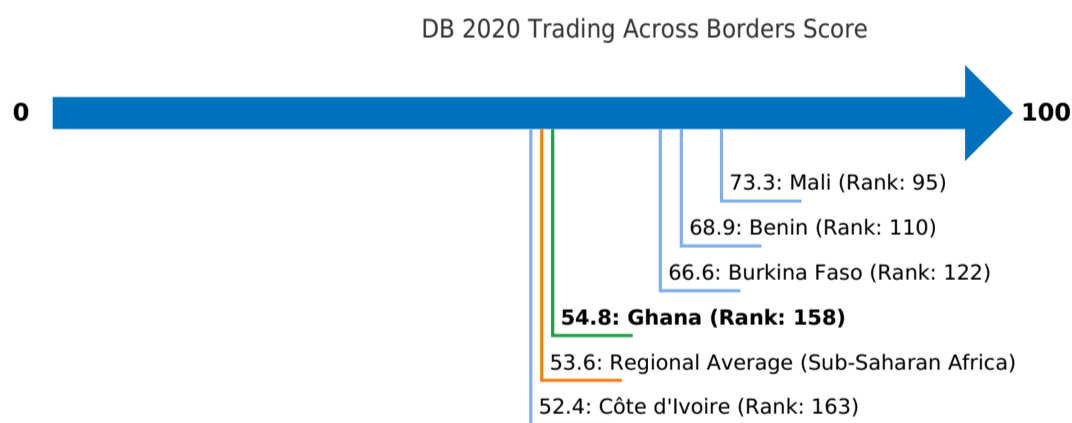
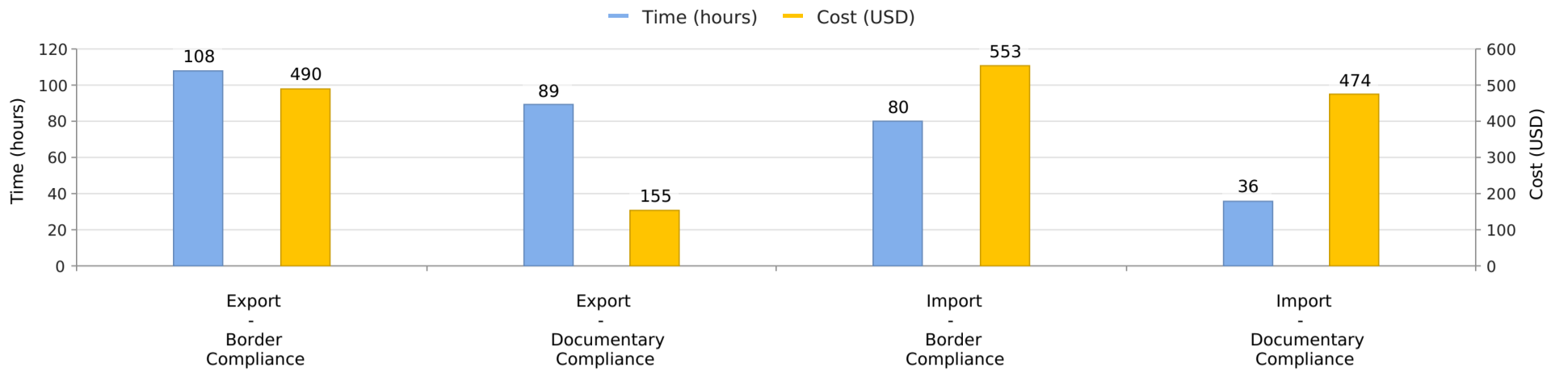


Figure - Trading across Borders in Ghana and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of trading across borders is determined by sorting their scores for trading across borders. These scores are the simple average of the scores for the time and cost for documentary compliance and border compliance to export and import.

Figure - Trading across Borders in Ghana - Time and Cost



Details - Trading across Borders in Ghana

Characteristics	Export	Import
Product	HS 08: Edible fruit and nuts; peel of citrus fruit or melons	HS 8708: Parts and accessories of motor vehicles
Trade partner	India	Belgium
Border	Tema port	Tema port
Distance (km)	36	36
Domestic transport time (hours)	3	4
Domestic transport cost (USD)	487	480

Details - Trading across Borders in Ghana - Components of Border Compliance

	Time to Complete (hours)	Associated Costs (USD)
Export: Clearance and inspections required by customs authorities	28.0	183.3
Export: Clearance and inspections required by agencies other than customs	44.0	166.7
Export: Port or border handling	60.0	140.0
Import: Clearance and inspections required by customs authorities	30.0	385.0
Import: Clearance and inspections required by agencies other than customs	0.0	0.0
Import: Port or border handling	60.0	167.9

Details - Trading across Borders in Ghana - Trade Documents

Export	Import
Bill of lading	Bill of lading
Cargo Release Order	Cargo Release Order
Quality Control and phyto Certificate	Delivery order
Commercial invoice	Commercial Invoice
Non-traditional export form	Final classification and valuation report
Export License	Import Declaration form
Export declaration	Import License
Packing list	Packing List
Terminal handling receipt	Technical Standard Certificate
SOLAS certificate	Terminal Handling Receipts
	SOLAS certificate

Enforcing Contracts

The enforcing contracts indicator measures the time and cost for resolving a commercial dispute through a local first-instance court, and the quality of judicial processes index, evaluating whether each economy has adopted a series of good practices that promote quality and efficiency in the court system. The most recent round of data collection was completed in May 2019. [See the methodology for more information.](#)

What the indicators measure

Time required to enforce a contract through the courts (calendar days)

- Time to file and serve the case
- Time for trial and to obtain the judgment
- Time to enforce the judgment

Cost required to enforce a contract through the courts (% of claim value)

- Average attorney fees
- Court costs
- Enforcement costs

Quality of judicial processes index (0-18)

- Court structure and proceedings (-1-5)
- Case management (0-6)
- Court automation (0-4)
- Alternative dispute resolution (0-3)

Case study assumptions

The dispute in the case study involves the breach of a sales contract between two domestic businesses. The case study assumes that the court hears an expert on the quality of the goods in dispute. This distinguishes the case from simple debt enforcement.

To make the data on the time and comparable across economies, several assumptions about the case are used:

- The dispute concerns a lawful transaction between two businesses (Seller and Buyer), both located in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- The Buyer orders custom-made furniture, then fails to pay alleging that the goods are not of adequate quality.
- The value of the dispute is 200% of the income per capita or the equivalent in local currency of USD 5,000, whichever is greater.
- The Seller sues the Buyer before the court with jurisdiction over commercial cases worth 200% of income per capita or \$5,000 whichever is greater.
- The Seller requests the pretrial attachment of the defendant's movable assets to secure the claim.
- The claim is disputed on the merits because of Buyer's allegation that the quality of the goods was not adequate.
- The judge decides in favor of the seller; there is no appeal.
- The Seller enforces the judgment through a public sale of the Buyer's movable assets.

Enforcing Contracts - Ghana

Standardized Case

Claim value	GHS 23,195
Court name	Accra Circuit Court
City Covered	Accra

Indicator	Ghana	Sub-Saharan Africa	OECD high income	Best Regulatory Performance
Time (days)	710	654.9	589.6	120 (Singapore)
Cost (% of claim value)	23.0	41.6	21.5	0.1 (Bhutan)
Quality of judicial processes index (0-18)	6.5	6.9	11.7	None in 2018/19

Figure - Enforcing Contracts in Ghana - Score

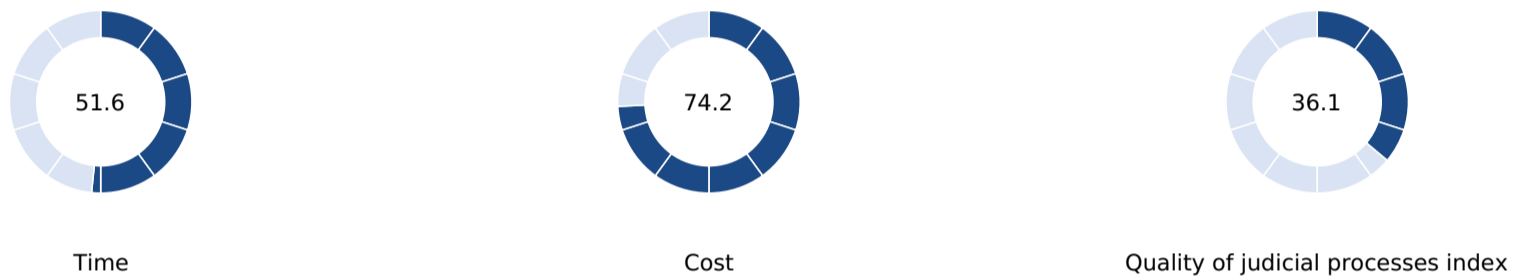
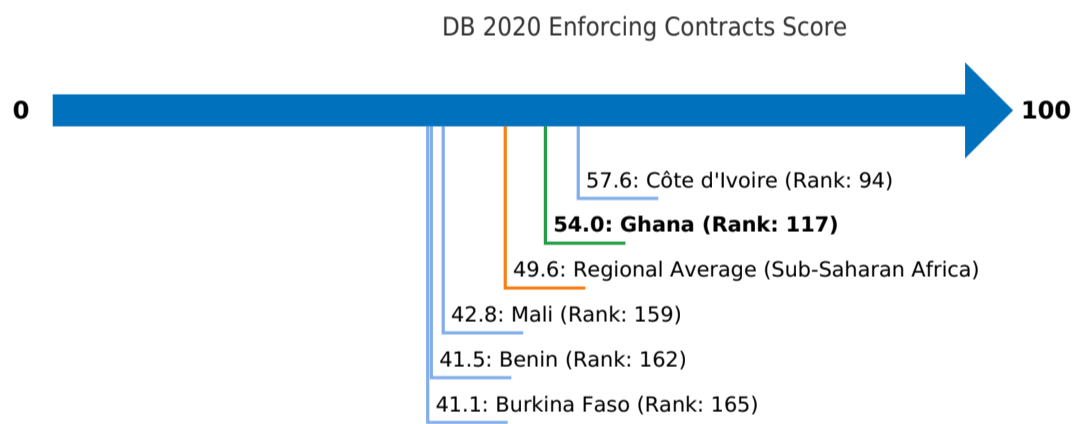


Figure - Enforcing Contracts in Ghana and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of enforcing contracts is determined by sorting their scores for enforcing contracts. These scores are the simple average of the scores for each of the component indicators.

Figure - Enforcing Contracts in Ghana - Time and Cost

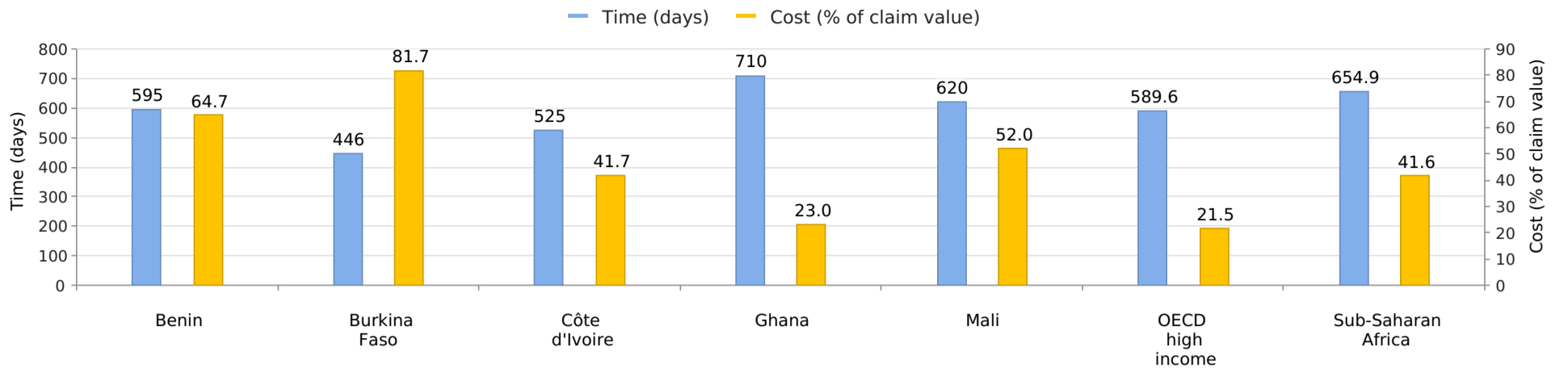


Figure - Enforcing Contracts in Ghana and comparator economies - Measure of Quality



Details - Enforcing Contracts in Ghana

	Indicator
Time (days)	710
Filing and service	15
Trial and judgment	365
Enforcement of judgment	330
Cost (% of claim value)	23.0
Attorney fees	10
Court fees	3
Enforcement fees	10
Quality of judicial processes index (0-18)	6.5
Court structure and proceedings (-1-5)	3.0
Case management (0-6)	1.0
Court automation (0-4)	0.0
Alternative dispute resolution (0-3)	2.5

Details - Enforcing Contracts in Ghana - Measure of Quality

	Answer	Score
Quality of judicial processes index (0-18)		6.5
Court structure and proceedings (-1-5)		3.0
1. Is there a court or division of a court dedicated solely to hearing commercial cases?	Yes	1.5
2. Small claims court		0.0
2.a. Is there a small claims court or a fast-track procedure for small claims?	No	
2.b. If yes, is self-representation allowed?	n.a.	
3. Is pretrial attachment available?	Yes	1.0
4. Are new cases assigned randomly to judges?	Yes, but manual	0.5
5. Does a woman's testimony carry the same evidentiary weight in court as a man's?	Yes	0.0
Case management (0-6)		1.0
1. Time standards		1.0
1.a. Are there laws setting overall time standards for key court events in a civil case?	Yes	
1.b. If yes, are the time standards set for at least three court events?	Yes	
1.c. Are these time standards respected in more than 50% of cases?	Yes	
2. Adjournments		0.0
2.a. Does the law regulate the maximum number of adjournments that can be granted?	No	
2.b. Are adjournments limited to unforeseen and exceptional circumstances?	No	
2.c. If rules on adjournments exist, are they respected in more than 50% of cases?	n.a.	
3. Can two of the following four reports be generated about the competent court: (i) time to disposition report; (ii) clearance rate report; (iii) age of pending cases report; and (iv) single case progress report?	No	0.0
4. Is a pretrial conference among the case management techniques used before the competent court?	No	0.0
5. Are there any electronic case management tools in place within the competent court for use by judges?	No	0.0
6. Are there any electronic case management tools in place within the competent court for use by lawyers?	No	0.0
Court automation (0-4)		0.0
1. Can the initial complaint be filed electronically through a dedicated platform within the competent court?	No	0.0
2. Is it possible to carry out service of process electronically for claims filed before the competent court?	No	0.0
3. Can court fees be paid electronically within the competent court?	No	0.0
4. Publication of judgments		0.0
4.a. Are judgments rendered in commercial cases at all levels made available to the general public through publication in official gazettes, in newspapers or on the internet or court website?	No	
4.b. Are judgments rendered in commercial cases at the appellate and supreme court level made available to the general public through publication in official gazettes, in newspapers or on the internet or court website?	No	
Alternative dispute resolution (0-3)		2.5
1. Arbitration		1.5
1.a. Is domestic commercial arbitration governed by a consolidated law or consolidated chapter or section of the applicable code of civil procedure encompassing substantially all its aspects?	Yes	
1.b. Are there any commercial disputes—aside from those that deal with public order or public policy—that cannot be submitted to arbitration?	No	
1.c. Are valid arbitration clauses or agreements usually enforced by the courts?	Yes	

2. Mediation/Conciliation	1.0
2.a. Is voluntary mediation or conciliation available?	Yes
2.b. Are mediation, conciliation or both governed by a consolidated law or consolidated chapter or section of the applicable code of civil procedure encompassing substantially all their aspects (for example, definition, aim and scope of application, design)?	Yes
2.c. Are there financial incentives for parties to attempt mediation or conciliation (i.e., if mediation or conciliation is successful, a refund of court filing fees, income tax credits or the like)?	No

Resolving Insolvency

Doing Business studies the time, cost and outcome of insolvency proceedings involving domestic legal entities. These variables are used to calculate the recovery rate, which is recorded as cents on the dollar recovered by secured creditors through reorganization, liquidation or debt enforcement (foreclosure or receivership) proceedings. To determine the present value of the amount recovered by creditors, *Doing Business* uses the lending rates from the International Monetary Fund, supplemented with data from central banks and the Economist Intelligence Unit. The most recent round of data collection was completed in May 2019. [See the methodology for more information.](#)

What the indicators measure

Time required to recover debt (years)

- Measured in calendar years
- Appeals and requests for extension are included

Cost required to recover debt (% of debtor's estate)

- Measured as percentage of estate value
- Court fees
- Fees of insolvency administrators
- Lawyers' fees
- Assessors' and auctioneers' fees
- Other related fees

Outcome

- Whether business continues operating as a going concern or business assets are sold piecemeal

Recovery rate for creditors

- Measures the cents on the dollar recovered by secured creditors
- Outcome for the business (survival or not) determines the maximum value that can be recovered
- Official costs of the insolvency proceedings are deducted
- Depreciation of furniture is taken into account
- Present value of debt recovered

Strength of insolvency framework index (0- 16)

- Sum of the scores of four component indices:
- Commencement of proceedings index (0-3)
- Management of debtor's assets index (0-6)
- Reorganization proceedings index (0-3)
- Creditor participation index (0-4)

Case study assumptions

To make the data on the time, cost and outcome comparable across economies, several assumptions about the business and the case are used:

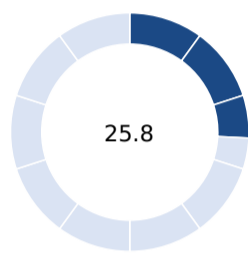
- A hotel located in the largest city (or cities) has 201 employees and 50 suppliers. The hotel experiences financial difficulties.
- The value of the hotel is 100% of the income per capita or the equivalent in local currency of USD 200,000, whichever is greater.
- The hotel has a loan from a domestic bank, secured by a mortgage over the hotel's real estate. The hotel cannot pay back the loan, but makes enough money to operate otherwise.

In addition, *Doing Business* evaluates the quality of legal framework applicable to judicial liquidation and reorganization proceedings and the extent to which best insolvency practices have been implemented in each economy covered.

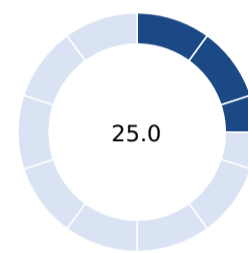
Resolving Insolvency - Ghana

Indicator	Ghana	Sub-Saharan Africa	OECD high income	Best Regulatory Performance
Recovery rate (cents on the dollar)	24.0	20.5	70.2	92.9 (Norway)
Time (years)	1.9	2.9	1.7	0.4 (Ireland)
Cost (% of estate)	22.0	22.8	9.3	1.0 (Norway)
Outcome (0 as piecemeal sale and 1 as going concern)	0
Strength of insolvency framework index (0-16)	4.0	6.5	11.9	None in 2018/19

Figure - Resolving Insolvency in Ghana - Score

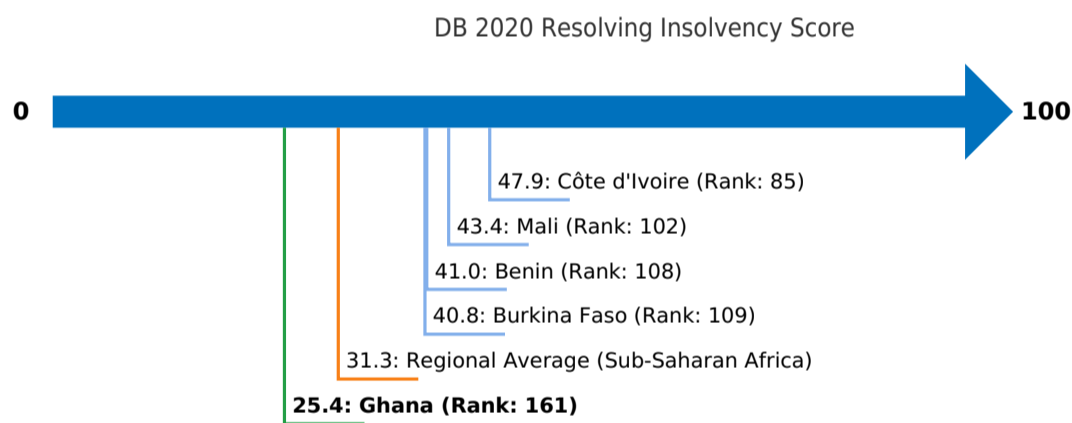


Recovery rate



Strength of insolvency framework index

Figure - Resolving Insolvency in Ghana and comparator economies - Ranking and Score



Note: The ranking of economies on the ease of resolving insolvency is determined by sorting their scores for resolving insolvency. These scores are the simple average of the scores for the recovery rate and the strength of insolvency framework index.

Figure - Resolving Insolvency in Ghana - Time and Cost

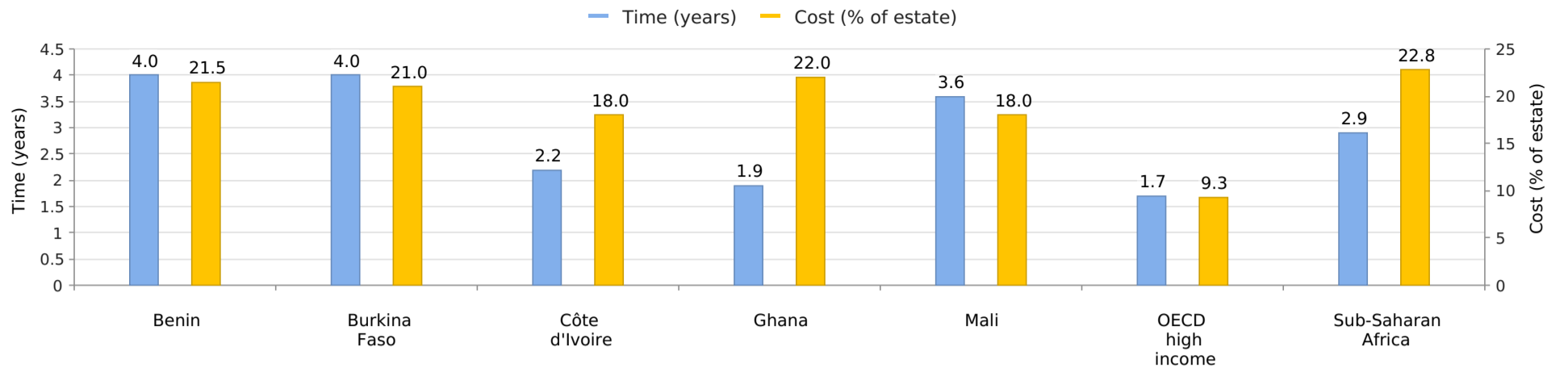
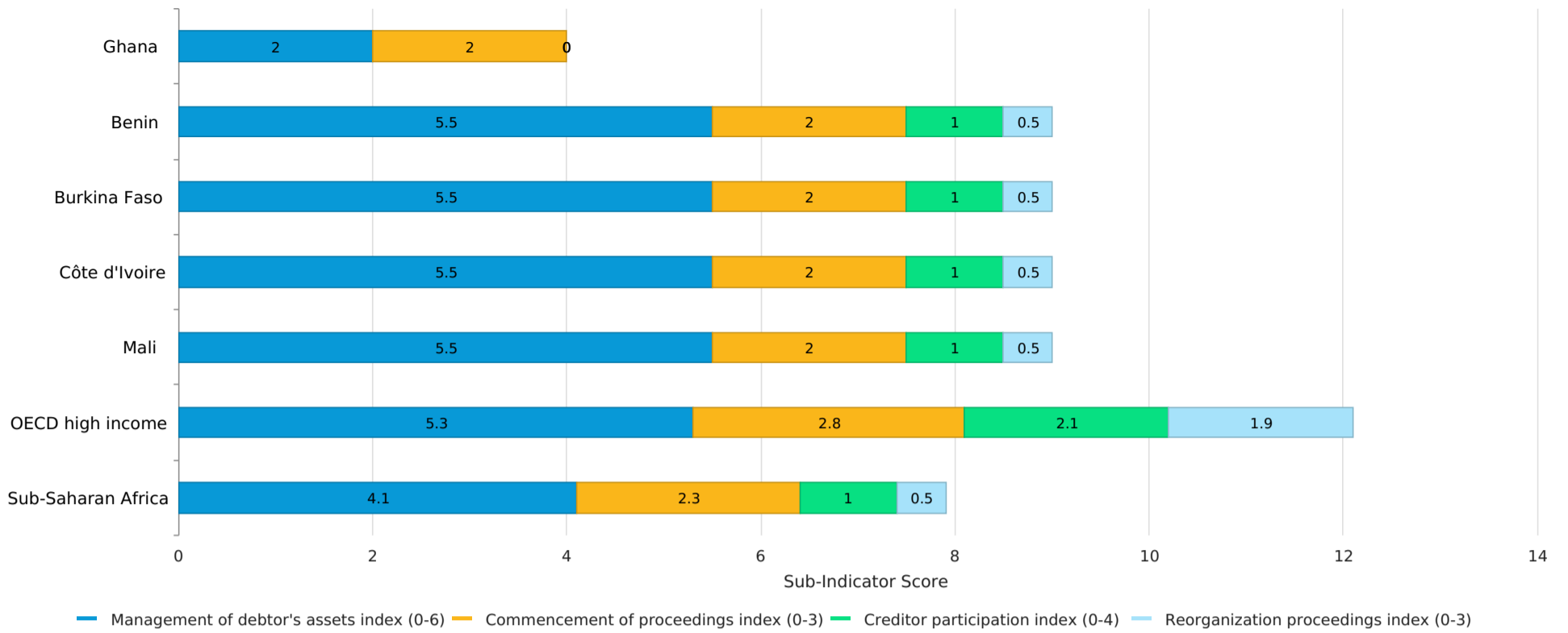
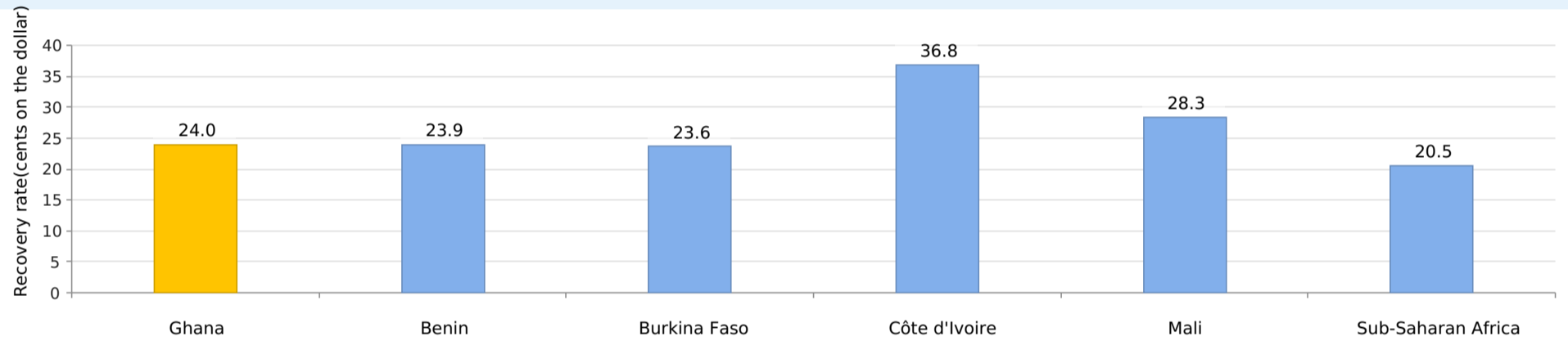


Figure - Resolving Insolvency in Ghana and comparator economies - Measure of Quality



Note: Even if the economy's legal framework includes provisions related to insolvency proceedings (liquidation or reorganization), the economy receives 0 points for the strength of insolvency framework index, if time, cost and outcome indicators are recorded as "no practice."

Figure - Resolving Insolvency in Ghana and comparator economies - Recovery Rate



Details - Resolving Insolvency in Ghana

Indicator	Answer	Score
Proceeding	liquidation	After Mirage's default on payment, Bizbank is allowed under Section 4 of the Bodies Corporate (Official Liquidations) Act, 1963 (Act 180) to initiate liquidation proceedings by filing a petition with the High Court of Ghana. The High Court will then review the case, hold a hearing and appoint a liquidator to proceed with the liquidation process.
Outcome	piecemeal sale	The hotel will stop operating and Mirage assets will be sold piecemeal after the liquidation procedure as the assets will be sold in a public or private auction by the liquidator. After distribution of money owed to the secured and unsecured creditors, the company will no longer be a going concern.
Time (in years)	1.9	The liquidation procedure takes approximate 1.9 years in total until BizBank is repaid some or all of the money owed to it. During this time, the Court will review the case and make a decision on BizBank's petition (up to 6 months or longer) and the court-appointed liquidator will finalize creditors' claims (1 year or more).
Cost (% of estate)	22.0	The costs associated with the case would amount to approximately 22% of the value of the debtor's estate. The main components of the total cost would be the attorneys' fees (around 6%), insolvency administrator's fees (around 7%), auctioneer's fees (around 7%) and court's fees (2%).
Recovery rate (cents on the dollar)		24.0

Details - Resolving Insolvency in Ghana - Measure of Quality

	Answer	Score
Strength of insolvency framework index (0-16)		4.0
Commencement of proceedings index (0-3)		2.0
What procedures are available to a DEBTOR when commencing insolvency proceedings?	(b) Debtor may file for liquidation only	0.5
Does the insolvency framework allow a CREDITOR to file for insolvency of the debtor?	(b) Yes, but a creditor may file for liquidation only	0.5
What basis for commencement of the insolvency proceedings is allowed under the insolvency framework? (a) Debtor is generally unable to pay its debts as they mature (b) The value of debtor's liabilities exceeds the value of its assets	(a) Debtor is generally unable to pay its debts as they mature	1.0
Management of debtor's assets index (0-6)		2.0
Does the insolvency framework allow the continuation of contracts supplying essential goods and services to the debtor?	No	0.0
Does the insolvency framework allow the rejection by the debtor of overly burdensome contracts?	No	0.0
Does the insolvency framework allow avoidance of preferential transactions?	Yes	1.0
Does the insolvency framework allow avoidance of undervalued transactions?	Yes	1.0
Does the insolvency framework provide for the possibility of the debtor obtaining credit after commencement of insolvency proceedings?	No	0.0
Does the insolvency framework assign priority to post-commencement credit?	(c) No priority is assigned to post-commencement creditors	0.0
Reorganization proceedings index (0-3)		0.0
Which creditors vote on the proposed reorganization plan?	N/A	0.0
Does the insolvency framework require that dissenting creditors in reorganization receive at least as much as what they would obtain in a liquidation?	No	0.0
Are the creditors divided into classes for the purposes of voting on the reorganization plan, does each class vote separately and are creditors in the same class treated equally?	No	0.0
Creditor participation index (0-4)		0.0
Does the insolvency framework require approval by the creditors for selection or appointment of the insolvency representative?	No	0.0
Does the insolvency framework require approval by the creditors for sale of substantial assets of the debtor?	No	0.0
Does the insolvency framework provide that a creditor has the right to request information from the insolvency representative?	No	0.0
Does the insolvency framework provide that a creditor has the right to object to decisions accepting or rejecting creditors' claims?	No	0.0

Note: Even if the economy's legal framework includes provisions related to insolvency proceedings (liquidation or reorganization), the economy receives 0 points for the strength of insolvency framework index, if time, cost and outcome indicators are recorded as "no practice."

Employing Workers

Doing Business presents detailed data for the employing workers indicators on the *Doing Business* website (<http://www.doingbusiness.org>). The study does not present rankings of economies on these indicators or include the topic in the aggregate ease of doing business score or ranking on the ease of doing business.

The most recent round of data collection was completed in May 2019. [See the methodology for more information.](#)

What the indicators measure

Hiring

(i) whether fixed-term contracts are prohibited for permanent tasks; (ii) maximum cumulative duration of fixed-term contracts; (iii) length of the maximum probationary period; (iv) minimum wage; (v) ratio of minimum wage to the average value added per worker.

Working hours

(i) maximum number of working days allowed per week; (ii) premiums for work: at night, on a weekly rest day and overtime; (iii) whether there are restrictions on work at night, work on a weekly rest day and for overtime work; (iv) length of paid annual leave.

Redundancy rules

(i) whether redundancy can be basis for terminating workers; (ii) whether employer needs to notify and/or get approval from third party to terminate 1 redundant worker and a group of 9 redundant workers; (iii) whether the law requires employer to reassign or retrain a worker before making worker redundant; (iv) whether priority rules apply for redundancies and reemployment.

Redundancy cost

(i) notice period for redundancy dismissal; (ii) severance payments, and (iii) penalties due when terminating a redundant worker. Data on the availability of unemployment protection for a worker with one year of employment is also collected.

Case study assumptions

To make the data comparable across economies, several assumptions about the worker and the business are used.

The worker:

- Is a cashier in a supermarket or grocery store, age 19, with one year of work experience.
- Is a full-time employee.
- Is not a member of the labor union, unless membership is mandatory.

The business:

- Is a limited liability company (or the equivalent in the economy).
- Operates a supermarket or grocery store in the economy's largest business city. For 11 economies the data are also collected for the second largest business city.
- Has 60 employees.
- Is subject to collective bargaining agreements if such agreements cover more than 50% of the food retail sector and they apply even to firms that are not party to them.
- Abides by every law and regulation but does not grant workers more benefits than those mandated by law, regulation or (if applicable) collective bargaining agreements.

Employing Workers - Ghana

Details - Employing Workers in Ghana

	Answer
Hiring	
Fixed-term contracts prohibited for permanent tasks?	No
Maximum length of a single fixed-term contract (months)	No limit
Maximum length of fixed-term contracts, including renewals (months)	No limit
Minimum wage applicable to the worker assumed in the case study (US\$/month)	45.1
Ratio of minimum wage to value added per worker	0.1
Maximum length of probationary period (months)	n.a.
Working hours	
Standard workday	8.0
Maximum number of working days per week	5.0
Premium for night work (% of hourly pay)	0.0
Premium for work on weekly rest day (% of hourly pay)	0.0
Premium for overtime work (% of hourly pay)	0.0
Restrictions on night work?	No
Restrictions on weekly holiday?	No
Restrictions on overtime work?	No
Paid annual leave for a worker with 1 year of tenure (working days)	15.0
Paid annual leave for a worker with 5 years of tenure (working days)	15.0
Paid annual leave for a worker with 10 years of tenure (working days)	15.0
Paid annual leave (average for workers with 1, 5 and 10 years of tenure, in working days)	15.0
Redundancy rules	
Dismissal due to redundancy allowed by law?	Yes
Third-party notification if one worker is dismissed?	Yes
Third-party approval if one worker is dismissed?	Yes
Third-party notification if nine workers are dismissed?	Yes
Third-party approval if nine workers are dismissed?	Yes
Retraining or reassignment obligation before redundancy?	No
Priority rules for redundancies?	No
Priority rules for reemployment?	No
Redundancy cost	
Notice period for redundancy dismissal for a worker with 1 year of tenure (weeks of salary)	2.0
Notice period for redundancy dismissal for a worker with 5 years of tenure (weeks of salary)	4.3
Notice period for redundancy dismissal for a worker with 10 years of tenure (weeks of salary)	4.3
Notice period for redundancy dismissal (average for workers with 1, 5 and 10 years of tenure, in weeks of salary)	3.6
Severance pay for redundancy dismissal for a worker with 1 year of tenure (weeks of salary)	8.7
Severance pay for redundancy dismissal for a worker with 5 years of tenure (weeks of salary)	43.3

Severance pay for redundancy dismissal for a worker with 10 years of tenure (weeks of salary)	86.7
Severance pay for redundancy dismissal (average for workers with 1, 5 and 10 years of tenure, in weeks of salary)	46.2
Unemployment protection after one year of employment?	No

Business Reforms in Ghana

From May 2, 2018 to May 1, 2019, 115 economies implemented 294 business regulatory reforms across the 10 areas measured by Doing Business. Reforms inspired by *Doing Business* have been implemented by economies in all regions. The following are reforms implemented since *Doing Business* 2008.

✓ = *Doing Business* reform making it easier to do business. ✗ = Change making it more difficult to do business.

DB2020

✓ **Getting Electricity:** Ghana made getting electricity faster by improving the review process and increasing the availability of equipment for new electricity connections.

✗ **Paying Taxes:** Ghana made paying taxes more complicated and more costly by converting a portion of the recoverable value added tax into two new levies that are a cost to the firm: the Ghana Education Trust Fund and the National Health Insurance Levy.

DB2019

✓ **Dealing with Construction Permits:** Ghana strengthened construction quality control by imposing stricter qualification requirements for professionals in charge of technical inspections.

✓ **Trading across Borders:** Ghana made importing easier by implementing a paperless customs clearance processing system.

DB2018

✓ **Dealing with Construction Permits:** Ghana increased the transparency of dealing with construction permits by publishing regulations related to construction online free of charge.

DB2017

✗ **Starting a Business:** Ghana made starting a business more costly by increasing the registration and authentication fees.

✗ **Dealing with Construction Permits:** Ghana made dealing with construction permits more expensive by increasing the cost of obtaining a building permit.

✓ **Trading across Borders:** Ghana made trading across borders easier by removing the mandatory pre-arrival assessment inspection at origin for imported products.

DB2016

✓ **Trading across Borders:** Ghana reduced the documentary and border compliance time for importing by developing electronic channels for submitting and collecting the final classification and valuation report.

DB2015

✓ **Dealing with Construction Permits:** Ghana made dealing with construction permits less time-consuming by streamlining the process to obtain a building permit.

✓ **Trading across Borders:** Ghana made trading across borders easier by upgrading infrastructure at the port of Tema.

DB2014

✗ **Starting a Business:** Ghana made starting a business more difficult by requiring entrepreneurs to obtain a tax identification number prior to company incorporation.

DB2013

✗ **Trading across Borders:** Ghana added to the time required to import by increasing its scanning of imports and changing its customs clearance system.

DB2012

✗ **Starting a Business:** Ghana increased the cost to start a business by 70%.

DB2011

✓ **Getting Credit:** Ghana strengthened access to credit by granting an operating license to a private credit bureau that began operations in April of 2010.

DB2010

✓ **Starting a Business:** Ghana simplified business start-up by further streamlining registration procedures through the creation of a customer service desk at the one-stop shop.

DB2009

✓ **Starting a Business:** Ghana made starting a business easier by eliminating the requirement to register employment vacancies and the requirement for a company seal.

DB2008

- ✓ **Starting a Business:** Ghana reduced the time required for business registration through ongoing computerization at the company registry and improved operations at the Environmental Protection Agency.
- ✓ **Registering Property:** Ghana made property registration faster by eliminating the requirement to register the deed of sale at the Lands Commission.
- ✓ **Getting Credit:** Ghana strengthened its legal framework for secured transactions through a new insolvency act that includes no provision for automatic stay of enforcement during reorganization.
- ✓ **Trading across Borders:** Ghana made trading across borders easier by reducing congestion in the port area.
- ✓ **Enforcing Contracts:** Ghana introduced commercial courts in the capital, increasing the efficiency of commercial dispute resolution.

Doing Business 2020 is the 17th in a series of annual studies investigating the regulations that enhance business activity and those that constrain it. It provides quantitative indicators covering 12 areas of the business environment in 190 economies. The goal of the *Doing Business* series is to provide objective data for use by governments in designing sound business regulatory policies and to encourage research on the important dimensions of the regulatory environment for firms.

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