

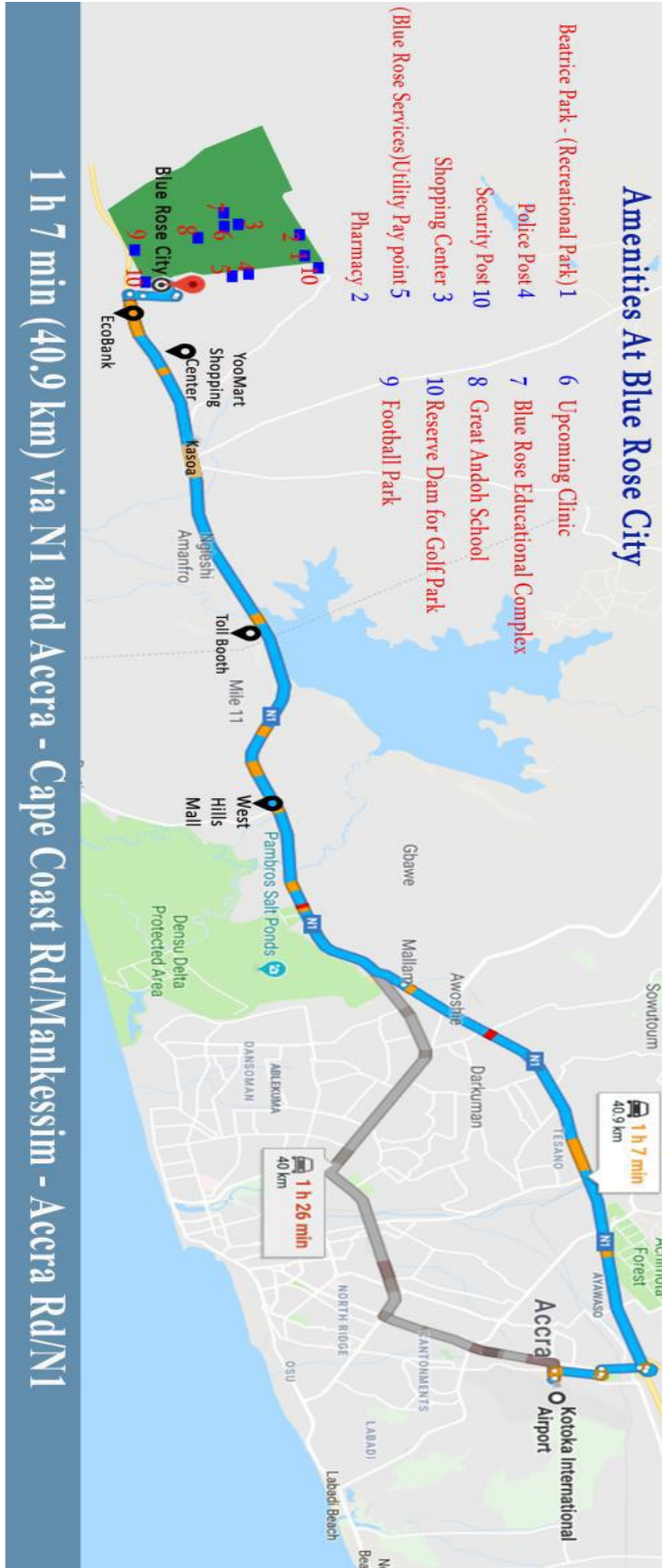


**BLUE ROSE LIMITED**  
REAL ESTATE DEVELOPERS  
(Quality & Affordable Housing)

# COMPANY PROFILE



**Total Number of Housing  
 Units to be built – 347**



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## BLUE ROSE LIMITED COMPANY PROFILE

### 1.0 BUSINESS, ADMINISTRATION AND CONTACT INFORMATION

**Business Name:** Blue Rose Limited

**Business Type:** Limited Liability

**Contacts**

**Head Office Tel** : +233 (0)302 223393 / 302241459 / 204353041/24355773  
**Location** : Accra North Kaneshie, Adjacent Assemblies of God Church  
**GPS Address** : **GA-308-5386**

**Kasoa Office Tel** : +233 (0) 302 862011/2 /204356081/204353043  
**Location** : Kasoa CP, near the Vodafone Exchange  
**GPS Address** : **CG-0585-5990**

**Site Office Tel** : +233 (0) 501326968/ 202029620/ 204356084  
**Location** : Budumburam, Accra-Winneba Road  
**GPS Address** : **CG-0680-3013**

**Electronic Mail** : info@blueroselimited.com

**Website** : [www.blueroselimited.com](http://www.blueroselimited.com)

**Key Contact Personnel**

**Name** : Eric Ebo Acquah  
: Mob.: +233 (0) 204-355-773  
+233 (0) 204-827-377  
E-mail: [ebo.acquah@blueroselimited.com](mailto:ebo.acquah@blueroselimited.com)  
[ebobluerose@gmail.com](mailto:ebobluerose@gmail.com)

**Designation** Director/CEO

## **PREAMBLE**

Africa has had a chequered political and economic history since inception. But if Ghana (the gate way to Africa) amongst other African countries is to achieve political and economic stability, exercises in infrastructure building especially meeting the housing needs, are imperative.

Only by stimulating economic growth can true improvements to the quality of people's lives be made. Together, business and governments throughout Africa ought to focus their attention on;

- Optimizing natural resources
- Creating opportunities for entrepreneurs
- Attracting the full spectrum of private sector investment.

This “African solution in African Context” is the field of endeavor of **Blue Rose Limited** (BRL). Blue Rose Limited emphasizes on the provision of quality and affordable housing unit for the citizenry. Within this context, the Company strives to build strong and mutually beneficial partnerships and meaningful engagement with local communities and Government in each of the localities where it operates.

## **2.0 THE COMPANY**

**BLUE ROSE LIMITED** is a Real Estate Development Company. The Company is a wholly owned Ghanaian Real Estate Company. It was incorporated and registered with the Registrar General Department in 1989 as a Sole Proprietorship known as Blue Rose Florist with the main activities as landscaping and horticulture. In 2008, it was re-registered as a limited liability company with Stated capital of GHS500,000

**BLUE ROSE LIMITED** is a member of GREDA with its registered office at House Number H/No. B. 272/22, GPS Address: *GA-308-5386* adjacent to Assemblies of God Church, Last Stop Road, North Kaneshie, Accra, and its site office at Kasoa, GPS Address: *CG-0680-3013* off the Accra – Winneba Road. BRL has operated at this office since its establishment in 1989. The company’s premises are located within areas well connected with infrastructural services such as water, power, roads and tele-communication network.

## **2.1 MISSION, VISION & VALUES**

### **Vision**

The vision of Blue Rose Limited is: ‘To be a leader in the provision of quality and affordable houses in the country.

**Mission**

To provide quality and affordable housing facility to our clients through a dedicated, skillful and committed staff aimed at maximizing shareholders value.

**Goals and Objectives**

The main goal and objective is to provide competitive quality-affordable housing facilities that meet national as well as international standards. Thus, the overriding strategic principles involving superior customer service, superior quality, customer differentiated service with good environmental practices.

**2.2 CORE VALUES**

- Teamwork** – We nurture a culture of collaboration and we work as a team.
- Innovation** – We embrace creativity and deliver quality products with good environmental practices
- Pacesetting** – We are pacesetters in Quality and Affordable housing.
- Leadership** – We exhibit competence and expertise.
- Integrity** – We make commitment with care and do what is right always.
- Transparency** – We communicate frankness and believe in honesty openness.
- Excellence** - We deliver superior results and ensure that we always exceed expectation of every single customer.

The company has a keen interest in meeting to some extent the current housing deficit in Ghana and it believes that everyone deserves to own a home hence the commitment to providing quality and affordable housing to every Ghanaian citizen who is interested in and committed to acquiring a house(s).

**2.3 CORPORATE OBJECTIVES**

- ❖ Increased revenues & earnings through high performance and quality service delivery.
- ❖ Strong customer satisfaction
- ❖ Positive reputation/image
- ❖ Increased productivity
- ❖ Strong global presence
- ❖ Increased market share
- ❖ Maximized shareholders wealth
- ❖ Happy employees and good working conditions

## BLUE ROSE LIMITED COMPANY PROFILE

- ❖ Respect of laws and regulations
- ❖ Maintaining good environmental sustainability

## 2.4 DELIVERABLES

### **Strategy**

To blend our experience, gain from best practices, our extensive range of available skills and industry expertise and the deep knowledge and understanding of the local environment to appropriately address and response to issues and challenges facing the real estate industry.

### **Focus**

To leverage on our team and skills-mix and to identify and provide the needed quality houses and infrastructure to our clients.

### **Local knowledge**

Our understanding of, and familiarity with the community, statutory, socio-economic and political environment, combine with our extensive experiences help us to provide appropriate solutions to problems confronting us.

### **Performance**

We demand excellence, deliver on our promises and continuously search for new and better ways to provide the best solutions for our customers and all stakeholders.

### **Passion**

We care about and personally committed to everything we do, especially our people and their safety and development, our customers and their success, and the world we inhabit, in particular the people and environment in the communities where we live and work.

### **3.0 CORPORATE CLIENT**

The company over the years have built strategic alliances with recognized institutions to provide affordable houses to its employees. Through this initiative, BRL has sold houses to the staff of various institutions including:

- ❖ Social Security and National Insurance Trust (SSNIT),
- ❖ The Republic Bank,
- ❖ COCOBOD,
- ❖ Bank of Ghana
- ❖ Multi Media Group
- ❖ Individuals and Other public sector workers through joint collaboration between the Republic Bank, GHIL Bank and Government of Ghana. In partnership alone the company has built and sold 939 houses to both public and private sector workers through mortgages and individual own purchases.

### **4.0 TRACK RECORDS, AWARDS AND RECOGNITIONS**

The company over the years has built 1054 housing units at different location. Each of these residential location are code named for easy identification. We have the Blue Ridge, Blue Top, Blue City, Blue View, Blue Gate, Little Blue, Blue Rose City and now Blue Gardens, which is the Phase 2 of the Blue Rose City Estate.

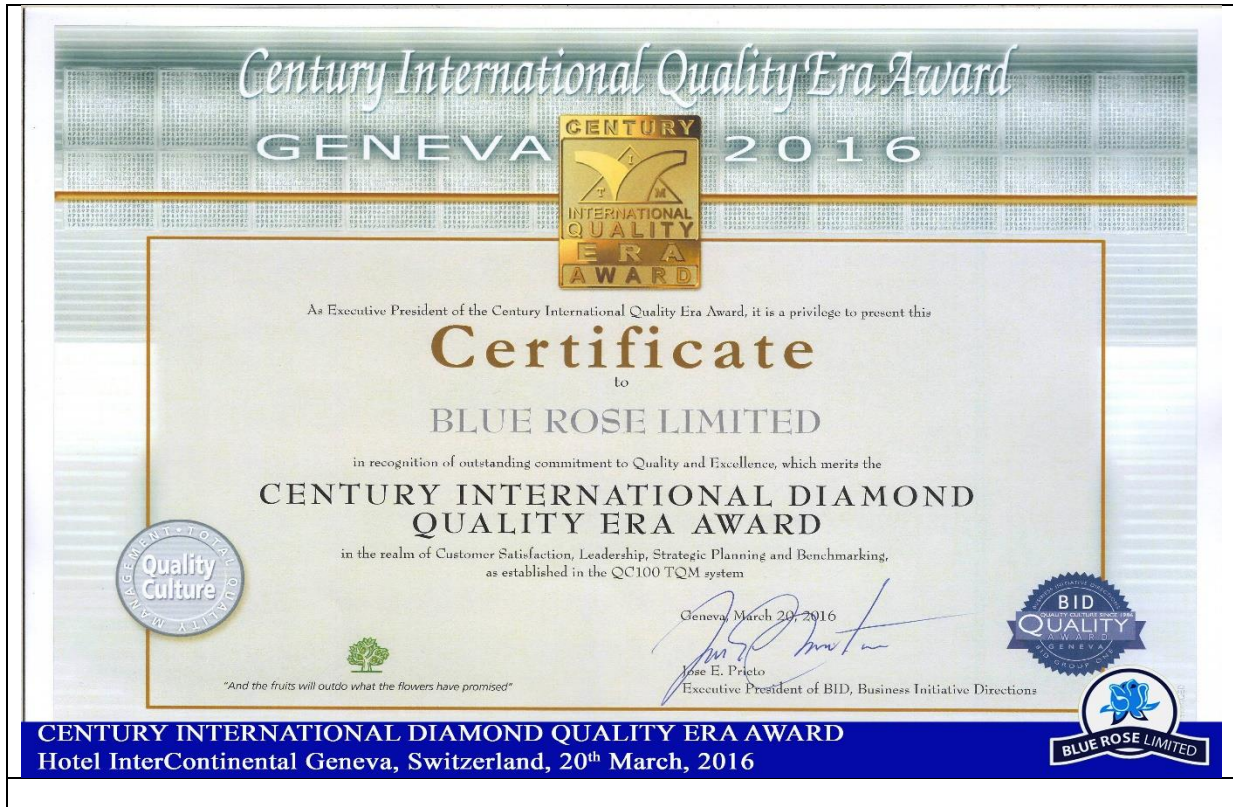
BRL performance in 2009 was of a high rating in the estate development industry. This is buttressed by the Silver award won by BRL in the Real Estate industry during Ghana Business & Financial Services Excellence Award for 2009. Over the years, Blue Rose has received several domestics and international recognitions as a result of commitment to quality, customer satisfaction and respect to rule of law. Some awards won by the company and the CEO include:

- ❖ SILVER AWARD-2<sup>nd</sup> Ghana Business & Financial Services Excellence Awards in Accra, 2009.
- ❖ Residential Developer of the year (MASS HOUSING) - Ghana Property Awards in Accra, 2010.
- ❖ CEO, Mr. Eric Ebo Acquah was conferred with a NOBLES AWARD for his leadership in Accra, December, 2011.
- ❖ Africa's Best Low Income /Affordable Housing Developer 2012 –Award given at the First African Real Estate and Housing Finance Academy Awards (AREHF Academy Awards) in Nairobi, May 2012.
- ❖ Quality Crown Awards-BLUE ROSE LIMITED received the International Quality Crown Award in London in December, 2012.

## BLUE ROSE LIMITED COMPANY PROFILE

- ❖ The World Quality Commitment Award (WQC) in the platinum category in the year 2013 for commitment to Quality & Excellence in New York.
- ❖ “Best Enterprise Internationally” and “MANAGER OF THE YEAR” at the Socrates Awards in London, 2013.
- ❖ Century International Diamond Quality ERA Award for BLUE ROSE LIMITED in Geneva, March 2016 in recognition of outstanding commitment to Quality & Excellence.







As Executive President and Vice President of BID, it is a privilege to present this

# CERTIFICATE

to

## Blue Rose Limited

in recognition of outstanding commitment  
to Quality and Excellence,  
which merits the

### INTERNATIONAL QUALITY CROWN AWARD LONDON 2012

in the realm of Customer Satisfaction, Leadership, Innovation and Efficiency,  
as established in the QC100 TQM model.

London, November 25, 2012

Dayle L. Fjellling  
Vice President  
BID Business Initiative Directions

Jose E. Prieto  
President  
BID Business Initiative Directions

**CENTURY INTERNATIONAL DIAMOND QUALITY ERA AWARD**  
Hotel InterContinental Geneva, Switzerland, 20<sup>th</sup> March, 2016





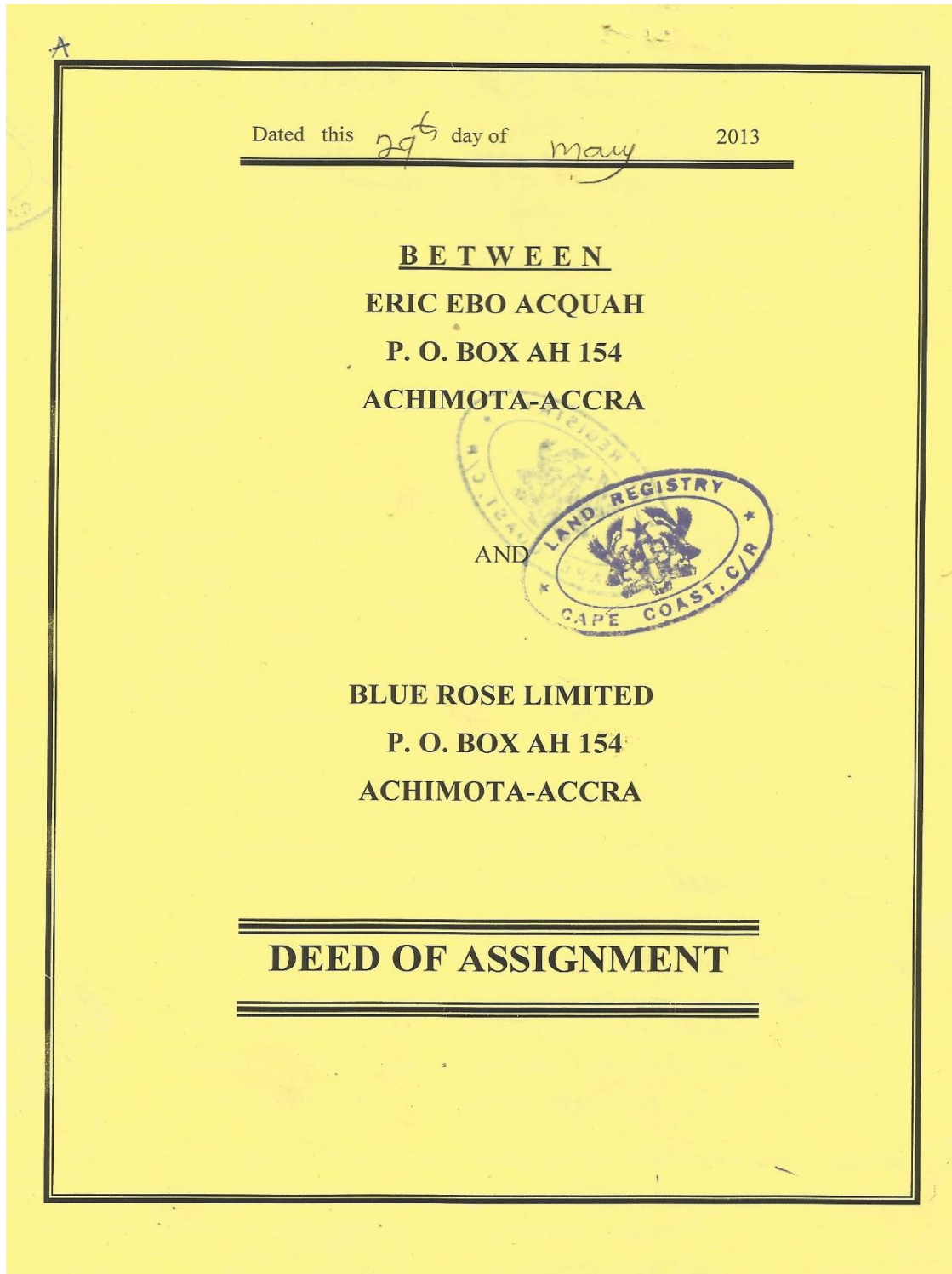
CENTURY INTERNATIONAL DIAMOND QUALITY ERA AWARDS  
GENEVA, SWITZERLAND 20<sup>TH</sup> MARCH, 2016





## 5.0 LAND DOCUMENTATION/REGISTRATION

BRL has encumbrance free Lands. Our lands are duly registered with the Lands Registry department.



31/3/14 LND/CR/83/2014

PARTICULARS DELIVERED

**GHANA  
STAMP DUTY**

**THIS INDENTURE** is made the 29<sup>th</sup> day of May

in the year of our Lord Two Thousand and Thirteen (2013) between **ERIC EBO ACQUAH, P.O. BOX AH 154 ACHIMOTA, ACCRA** in the Greater Accra Region of the Republic of Ghana (hereinafter called "THE ASSIGNOR" which expression shall where the context so admits or requires include his heirs, personal representative, executors, successors and assigns) of the one part -AND **BLUE ROSE LIMITED (acting through its Managing Director Eric Ebo Acquah)** of P.O. BOX AH 154 ACHIMOTA, ACCRA in the Greater Accra Region of the Republic of Ghana (hereinafter called "THE ASSIGNEE" which expression shall where the context so requires or admits include his heirs, personal representative, executors, successors and assigns) of the other part:

**WHEREAS:**

1. BY A DEED OF CONVEYANCE dated 22<sup>nd</sup> December, 1977 processed and stamped as document no CCT 1588/77, registered at the Lands Registry as No. 134/1978 and made between **QUAO TIAH** (therein called "THE VENDOR") of the one part and **ROBERT TETTEH DADEBO** (therein called "THE PURCHASER") the said land containing an approximate area of 296.770 acres which had been re-zoned from Farming purpose into a Residential purpose was sold to the purchaser:
2. BY A DEED OF LEASE dated 28<sup>th</sup> August, 2008 processed at Lands Commission as Document No. CR 1001/2008 and stamped as LVB/CR/1982/2008 and registered under the Land Registry Act 1962 with Deed No. 3267 under serial No. 1271/2008 and made between **ROBERT TETTEH DADEBO** (therein called "THE LESSOR") of the one part AND **ERIC EBO ACQUAH** (the "ASSIGNOR" herein and therein called "THE LESSEE") on the other part for a period of (99) years. All that piece or parcel of land, <sup>containing an approximate area of 200.34 Acres</sup> the subject matter of this assignment and more particularly described in the schedule hereto (hereinafter called "THE PROPERTY") is demised unto the Assignee for the residue of the term of Ninety-Nine (99) years from the day and year first above written.
3. The Assignor herein has agreed to assign unto the Assignee part of his interest in the property comprised in and demised by the Assignment for the residue of the term of (99) NINETY-NINE YEARS granted by the Lease: -

This is the instrument marked "A" referred to in the Oath of the within named Person sworn before me this 27 day of June 2013 REGISTRAR OF THE HIGH COURT  
**REGISTRAR OF THE HIGH COURT**  
**ACCRA**

LAND REGISTRY  
 CAPE COAST

**RECEIVED**  
 Date: 20/7/12  
 GENERAL REG. LANDS COMMISSION SEC. JVINI  
 CAPE COAST

**RECEIVED**  
 Date: 16/1/14  
 LANDS VALUATION DIVISION  
 CAPE COAST

PRESENTED AT  
 LANDS COMMISSION  
 CAPE COAST  
 No. CR 1121/2013

**BLUE ROSE LIMITED COMPANY PROFILE**

IN WITNESS WHEREOF the parties to these present have here under set their respective hands and seals the day and year first above written:


SIGNED SEALED and DELIVERED by the said }  
**ERIC EBO ACQUAH**

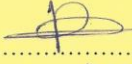
  
**ERIC EBO ACQUAH**  
(ASSIGNOR)

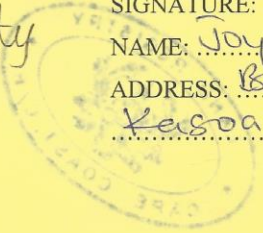


In the presence of: -


**Witnesses:**

SIGNATURE:   
NAME: *W. K. Poku*  
ADDRESS: *Box 1186*  
*Accra*

SIGNATURE:   
NAME: *Joyce Amotey*  
ADDRESS: *Box 543*  
*Kasoa C/R*




SIGNED SEALED and DELIVERED by the said }  
**BLUE ROSE LIMITED (acting through its**  
**Managing Director Eric Ebo Acquah)**


  
**BLUE ROSE LIMITED**  
(ASSIGNOR)  
**BLUE ROSE LIMITED**  
P. O. BOX AH 154  
ACHIMOTA - ACCRA

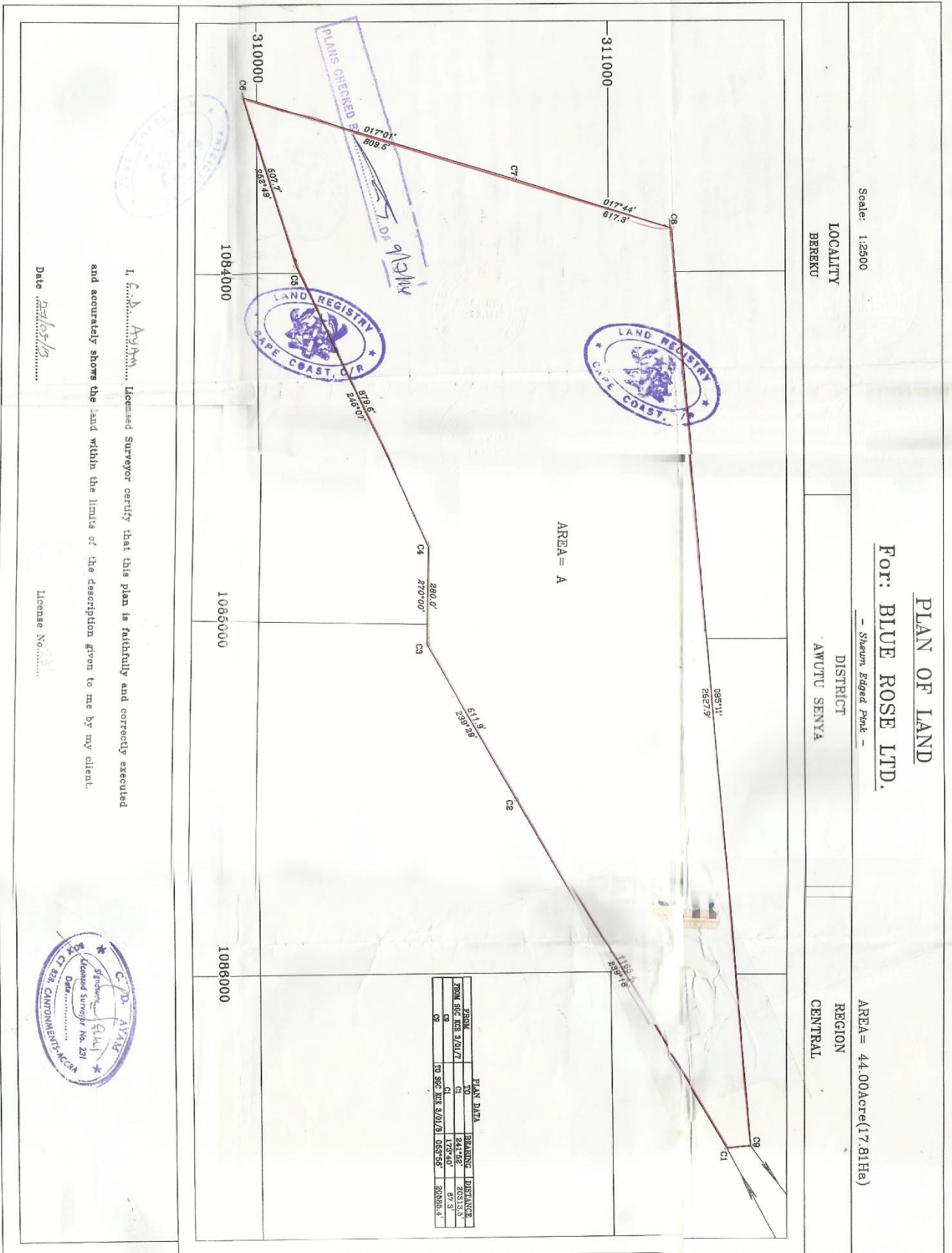


In the Presence of:

**Witnesses**

SIGNATURE:   
NAME: *Nellie Okunor*  
ADDRESS: *Box AH 8414,*  
*Accra*

SIGNATURE:   
NAME: *Ernest Oduro*  
ADDRESS: *Box AH 154*  
*Achimota*



**NOW THIS ASSIGNMENT WITNESSETH AS FOLLOWS**

1. In pursuance of the said agreement and in consideration of the sum of GH¢10,000.00 paid by the ASSIGNEE to the ASSIGNOR (the receipt whereof the Assignor hereby acknowledges) the ASSIGNOR hereby assigns unto the ASSIGNEE all that piece or parcel of land and the hereditaments described in the schedule hereafter:

**THE SCHEDULE HEREIN REFERRED TO:**

ALL THAT PIECE OR PARCEL OF LAND situate and lying at Budumburam in the Awutu Senya District in the Central Region of the Republic of Ghana. The boundaries whereof commencing from a pillar marked C1 is 20313.5' feet from a survey pillar SGC KCE 3/01/7 on a bearing of 241°52' which bearing together with all further bearing herein after mentioned is referred to the meridian 1° west longitude from a pillar marked C1, runs on a bearing of 239°18' for a distance of 1165.4' feet to a pillar marked C2, thence runs on a bearing of 239°29' for a distance of 511.9' feet to a pillar marked C3, thence runs on a bearing of 270°00' for a distance of 280.0' feet to a pillar marked C4, thence run on a bearing of 245°07' for a distance of 879.6' feet to a pillar marked C5, thence runs on a bearing of 252°49' for a distance of 507.7' feet to a pillar marked C6, thence runs on a bearing of 017°01' for a distance of 809.5' feet to a pillar marked C7, thence runs on a bearing of 017°44' for a distance of 617.3' feet to a pillar marked C8, thence runs on a bearing of 085°11' for a distance of 2627.9' feet to a pillar marked C9, thence runs on a bearing of 053°56' for a distance of 20585.4' to a survey pillar marked SGC KCE 3/01/8 thence runs from pillar C9 on a bearing of 173°40' for a distance of 67.3' to the point of commencement thus enclosing an approximate area of 44.00 acres known as **Area A** which piece or parcel of land is more particularly delineated on the plan attached hereto and thereon shewn edged **PINK**.

2. TO HAVE AND TO HOLD the same unto the use of the Assignee for the term created by this lease subject henceforth to the payment of rent and the performance and observance of the covenants by the Assignee and the conditions contained in this assignment: -

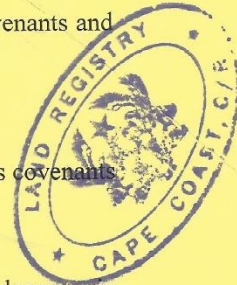


3. PROVIDED ALWAYS AND IT IS HEREBY MUTUALLY AGREED that this assignment is made and the Assignee takes the said land subject to the covenants and conditions referred herein.

4. AND THE ASSIGNOR does hereby for himself, his successors and assigns covenants with the ASSIGNEE, her successors and assigns THAT

- (i) NOTWITHSTANDING any act, deed or thing by him, by his predecessor in title, done or executed or knowingly suffered to be done to the contrary the Assignor now has good title and right to grant the land hereby granted or expressed so to be unto and to the use of the ASSIGNEE in a manner aforesaid and: -
- (ii) The ASSIGNEE shall and may at all times hereafter peaceably and quietly hold, possess, occupy and enjoy the said land, without any lawful eviction, interruption, claim or demand whatsoever from or by the Assignor or any lawful person or persons lawfully or equitably claiming from under or in trust for him and: -
- (iii) The said land is free from all encumbrances whatsoever made or suffered by the ASSIGNOR or any person or persons legally or equitably claiming from under or interest in the said land or any part thereto: -
- (iv) The ASSIGNOR shall and will from time to time and at all times hereafter at the request and cost of the ASSIGNEE do and execute or cause to be done and executed all such act, deeds and things whatsoever for further and more perfectly assuring the said land and every part thereof unto and to the use of the ASSIGNEE in a manner aforesaid as shall or may reasonably require:-

5. THE ASSIGNEE HEREBY COVENANTS WITH THE ASSIGNOR henceforth during the continuance of the term hereby created to observe and keep all covenants which has indemnified the ASSIGNOR against all claims and demands whatsoever in respect of the said rent and the covenants and conditions or anything relating thereto:



OATH OF PROOF

I, *Anthony Parker-Blasty* of *Accra* make oath and say that on the *29<sup>th</sup>* day of *May* 2013, I was present and saw ERIC EBO ACQUAH duly execute the Instrument now produced to me and marked "A" and that the said Assignor can read and write.



SWORN at *Accra* this *6<sup>th</sup>* day }  
of *June* 2013 } DEPONENT

BEFORE ME

REGISTRAR HIGH COURT

REGISTRAR  
HIGH COURT  
ACCRA

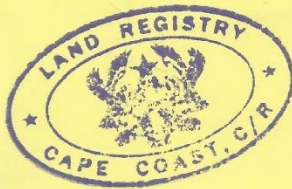


PROOF OF EXECUTION

On the *6<sup>th</sup>* day of *June* 2013 at *10* o'clock in the *evening* upon this Instrument was proved before me by the Oath of the within named *Anthony Parker-Blasty* to have been duly executed by the within named ERIC EBO ACQUAH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

REGISTRAR  
HIGH COURT  
ACCRA



Dated this 29<sup>th</sup> day of May 2013

**BETWEEN**  
**ERIC EBO ACQUAH**  
 P. O. BOX AH 154  
 ACHIMOTA-ACCRA

AND

**BLUE ROSE LIMITED**  
 P. O. BOX AH 154  
 ACHIMOTA-ACCRA

**DEED OF ASSIGNMENT**

**SOLICITOR OF THE SUPREME COURT**

SAMMY AGBODO LL.B  
 BARRISTOR-AT-LAW  
 P. O. BOX 4318 ACCRA  
 TEL 8878-41600

PLANS BRANCH CHECK PARTIAL DATE  
 CURRENT DEED 2200094  
 11/31/2013 IF 980/2014 09/20/14

PLOTTER BY: [Signature]  
 PLOTTER APPROVED BY: [Signature]

IN ACCORDANCE WITH SECTION 12 OF THE STAMP ACT 1965  
 I CERTIFY THAT IN MY OPINION THIS INSTRUMENT IS CHARGEABLE  
 WITH A DUTY OF GH¢ 3,500.00  
 COMMISSIONER OF INCOME TAX  
 CAPE COAST: 28.3.14

Stamp Duty Paid Vise Receipt No 11/2304/057931-03-2014

Five thousand Ghana Cedis

REGISTRATION OF LANDS  
 THE WITHIN WRITTEN INSTRUMENT MAY BE REGISTERED  
 UNDER SERIAL NO. 1015/2014 AT 10:14 DAY OF MAY 2014  
 REGISTRY OF LANDS  
 CAPE COAST

NATURE OF FEES	PAID	RECT. No.	DATE
PRESENTATION FEE	4400	235002	B
PROCESSING FEES			
PLOTTING FEES	7800	235284	B

FAM/DC 949/2013

## 6.0 BLUE ROSE HOUSING TYPES



### 1 BEDROOM EXPANDABLE


**BLUE ROSE LIMITED**  
REAL ESTATE DEVELOPERS  
(Quality & Affordable Housing)

**GHS 100,000.00**

### FEATURES

Building area – 78m<sup>2</sup>  
Plot Size – 30 x 60 ft  
Living Area  
One Bedroom  
Front Porch  
Kitchen  
Lobby  
Roofing Sheet – Alluzinc IBR  
Wall – Smooth plastering  
Kitchen sink

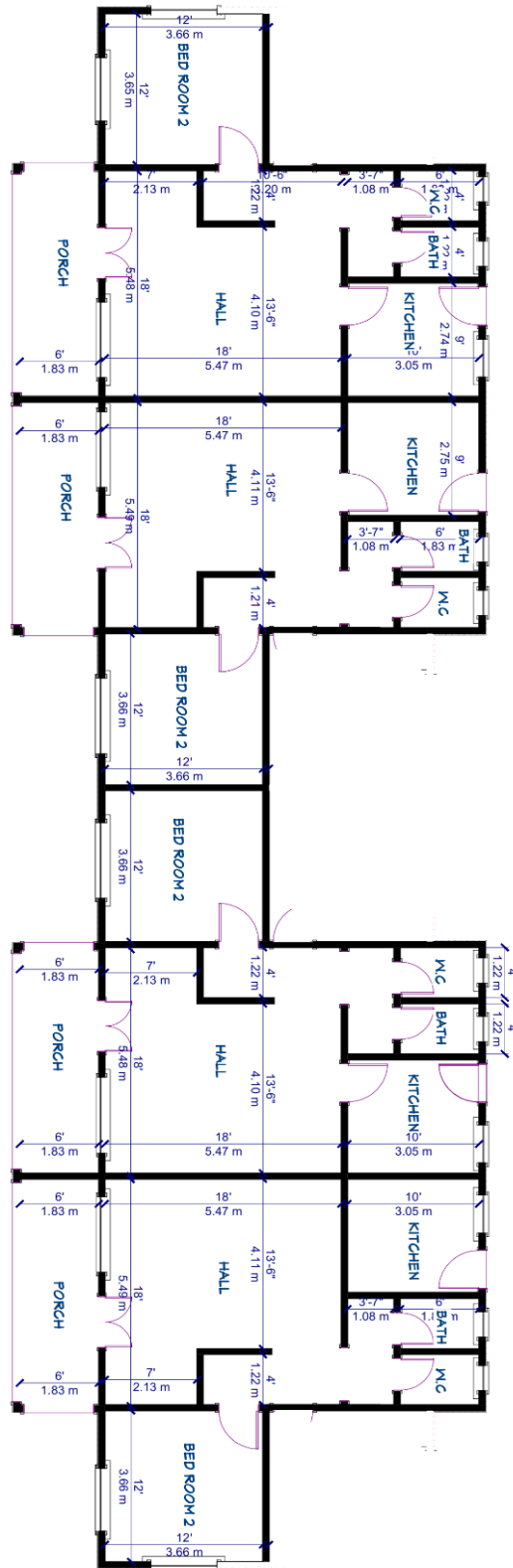
Wash hand basin  
Water closet  
Shower arm  
Internal doors – wooden panel  
External doors – security doors  
Compound – filled with gravels  
Ceiling (General) – Plastic T&G  
Wall (Kitchen, Toilet, Bathrooms) – Tiled  
Floor – Tiled  
Windows – louver blades

 0501-33-24-55  
0204-35-30-41

info@blueroselimited.com  
www.blueroselimited.com

     
#blueroselimited

**NB: Prices are discounted for public sector only**



**1 Bedroom Expandable – Floor Plan**



BLUE ROSE LIMITED

BLUE ROSE LIMITED  
REAL ESTATE DEVELOPERS

(Quality & Affordable Housing)

## 2 BEDROOM TERRACE



**GHS 125,000.00**

### FEATURES

Building area – 92m<sup>2</sup>  
Plot Size – 30 x 60 ft  
Living Area  
Two bedrooms  
Front Porch  
Kitchen  
Lobby  
Roofing Sheet – Alluzinc IBR  
Wall – Smooth plastering  
Kitchen sink

Wash hand basin  
Water closet  
Shower arm  
Internal doors – wooden panel  
External doors – security doors  
Compound – filled with gravels  
Ceiling (General) – Plastic T&G  
Wall (Kitchen, Toilet, Bathrooms) – Tiled  
Floor – Tiled  
Windows – louver blades



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**NB: Prices are discounted for public sector only**





BLUE ROSE LIMITED

BLUE ROSE LIMITED  
REAL ESTATE DEVELOPERS

(Quality & Affordable Housing)

## 2 BEDROOM SEMI-DETACHED



**GHS 150,000.00**

### FEATURES

Building area – 96m<sup>2</sup>  
Plot Size – 40 x 60 ft  
Living Area  
Dining Area  
One Master Bedroom  
One bedroom  
Front Porch  
Kitchen  
Lobby  
Roofing Sheet – Alluzinc IBR  
Wall – Smooth plastering  
Kitchen sink

Wash hand basin  
Water closet  
Shower arm  
Internal doors – wooden panel  
External doors – security doors  
Compound – filled with gravels  
Ceiling (General) – Plastic T&G  
Wall (Kitchen, Toilet, Bathrooms) – Tiled  
Floor – Tiled  
Windows – louver blades



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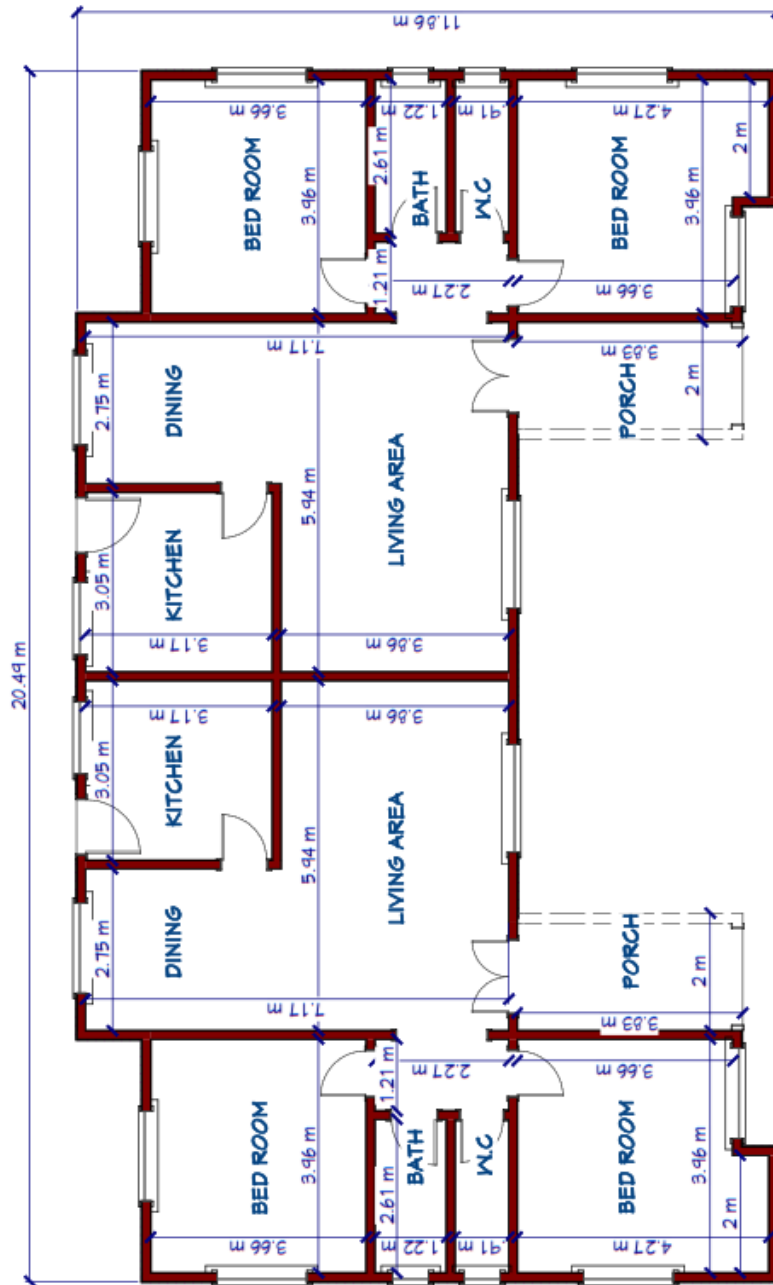
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**NB: Prices are discounted for public sector only**



**2 BEDROOM SEMI-DETACHED  
- FLOOR PLAN**



BLUE ROSE LIMITED

BLUE ROSE LIMITED  
REAL ESTATE DEVELOPERS

(Quality & Affordable Housing)

## 2 BEDROOM STANDARD



**GHS 180,000.00**

### FEATURES

Building area – 100m<sup>2</sup>  
Plot Size – 50 x 60 ft  
Living Area  
Dining Area  
One Master Bedroom  
One bedrooms  
Front Porch  
Kitchen  
Lobby  
Roofing Sheet – Alluzinc IBR  
Wall – Smooth plastering  
Kitchen sink

Wash hand basin  
Water closet  
Shower arm  
Internal doors – wooden panel  
External doors – security doors  
Compound – filled with gravels  
Ceiling (General) – Plastic T&G  
Wall (Kitchen, Toilet, Bathrooms) – Tiled  
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Windows – louver blades



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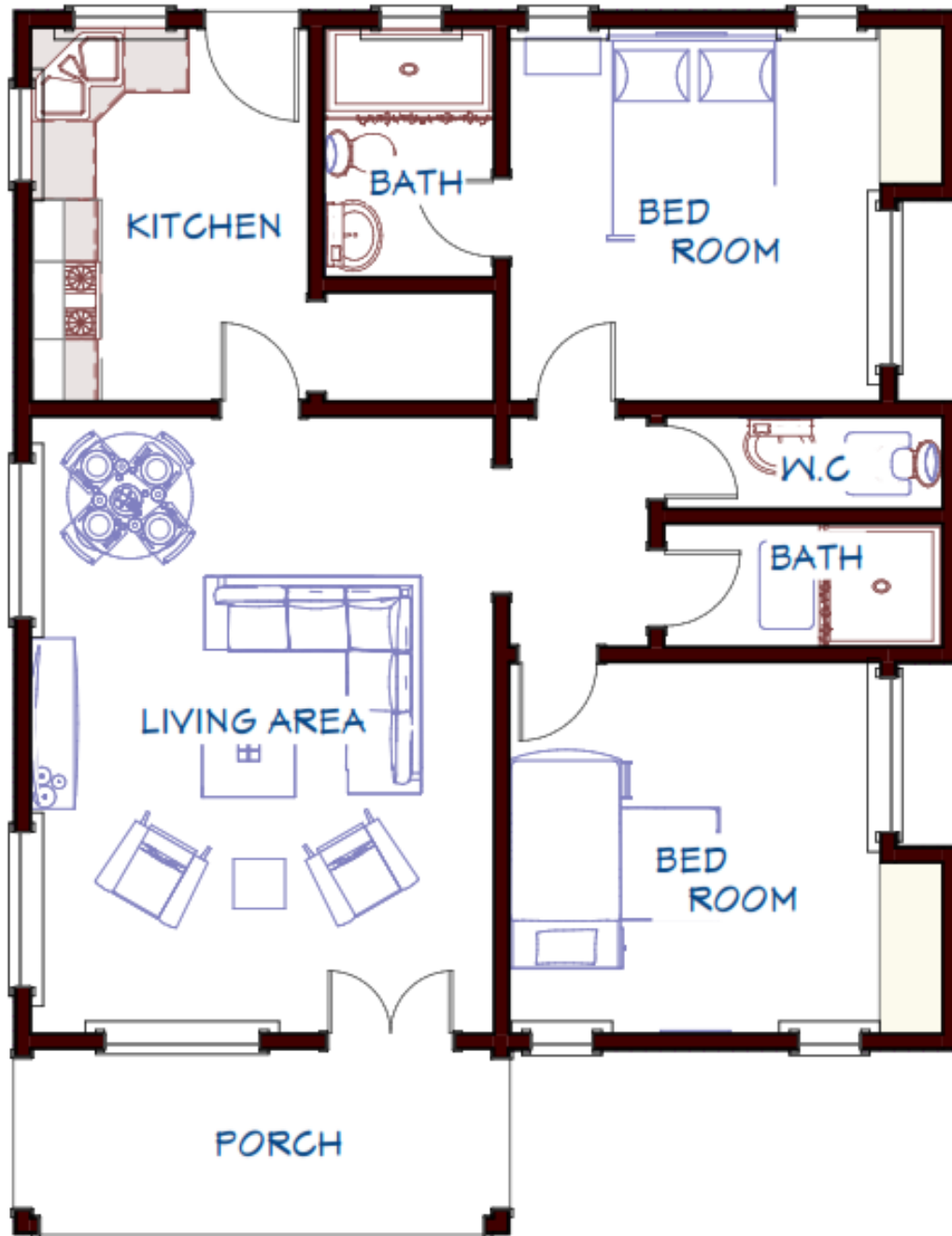
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**NB: Prices are discounted for public sector only.**



2 BEDROOM STANDARD

## **7.0 FACILITIES AND OTHER AMENITIES**

Besides the basic utilities (Water, Electricity), Blue Rose has in the “Blue Rose city”, a fibre optic connection to the houses, Police Post, Mini Shop, Non-Denominational Church, Football pitch, Open play ground (Beatrice Park), Blue Rose School Complex, Services such as ECG vending point, Ghana Water Agency etc. these Services are provided to make life comfortable for clients.

Some of the facilities in pictures below



**BLUE ROSE EDUCATIONAL COMPLEX**



**3 BEDROOM DETACHED  
FLOOR PLAN**



## **8.0 OUR UNIQUE TEAM**

Our management framework is designed to ensure co-ordination in client relations, task execution and analytical product. It provides for both comprehensiveness and best practices.

To effectively address the problems set out, the Company assembled a team whose members collectively have appropriate skills and experience-mix required for the successful and timely execution of tasks. Below is the summary of the academic, professional experience background of the Management Board and key management personnel.

### **8.1 THE MANAGEMENT BOARD OF BLUE ROSE LIMITED**

**BLUE ROSE LIMITED** has six Member Board of Directors who have the sole responsibility for running the affairs of the company. The Board is independent from management and has eminent and distinguished personalities.

#### **Board of Directors**

<b>Name</b>	<b>Nationality</b>	<b>Position</b>
Dr. Abiba Zachariah	Ghanaian	<b>Chairman</b>
Eric Ebo Acquah	Ghanaian	MD/CEO
<b>Mr. Theophilus Selasie Dorkenoo</b>	Ghanaian	Secretary
Alfred Kingsley Bannerman-Williams Jr.	Ghanaian	Member
Kofi Safo-Duodu (Consultant)	Ghanaian	Member
Joseph Nketiah	Ghanaian	Advisor

### **8.2 PROFILES OF THE BOARD MEMBERS**

#### **DR. ABIBA ZACHARIAH (Board Chairperson)**



**DR. ABIBA** was the immediate Deputy Managing Director of Ghana Reinsurance Company and has a doctorate in Management from the Swiss Management Centre University. She holds a BSc. in Home Economics and an MBA both from the University of Ghana. She is also an Associate of the Chartered Insurance Institute London. In addition she is a chartered Marketer and holds a Post-Graduate Diploma in Marketing from Chartered Institute of Marketing, U.K. **Dr. Zachariah** has over sixteen (16) years of relevant work experience in insurance business. She joined Ghana Reinsurance Company from State Insurance Company in 2003. She is a resource person for international and local training seminars organized by the company and a

lecturer at the Ghana Insurance College.

**ALFRED KINGSLEY BANNERMAN-WILLIAMS JNR.**

He is a legal practitioner and the Chief operations Director of A.K Bannerman-Williams & Co. Ltd. He was enrolled as a lawyer and a member of the Ghana bar Association on the 6<sup>th</sup> October 2000. Alfred is married with 3 kids. He currently serves as Legal adviser to Accra Academy Old Boys Association, 1991 year group. Mr. Bannerman-Williams has a BA in Law from the University of Ghana Legon and a Masters in Law (LLM) in Alternate Dispute Resolution.

**MR. THEOPHILUS SELASIE DORKENOO (Board Secretary)**

He is 53years old and attended Cape Coast Workers College and Accra Royal School where he obtained his ‘O’ and ‘A’ level certificates. He worked at the Registrar General’s Department (Ghana) from 1979 – 2004 where he was attached to the Registry and official Liquidator’s office. He has experiences in Public Relations, marketing and Advertising from the Ghana Institute of Journalism. Mr. Dorkenoo is currently the Principal Executive Officer of the Ga West Municipal Assembly

**KOFI SAFO-DUODU (CONSULTANT)**

**Mr. Safo-Duodu** was born on 5<sup>th</sup> of August 1958 in Kumasi where he obtained his “Ordinary Levels” from Opoku Ware School, Kumasi and got his “Advance Level” from Mpraeso Secondary School. He obtained his Masters degree in Architecture in Germany from the famous German Technical University Rheinische Westfaelische Technische Hochschule – Aachen (RWTH-AACHEN). He worked with Ingeniurbuero Platten in Krefeld and Planugugsbuero in Tamsted. He came to Ghana in 1989 and started working with Architectural and Engineering Services Corporation (A.E.S.C) and become the Regional Architect for Greater Accra Region. In 1995, Mr. Safo-Duodu went on a 5-year Contract to the Republic of South Africa as Architect for Northern Province of the Department of Public Works, after the fall of apartheid. He returned to Ghana and took up an appointment since April 2003 to date as the Director of Development in the Parliamentary Service of Ghana. In collaboration with Apex Consult Mr. Safo – Duodu supervised the construction and development of Kings Cottage, gated community estates near Trassacco Valley in Accra. He has handled various buildings ranging from offices, shopping malls, hospital and clinics, schools and colleges, individual housing units to estates. Mr. Safo-Duodu is professionally registered both in Ghana and Rep. of South Africa. He also holds in addition to his Masters degree in Architecture, a Certificate and Post-graduate Diploma in Project Management from Pretoria Tchnikon and Damelin Business Collage respectively. He also has a certificate in Disaster Management from University of Pretoria (SA). He has also been trained and has vast experience in conflict resolution in the construction industry.

### 8.3 OWNERSHIP

#### Ownership/Shareholdings Structure

SHAREHOLDER	NATIONALITY	NUMBER OF SHARES	PERCENT AGE (%)
Eric Ebo Acquah	Ghanaian	350,000	70%
Angela Acquah	Ghanaian	25,000	5%
Jeremiah Acquah	Ghanaian	25,000	5%
Ezekiel Acquah	Ghanaian	25,000	5%
Frederick Acquah	Ghanaian	25,000	5%
David Ebo Acquah	Ghanaian	25,000	5%
Susana Acquah	Ghanaian	25,000	5%

### 8.4 PROFILE OF THE KEY PERSONNEL

#### CHIEF EXECUTIVE OFFICER: Mr. Eric Ebo Acquah



Mr. Eric Ebo Acquah is the founder and executive director of the company who doubles as the managing director of Blue Rose Limited. Mr. Ebo Acquah obtained his Advanced Level Certificate in 1987 and entered the florist industry in 1988. In 1989 Mr. Ebo Acquah founded the Blue Florist Company as a sole proprietorship company. He nurtured the company from its beginnings engaging in landscaping businesses for private homes and public institutions. In 2005, he added the estate development product line to his line of businesses. He has nurtured this product for the past seven years to become the major product line of Blue Rose Group.

Mr. Ebo Acquah built a very strong association with African Concrete Products Company and Sonitra Construction Company as sub-contractor to these companies. Blue Florist provided landscaping services to the two companies engaged in estate development and road construction. These associations enabled the CEO to gain expertise in estate development and also to improve his managerial skills. These hands-on-training enabled Mr. Ebo Acquah to gain a better understanding in managing big projects, managing cost and expenditures and also in people's management skills.

Mr. Ebo Acquah has attended a number of seminars including budget implications for small and medium scale enterprises by Institute of Statistical, Social and Economic Research. He has also attended other seminars on Corporate Governance (South Africa), Growing your business and customer base, Project Management & Scheduling and 10 ways to grow your business.

All these seminars have enhanced Mr. Ebo Acquah's entrepreneurship and managerial skills enabling him gain effective control in managing affairs of Blue Rose Limited. He manages the day-to-day activities of BRL and also provides very significant sales support services.

**GENERAL MANAGER(OPERATIONS): Mrs. Cecilia Joyce Abban Ghansah.**

Mrs. Cecilia Joyce Abban Ghansah is the General Manager in Charge of Operations. A final year student in Common Wealth Executive Masters in Business Administration (CEMBA) and a degree in Land Economy all from KNUST. She also has a diploma certificate in Human Resources Management from ICM and a certificate in Project Management & Scheduling

She worked at Lands Commission in Cape Coast as a service person. She joined Blue Rose Limited immediately after completion of the one-year National Service in 2008. Her core duties are to Supervise the technical team's activities, set targets, ensure the provision of construction materials, handle artisans' complaints and documentation on all land related issues.

**GROUP FINANCIAL CONTROLLER: Raphael Yao Adzimah, CA**

Raphael is a Qualified Chartered Accountant with the Certificate from Institute of Chattered Accounts - Ghana. Over the years, he has developed expertise in financial management, business management & Internal control and performance analysis. Raphael is currently responsible for the financial planning and reporting in Blue Rose Limited.

Before joining Blue Rose, Raphael worked with International Centre for Professional Studies as Deputy Director Finance and Administration then with Christian Fosu & Associates as Audit Assistant. Narh Global Services Limited/Narh Global Services Liberia Limited. He was involved in the development and implementation of internal controls, management and business process especially in the mining and haulage industry and on various projects for corporate entities and individual organizations including Ghana Civil Aviation, Tobinco Pharmaceuticals Limited, Ghana Aids Commission, Metroclean, Shiraco Invest Limited etc. He also lectures in Financial and Managerial Accounting at the University College of Entrepreneurship – Accra and Financial Management at University of Cape Coast, Zenith College Distance Learning Centre.

Raphael also holds BA from University of Ghana – Legon, Professional certifications from ACCA, Certificate in French Proficiency – L'Universite de Ouagadougou, Burkina Faso. He has over seventeen years' experience in the field of accounting and finance.

**PROJECT MANAGER/QUANTITY SURVEYOR: Michael Obiri**

Michael is the Project manager/Quantity Surveyor at Blue Rose Limited with in-depth knowledge of the construction industry. Over the years, he has been involved in some infrastructure projects having acquired experience in quantity surveying, project estimation, and construction management. He also has Bachelor's degree in Quantity Surveying and Construction Economics from Kwame Nkrumah University of Science and Technology and currently a final year candidate at the Ghana Institution of Surveyors.

## **BLUE ROSE LIMITED COMPANY PROFILE**

His core duties include project scheduling, cost management and estimation future developments on site.

### **HEAD OF SALES: Ms. Agnes Ama Moses**

Ms. Agnes Ama Moses is Head of Sales. She holds a degree in Commonwealth Executive Masters in Business Administration (CEMBA) from KNUST and a degree in BA (Arts) from University of Cape Coast.

She also has a Certificate in Investment from Ghana Stock Exchange and certificates in Customer Service Management from Institute of Export and Shipping Management and Central Professional Institute. She had the opportunity to work with Republic Bank where she worked at the Domestic Banking and Admin Departments. She joined Blue Rose Limited as service personnel in 2009.

Her core duties include marketing the company's products, representing the company at exhibitions and presentations both locally and internationally, collection of cheques for mortgagee customers, attending to client's complaints.

### **HUMAN RESOURCE MANAGER: Mrs. Makeba Asantewaa Anaman**

Mrs. Makeba Asantewaa Anaman is the Administration and Human Resource Manager of Blue Rose Limited. She provides general day-to-day HR support for the company, Training and Development and other administrative work for the company. She is a dynamic leader with good communication skills, strong interpersonal and management skills, technically competent and personally credible.

### **ACCOUNTS MANAGER.: Mr. Henry K. Djangmah**

Mr. Henry K. Djangmah is a Chartered Accountant by profession and a member of the Institute of Chartered Accountants-Ghana. He also holds Diploma in Business Studies certificate from the Ho Technical University and currently in pursuing an MBA in Finance He has been working with Blue Rose Group of Companies for about seven years now where he started as an accounts officer and rose through the ranks to become the Accounts Manager. In 2014, he was appointed to manage one of the subsidiaries of the group in addition to his regular accounting activities with the parent company. Prior to his joining Blue Rose Limited, he was the Internal Auditor of Shunny Hill Limited, a company involves in the importation and distribution of salon equipment in Ghana and beyond. Mr. Henry K. Djangmah has enormous experience tax planning and Ghana tax laws.

### **BUSINESS DEVELOPMENT MANAGER : Jeremiah Kojo Esamuah Acquah**

Jeremiah is the Business Development manager for the Blue Rose Group. He joined Blue Rose Limited as a service personnel and was appointed as the Head of Business, key accounts for Blue Rose Services Limited (BRSL) a subsidiary of the Blue Rose Group and later achieved his current position. His main lines of duties are to locate potential business deals, discover and explore opportunities that will be beneficial to the organization.

Jeremiah obtained a degree in BSc Business Administration from Ashesi University College. He comes on board with his vast knowledge in business management.

### 9.0 SOCIAL RESPONSIBILITY/IMPACT

Social Responsibility support has become a very useful indicator for rating companies' performance in the country these days. As a result most companies, no matter their size and performance, have accepted the social responsibility agenda as a key goal. BRL has within the past years made significant contributions at its catchment area and beyond

- ❖ BRL has supported the District Assembly in their programmes.
- ❖ BRL has also provided various assistances to religious organizations and leaders in the Kasoa Township.
- ❖ It has, as one of its social responsibility objectives given educational support for the needy but brilliant students in the catchment area and beyond. The company provides
  - Scholarship to individual students attending Tertiary institutions. Currently, BRL is providing educational support for 10 students at the various tertiary and Second Cycle institutions.
  - The Company engages 20 students yearly for attachment as required by their program.
  - Engages student from Tertiary institutions for the government's National Service Scheme.
  
- ❖ Yearly donation of goods and medicine to the inmates of Prison at Kasoa

The company has set up Blue Rose Foundation to cater for its CSR . The Foundation is managed by a three member trustee. 10 percent of BRL profit after tax each year is donated to the Foundation. Donations is also sourced from individuals to support the Foundation.

BRL also has in focus educational programme for the training and mentoring of youth in the district in entrepreneurship skills as part of activities lined up for the Foundation.

BRL through the development of our estates has socially impacted the environment through the provision of infrastructures such as Roads and gutters as well as utilities (electricity and water) within the community and jobs for the youth around.

**10.0 COMPANY MILESTONES**

Period	Activity	Client
January 2019 and from 2025	<ul style="list-style-type: none"> <li>Entering the West African Sub Region</li> <li>Listing on the Ghana Stock Exchange</li> <li>Continue the Expansion work into other Regions in Ghana</li> <li>Complete 500 Units with the Government</li> <li>Constructing works in Greater Accra Region</li> <li>Continue to develop the Phase 2 to complete the 348 unit and add about 200 more units</li> </ul>	Liberia and Sierra Leone  State Housing Corporation Government of Ghana Ministry of Works and Housing Corporate Entities Individuals The Public sector
(2 years) June 2017 to date	<ul style="list-style-type: none"> <li>Developing 119 housing Units at Budumburam near Kasoa</li> <li>Continue to develop the Phase 2</li> </ul>	Government of Ghana The Public Sector Corporate Entities Individuals
(6 years) 2010-2016	<ul style="list-style-type: none"> <li>Built about 408 Housing units</li> </ul>	Government agencies, Corporate Entities Individuals
(2 year) 2008 to 2009	<ul style="list-style-type: none"> <li>Built about 326 Housing units</li> <li>In 2008, re-registered as a Blue Rose Limited with Stated capital of GHS500,000</li> </ul>	Government of Ghana Agencies Corporate Entities Individuals
(3 years) 2005 to 2007	<ul style="list-style-type: none"> <li>Blue Rose Florist added estate construction to its line of business</li> <li>Change name to Blue Rose Construction with 20 million shares at €2million</li> <li>Registered as limited liability Company</li> <li>Built about 201 Housing units</li> </ul>	The Public Sector Corporate Entities  Individuals
Up to 1989 to 2004	<ul style="list-style-type: none"> <li>Incorporated and registered with the Registrar General Department.in 1989 as a Sole Proprietorship known as Blue Rose Florist with the main activities as landscaping and horticulture.</li> <li>Provided Horticultural works</li> </ul>	Landscaping to:ACP Estate, Tetteh Quashie Interchange, National Theater, Some Ministries, ECG Training School, Dankwa Circle, Mallam Kasoa Road, Liberation Road etc

## **11.0 CONCLUSION**

**BLUE ROSE LIMITED** acknowledges the central role corporate governance plays in the sustained success of any organization. The company believes that good corporate governance practices are essential for effective management and enhancing shareholders' value. Some identifiable corporate principles of the company include a quality Board, sound internal controls, transparency and accountability to all shareholders of the company. The Board is committed to ensuring that best practice in good corporate governance remains the company's culture and business practice.

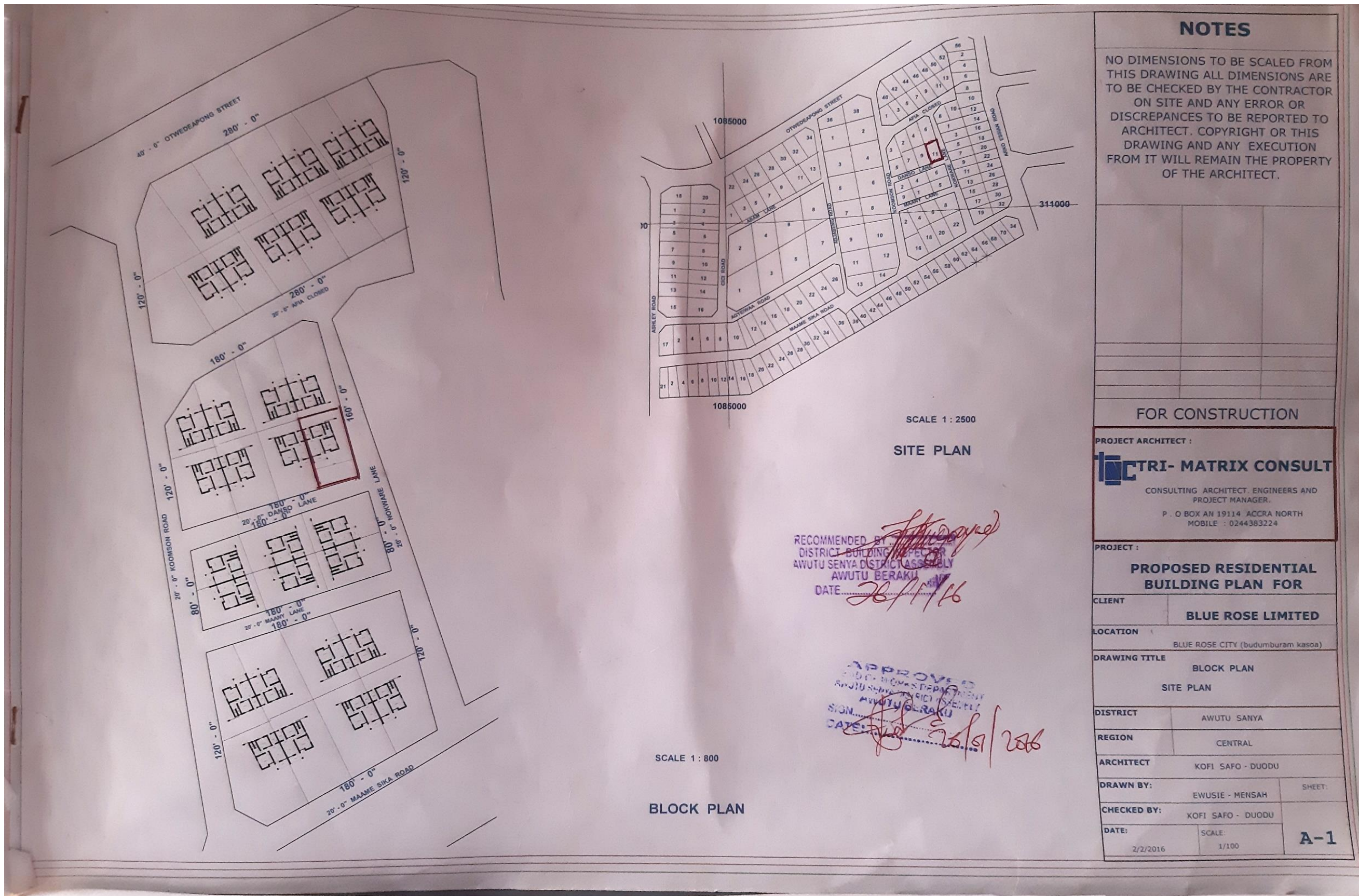
### **BLUE ROSE CITY SITE ARIEL VIEW**



**BLUE ROSE LIMITED COMPANY PROFILE**



# 11.1 BUILDING PLAN



## NOTES

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING ALL DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR ON SITE AND ANY ERROR OR DISCREPANCIES TO BE REPORTED TO ARCHITECT. COPYRIGHT OR THIS DRAWING AND ANY EXECUTION FROM IT WILL REMAIN THE PROPERTY OF THE ARCHITECT.

FOR CONSTRUCTION

PROJECT ARCHITECT :  
**TRI-MATRIX CONSULT**  
 CONSULTING ARCHITECT, ENGINEERS AND PROJECT MANAGER.  
 P. O BOX AN 19114 ACCRA NORTH  
 MOBILE : 0244383224

PROJECT :  
**PROPOSED RESIDENTIAL BUILDING PLAN FOR**

CLIENT : **BLUE ROSE LIMITED**

LOCATION : BLUE ROSE CITY (budumburam kasoa)

DRAWING TITLE : **BLOCK PLAN SITE PLAN**

DISTRICT : AWUTU SANYA

REGION : CENTRAL

ARCHITECT : KOFI SAFO - DUODU

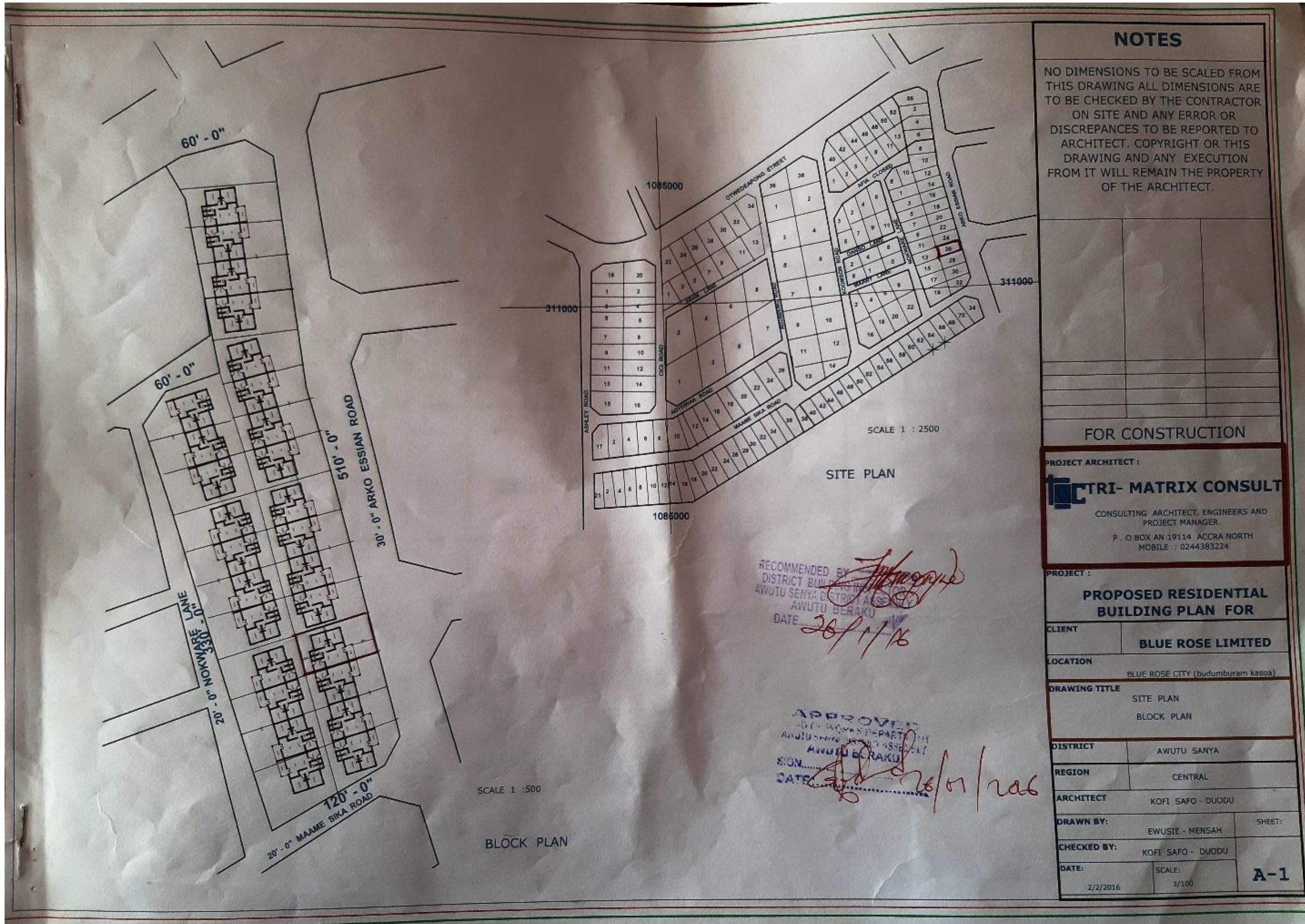
DRAWN BY: EWUSIE - MENSAH SHEET:

CHECKED BY: KOFI SAFO - DUODU

DATE: 2/2/2016 SCALE: 1/100 **A-1**

RECOMMENDED BY: *[Signature]*  
 DISTRICT BUILDING INSPECTOR  
 AWUTU SANYA DISTRICT ASSEMBLY  
 AWUTU BERAKU  
 DATE: 28/11/16

APPROVED  
 DISTRICT BUILDING DEPARTMENT  
 AWUTU SANYA DISTRICT ASSEMBLY  
 AWUTU BERAKU  
 SIGN: *[Signature]*  
 DATE: 25/11/2016



**NOTES**

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FOR CONSTRUCTION

PROJECT ARCHITECT :

**TRI-MATRIX CONSULT**  
 CONSULTING ARCHITECT, ENGINEERS AND PROJECT MANAGER.  
 P. O BOX AN 19114 ACCRA NORTH  
 MOBILE : 0244383224

PROJECT :

**PROPOSED RESIDENTIAL BUILDING PLAN FOR**

CLIENT	BLUE ROSE LIMITED	
LOCATION	BLUE ROSE CITY (budumburam kasoa)	
DRAWING TITLE	SITE PLAN BLOCK PLAN	
DISTRICT	AWUTU SANYA	
REGION	CENTRAL	
ARCHITECT	KOFI SAFO - DUODU	
DRAWN BY:	EWUSTE - MENSAH	SHEET:
CHECKED BY:	KOFI SAFO - DUODU	
DATE:	SCALE:	<b>A-1</b>
2/2/2016	1/100	

RECOMMENDED BY: *[Signature]*  
 DISTRICT BUILDING OFFICE  
 AWUTU SANYA DISTRICT ASSEMBLY  
 AWUTU BERAKU  
 DATE: 28/1/16

APPROVED  
 DISTRICT BUILDING OFFICE  
 AWUTU SANYA DISTRICT ASSEMBLY  
 AWUTU BERAKU  
 SIGN: *[Signature]*  
 DATE: 26/01/2016