

**STATUTES RELATING TO LAND LAW IN SIERRA LEONE**

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In Her Majesty's name I assent to this Ordinance this 31st day of December, 1960.

MAURICE H. DORMAN,  
*Governor.*

LS

No. 19



1960

Sierra Leone

**An Ordinance to make Further and Better Provision for the  
Management and Disposal of Crown Lands**

**Being an Act to provide for the criminalization of money  
laundering and financing of terrorism, the establishment of  
structures to implement this and for other related matters.**

*(5th January, 1961)* Date of com-  
mencement.

BE IT ENACTED by the Legislature of Sierra Leone, as follows:—

## PART 1—PRELIMINARY

Short title and application. **1.** This Ordinance may be cited as the Crown Lands Ordinance, 1960 and shall apply to the Colony only.

Interpretation. **2.** In this Ordinance, unless the context otherwise requires –

“**agricultural lease**” means a lease for the purposes of agriculture or for the raising and breeding of cattle, or for the growing and cultivation of any economic product or crop, or for a timber forest:

“**building lease**” means a lease for building purposes or for purposes connected therewith:

“**crown lands**” means all lands which belong to the Crown by virtue of any treaty, cession, convention or agreement, and all lands which have been or may hereafter be acquired by or on behalf of the Crown, for any public purpose or otherwise however and land acquired under the provisions of the Public Lands Ordinance and includes all shores, beaches, lagoons, creeks, river estuaries and other places and waters whatsoever belonging to, acquired by, or which may be lawfully disposed of by or on behalf of the Crown:

Cap. 193.

“**Director of Surveys and Lands**” includes the Assistant Director of Surveys and Lands.

“**grant**” means–

(a) any grant for an estate in fee simple:

(b) any lease:

(c) any licence or other document authorising the grantee, his heirs and assigns or any of them to hold and occupy any Crown lands:

(d) any license or other document conferring any right to cut, gather, take and carry away timber, fibre or other natural product within any Crown lands therein specified:

(e) any licence or other document conferring any right to search for, work and carry away any minerals, gravel or other materials within any Crown lands therein specified:

(f) any licence or other document conferring any right to make use of any beach, bank, foreshore or ground adjoining the shore or bank of any sea, creek or river:

(g) generally, any grant, licence or right whatsoever relating to any Crown lands which may lawfully be made, given granted, assigned or otherwise disposed of by or on behalf of the Crown:

“**Lease**” means the grant of the possession of land by or on behalf of the Crown as lessor for a term of years or other fixed period with a reservation of rent:

No. 8 of 1958.

“**Mineral Oil**” has the same meaning as in the Mining (Mineral Oil) Ordinance, 1958:

Cap. 144.

“**Minerals**” has the same meaning as in the minerals Ordinances;

“**Minister**” means the Minister for the time being charge with the responsibility for lands;

“public purposes” means and includes—

- (a) for exclusive Government use or for general public use;
- (b) for or in connection with sanitary improvements of any kind, including reclamations;
- (c) for or in connection with the laying out of any new Government station or the extension or improvement of any existing Government station;
- (d) for obtaining control over land contiguous to any port or airport;
- (e) for obtaining control over land required for defence purposes;
- (f) for obtaining control over land required for civil aviation purposes; and
- (g) for obtaining control over land the value of which will be enhanced by the construction of any railway, road, or other public work or convenience about to be undertaken or provided by the Government.

#### PART II—GRANTS

Sale of Crown lands restricted.

3. Except with the consent of the Governor first had and obtained or except as may be otherwise provided in any law, no Crown lands shall be sold or otherwise disposed of for an estate in fee simple.

4. Subject to the provisions of section 3 of this Ordinance, the Governor on behalf of the Crown may make grants of Crown lands in such manner and subject to such conditions as may be required and as they may deem proper. Who may make grants.

5. Every grant shall be executed by the Minister or a public officer authorized by him in that he be expressed to be made in conformity with the provisions of this Ordinance. Style of grants.

6. Every grant of any Crown lands executed in accordance with the provisions of section 5 of this Ordinance shall be deemed to be valid and effectual for the purpose of conferring and assuring any right, proprietary or possessory or as the case may be, thereby expressed or intended to be conferred. Validity of grants.

7. (1) A grant under this Ordinance shall not, unless express provision to the contrary is contained therein, confer any right to— Reservations.

- (a) the water of any spring, river, lake or stream other than such water as may be required for domestic purposes upon the land which is the subject of the grant;
- (b) the foreshore or to the banks of any navigable water-way; or
- (c) any mineral or to any mineral oil.

(2) There is hereby reserved to the Crown the right to enter upon any land which is the subject of any grant under this Ordinance, and—

- (a) to search for, mine and remove any mineral or mineral oil; and

- (b) except in the case of land leased for building purposes only, to remove any stone, gravel, soil or other substances required for the construction or repair of any road, Government building or other public work.

(3) The rights reserved under subsection (2) of this section may be exercised by any person authorized by the grantor in that behalf.

Payment for agreed sums of grant.

**8.** (1) Where an agreement has been entered into for the making of any grant under this Ordinance in consideration of the payment of an agreed sum of money and a portion only of such sum has been paid, the land shall vest in the grantee, but the Crown shall have a lien on the land for the balance of the agreed sum remaining unpaid.

(2) If the balance of such agreed sum is not paid within six months of the date of the agreement, or within such other period as may be specified in the agreement, the land shall revert to the Crown and all money paid by the grantee shall be forfeited.

(3) No grantee shall be entitled to a conveyance, lease or other formal instrument conferring the grant until the whole of the agreed sum has been paid.

Land to be surveyed before grant made.

**9.** No Crown land shall be granted in any manner whatsoever under this Ordinance until it has been surveyed and demarcated by a Government or licensed surveyor and the plan thereof has been approved and signed by the Director of Surveys and Lands or by an officer of his department acting on his behalf.

Implied covenants by grantor.

**10.** In every grant under this Ordinance, there shall by virtue of this Ordinance be implied covenants by the grantor—

- (a) that he has full power to make such grant; and

- (b) that the grantee, fulfilling the covenant and conditions contained in such grant or implied by virtue of this Ordinance, shall quietly hold and enjoy the premises without any interruption by the grantor or any person claiming under him, except so far as the laws for the time being in force in Sierra Leone may permit.

**11.** In every grant under this Ordinance, there shall by virtue of this Ordinance be implied covenants by the grantee— Implied covenants by grantee.

- (a) that he will pay the rent or royalties (if any) thereby reserved at the times and in the manner therein provided;
- (b) that he will pay all taxes, rates, charges, duties and other outgoings of whatever description as are or may be imposed, charged or assessed upon the land and upon any buildings which are or may be erected thereon; and
- (c) that he will allow the grantor or any person acting under his direction or by virtue of his duty as an officer of the Government, with or without workmen, at all reasonable times to enter into and upon the premises and examine the state and condition thereof.

**12.** In every grant under his Ordinance there shall by virtue of Idem. this Ordinance be implied, unless such covenant are therein expressly varied or excepted, covenants by the grantee—