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DREAM IT.
LIVE IT.

SPEKTRA

Africa's No.1 Design Build Monthly Newsletter

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"Great things never came from comfort zones"

William Evans Halm (A.G.I.A)

Gung Ho!!!

2021 MID-YEAR FUN GAMES

The second quarter of our happy hour programme was held outside the office because it was games. The fun packed event was as usual very exciting. The day started with a presentation by our CEO and an invited motivational speaker guest. Our CEO used the opportunity to remind us of the mission and vision of the organization, where we started, where we are currently and where we are going.

That session ended with a presentation by our invited guest. Mr. Asmah shared his own story as a CEO. A company that he started with 2 workers now competes with multinational organizations and has 170 employees. It was an inspiring moment as he shared the challenges encountered and successes they have chalked so far.

After the presentations, we took our breakfast and workers changed into their sporting kits to kick-start the games. Three departments in all competed for various games. We had racing, played soccer, Table Tennis, Swimming among others. We had lunch and enjoyed some music and dancing. Every competing department won something. However, the administration department emerged as the winning team of the day.

It was a time of refreshing, bonding, distressing and relaxation.



THE CHARACTER ARC, THE HUMAN LIFE CYCLE

The arch is a symbol of strength, but also of rise and fall. In stories, there are three types of character arcs – change, growth and fall. Thinking deeply about a storybook character's journey reveals a hidden lesson about the narratives that make us human. That's why a good story captures our attention. Oftentimes, a character starts off feeling certain, then an event triggers a massive shift.

Adventure can be exciting, or scary, depending on how we perceive it. Naturally, the change arc and growth arc inspire more thrill; the fall arc stirs depression. The change arc tells us of a hero's journey. The TV industry can make millions off of a hero. For example, science nerd Peter Parker becomes the superhero Spiderman. Jack "The Pumpkin King" Skellington in "The Nightmare Before Christmas" finds true happiness only after learning from his mistakes, which heavily impact Sally and their beloved Halloween Town.

The growth arc paves the way for the protagonist to overcome internal opposition and face external opposition. Mr. Darcy in 'Pride and Prejudice' seems like the perfect man (in terms of etiquette, finances and physical appearance), but his pride repels love from his life.

Yes, he's handsome and comes across as mannerly in social situations (at times), but only through personal growth can he become a better version of himself. In the face of the witty, energetic Elizabeth Bennet, he develops into her ideal companion.

The fall arc is appropriately deemed a tragedy. This rise and fall unravels the character to his or her very core. Shakespeare's Hamlet, for instance, desires to avenge his father's death, an obsession which leads him down an unfortunate path – to lie and murder, haunted by his guilty conscience and finally to his own death by poisoned sword.

But here's the positive spin on the arc. While a storybook or screenplay often follows this path, our lives are more complex. We aren't characters in a story; we exist in a free-form world. Let's embark on the countless arcs in our lifetimes. Our stories carry on through the lives we touch, the conversations we have, the things we create. In the big picture outside of the book margins and television screens – our lives are circular, and in some ways, never-ending.



ICONIC BUILDING OF THE MONTH

THE ARC DE TRIOMF

The Arc de Triomf in Barcelona, Spain stands 30 meters at the top of Passeig Lluís Companys. Architect Josep Vilaseca i Casanovas built it as the gateway to the 1888 Universal Exhibition in the capital of Catalonia. The arch was positioned at the end of Saló de Sant Joan, the boulevard which led to the exhibition grounds in the Parc de la Ciutadella. Covered with symbolic stone carvings and ceramic tiles, the monument is an expression of the city's history.

Vilaseca utilized classical style to represent the city honoring the provinces that participated in the exhibition. Vilaseca, who formed part of the Modernista movement, added contemporary touches. To balance the city's respect for tradition with its progressive ideals, the design is inspired by neo-Mudejar style, of Moorish origins, very popular in Spain during this time period.

The architect chose red brick, instead of the typical sandstone or marble. Sculptural reliefs on one side exemplify agriculture and industry, on the other side commerce and art. The top showcases shields of the 49 Spanish provinces and the city's coat of arms.

The friezes depict the city welcoming the nations and presenting medals to exhibition participants. To this day, Barcelona welcomes many visitors who can easily find the arch just off the metro stop Arc de Triomf. It is also a short walk from the Parc.





PROJECT OF THE MONTH

HERNDON HEIGHTS

Herndon Height is a single family residential dwelling units located at Trassaco Valley

HERE ARE SOME KEY FEATURES OF THE BUILDINGS

Major Spaces

- Four Bedroom (ensuite)
- Living Room
- Dining Area
- Kitchen
- Store Room
- Viewing Balconies/Terraces
- Two Carports

Major Features

- Efficient Spatial Allocation
- Passive Ventilation
- Alternative Power Supply (Solar)
- Clubhouse (Swimming pool integrated)





REGIONALISM AND ARCHITECTURE

Regionalism in architecture is the practice of designing buildings in such a manner that it is reflective of the context and customs of the people in which it is located.

Throughout the history of architecture, different societies have used what they had available and invented indigenous ways to build their accommodation for living, working, playing or worship.

It is usually dependent on Mother Nature, that is, without electricity and other man-made or artificial components to protect humanity from the elements of the environment.

Regionalism in architecture represents the culture of the people, their politics, family dynamics, religion, societal organization and climate. Architecturally it helps in identity creation so that the building itself speaks to the geography,

With globalization and urbanization however, regionalism is getting more and difficult to achieve so that commercial buildings especially are looking more identical and “international”, devoid of identity and culture.

Successful regionalism is attained in design by appropriate climate response, the choice of building materials, symbolism and cultural integration into the project.





It is this regional architecture that we at Spektra Global sought to achieve.

The GIA is a Multi-storey office complex with two level basement parking, a banking hall, restaurant and a rooftop terrace. The peak sunny hours of the day informed the design of the solar shading elements used to shade the exposed facade.

It also emphasizes the "Afro Chic" concept by using local kente to create patterns. In responding to green architecture, all Sustainable measures were not overlooked such as, harvesting of rainwater, natural cross, Ventilation, daylighting and the use of solar energy.

The concept carries gardens on its terraces which contribute to the cooling of the interior spaces



**PART
ONE**

THE LEGAL SEGMENT

DO YOU KNOW ABOUT **WILLS?**

Many a time, individuals make provision for issues pertaining to their lifetime but fail to put in place mechanisms that would prevent unnecessary disputes and problems after they pass away concerning how their property and their affairs should be managed. How can one safeguard the interest of their loved ones after death? How can one make sure a particular person inherits that house of theirs? Making a valid Will would ensure that one's property devolves on the person of their choosing.

However, it appears people are hesitant to make Wills due to a fear of having their lives shortened. People say things like 'if I make a Will I will die early'. In fact, this is an unfortunate misconception and the time has come for there to be a shift towards normalizing the drafting of a Will once a person is of age and has property capable of being the subject matter of a disposition in a Will.

The purpose of this article is to briefly shed light on the provisions of the law regarding Wills in Ghana. The law governing Wills in Ghana is quite extensive and broad and it would be impossible to shed light on the entirety of it in this brief article. Therefore, this Article will therefore look specifically at the law relating to capacity, execution, executor or witness, incorporation of other documents into a Will, alteration of a Will and revocation of a Will.

WHAT IS A WILL?

A Will is a private document made by an individual known as the testator. A Will contains the intentions of the testator concerning how his estate should be distributed and same managed upon his demise. In Ghana, Wills are governed by the Wills Act, 1971, (Act 360). Wills come into force only after the testator dies and therefore, it is of utmost importance that the requirements of the law for a valid Will are adhered to in order for the intentions of the testator to be effectuated.

One can only give what one has. It is therefore very important to highlight the fact that only self-acquired property or property that was gifted to the testator can be the subject of a devise in a Will. Thus, family property cannot be willed to another by a testator in a Will. This is true even where a person takes land belonging to the family and develops same; it still remains a family property.

CAPACITY TO MAKE A WILL

According to Section 1, Act 360, a person of eighteen (18) years of age or above, who is of sound mind may voluntarily in writing make a Will in accordance with the Act.

How is a Will executed?

According to Act 360, for a Will to be valid, firstly, it must be in writing. There is however an exception to the requirement of writing for members of the Armed Forces who are in active service provided they make the oral Will before two witnesses.

Secondly, the Will must be signed by the testator or by any other person at the direction of the testator. It is important to note that the signature must be at the bottom of the Will. If a disposition is inserted after the signature, it will be void.

Also, the signature of the testator should be made or acknowledged by the testator in the presence of two or more witnesses, present at the same time and where the testator gives direction to another person to sign on his behalf, that other person must sign in the presence of the testator and two or more witnesses present at the same time. The witnesses shall also attest and sign the Will in the presence of the testator.

Finally, where the testator is blind or illiterate, a competent person shall carefully read over and explain the contents of the Will to the testator before it is executed, and that competent person shall declare in writing on the Will that it had been read over and its contents explained to the testator and that the testator appeared perfectly to understand the Will before it was executed.

WHO HAS CAPACITY TO BE AN EXECUTOR OR WITNESS?

Act 360 provides that for a person to be appointed to perform the duties of an executor or witness, that person must be Twenty-one years of age or above and that person must have the capacity to enter into a valid contract. By necessary implication, that person must be of sound mind. An executor may also attest to the Will and a creditor of the Testator may also be an attesting witness even though in that Will, the Testator has authorized that the debt of that creditor be paid or a property of the Testator is charged with the payment of the debts of that creditor.

It is however important to note that when a person is a beneficiary under a Will, and the said person is also an attesting witness of the same Will, the said person's attestation of the Will must be in addition to those of two other witnesses else the disposition made in favour of the witness would be void.

This means that where a beneficiary of the Will is one of only two attesting witnesses, the disposition would be declared void and that property would fall into intestacy and be dealt with in accordance with the Intestate Succession Act, 1985 P.N.D.C. Law 111. However, if there is a residuary clause, the disposition would fall into residue and that property will devolve on an identifiable individual chosen by the testator.

CAN OTHER DOCUMENTS BE INCORPORATED INTO A WILL?

According to Act 360, a Will may not incorporate another document unless that document was in existence at the time the Will was executed and is sufficiently identified in the Will. It is of utmost importance to sufficiently describe the incorporated document to prevent ambiguity and oral evidence may be admissible for the purpose of identification.

CAN A WILL BE ALTERED?

Yes, a Will may be altered but it must be done in accordance with the provisions of the Act else the alteration would be void. Therefore, the alteration must be in writing and must be attested to by a minimum of two witnesses.

CAN A WILL BE REVOKED?

Yes, a Will can be revoked. There are various ways through which a Will may be revoked. With an intention to revoke by the testator, a Will may be revoked by tearing or any other physical destruction by the testator or by another person in the presence of the testator at his direction. A Will can also be revoked by a written declaration of intention to revoke executed in the same manner as a Will and by the execution of another Will which is expressed to revoke the previous Will.

The law further provides that a Will which is not expressed to revoke a previous Will shall not revoke that previous Will except to the extent that it is inconsistent with the previous Will.

In conclusion, a Will contains the intentions of a testator, who should be 18 years and above, about how his estate should be distributed and managed upon his demise. Due to the technical nature of Wills and the fact that it only comes into effect when the testator dies, it is imperative to adhere strictly to the rules on execution of a Will since the testator would not be available to testify to its validity or correctness.

For a Will to be valid, it must be in writing and must be attested by a minimum of two witnesses. Attention must also be given to the witnesses and executors in terms of their ages and mental status. Another important key note is a beneficiary who doubles as a witness; it is advised that to avoid a disposition in favour of such a witness from falling into intestacy, it is best to rely on persons who do not benefit from the Will to act as witness.

In the next part to this article, we will shed light briefly on lapsed dispositions, revival of revoked Wills, armed forces Wills, custody of Wills, provisions for dependent's, and disposal of life insurance money.

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PLACES TO VISIT IN *Ghana*



LAKE BOSOMTWE

Lake Bosomtwi is the only natural lake in Ghana. It is situated within an ancient impact crater that is about 10.5 kilometres (6.5 mi) in diameter. It is about 30 km (19 mi) south-east of Kumasi the capital of Ashanti and is a popular recreational area. There are about 30 villages near crater lake Lake Bosomtwi, with a combined population of about 70,000. The most popular amongst the villages where tourists usually settle is Abono.

The Ashanti consider Bosomtwi a sacred lake. According to traditional belief, the souls of the dead come here to bid farewell to the goddess Asase Ya. Because of this, it is considered permissible to fish in the lake only from wooden planks. Among the fish species in the lake is the endemic cichlid *Hemichromis frempongi*, and the near-endemic cichlids *Tilapia busumana* and *T. discolor*.

HUMAN HISTORY

The legends say that in 1648 an Ashanti hunter named Akora Bompe from the city of Asaman was chasing an injured antelope through the rainforest. Suddenly, the animal disappeared in a small pond. It was as if this body of water wanted to save the animal's life. The hunter never got the antelope, though he settled close to the water and started catching fish. This place he named "Bosomtwe", meaning "antelope god". This story suggests that at that time the lake level was very low. The large dead trees standing offshore in the lake also evidence this, for they are over 300 years old.

Located 20km on the Kumasi and Accra highway, it is a quiet research showcasing an arboretum, forest hiking trails and a butterfly sanctuary; lodging, guiding and interpretative materials are available.

The Forest is an undisturbed rainforest. In front of the guesthouse is the butterfly sanctuary where different butterfly species could be observed. The butterflies are at their best during mid-day since they do not like moisture.



3

12 questions to ask before investing

What is my risk tolerance?

"To be a successful business owner and investor, you have to be emotionally neutral to winning and losing. Winning and losing are just part of the game." - Robert Kiyosaki

Q: How would you feel if you invested GHC 1,000 for 5 years, but realized that after the first year the value was GHC 900 (a drop of 10%)?



Very concerned.
Withdraw everything.






Concerned.
But will not withdraw.



Not too concerned.
In it for the long term

What type of investor are you?

Everyone is exposed to some risk everyday – whether it is from driving, operating an appliance or simply completing a task. In investment, risk describes the possibility that the return on an investment will be different from what is expected and includes the potential of losing some or all of your original investment. Just as we react to life’s occurrences differently, an investor’s personality, experiences and knowledge can inform how much risk he or she can take in investing.

	 TYPE A	 TYPE B	 TYPE C
Risk Tolerance	LOW	MEDIUM	HIGH
Investor sentiments	Closely monitors investment. Unable to stomach a lot of volatility (up and down movement) and panics whenever there is a drop in prices.	Knows he/she is in for the long term but still monitors the investment. When there is a drop in prices, Type B naturally gets concerned but tries to ignore minor losses to focus on the larger picture.	Definitely has eyes on the bigger, long-term picture. He/she is more concerned about how much can be gained over the long term versus the short-term fluctuations.

Investor tendencies	Withdraw the investment or sell shares when prices drop.	Stay invested but monitor investments closely.	Will stay invested with confidence because he/she is invested for the long term and is aware that investments can go up and down.
Ideal investment instruments	<ul style="list-style-type: none"> • Treasury Bills • Bonds • Fixed income mutual funds (e.g., MFund, EdIFund Tier 1) 	<ul style="list-style-type: none"> • Treasury Bills • Bonds • Fixed income mutual funds (e.g., MFund, EdIFund Tier 1) • Balanced mutual funds (e.g., BFund, ArkFund, EdIFund Tier 2) 	<ul style="list-style-type: none"> • Treasury Bills • Bonds • Fixed income mutual funds (e.g., MFund, EdIFund Tier 1) • Balanced mutual funds (e.g., BFund, ArkFund, EdIFund Tier 2) • Equity mutual funds (e.g., Epack) • Shares

Be true to yourself

When you invest, you naturally expect to grow your money. But many investments, like mutual funds, do not give guaranteed returns. Moreover, some investments have higher risk than others – equity has a higher risk than fixed income – and investors should be wary of this. You must be honest about how much risk you can take on as an investor. Sometimes, investors claim they have a high risk tolerance until their investment starts to decline, then they quickly realize their risk tolerance is quite low.

Your risk tolerance may change overtime and can either move from low to high or high to low. The change can be influenced by an increase in your level of investment knowledge, changes in the industry or broader economy or simply a change in your investment goal or life situation. As such the importance of matching your risk tolerance to the right investment product cannot be overemphasized. In our next article, we will discuss the risk profile of investments into detail.

If you would like to speak to a financial advisor to help make the right investment decision, call us on **0302 610610**. You can also visit www.databankgroup.com for more information on choosing an investment.

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"An arch consists of two weaknesses which, leaning one against the other, make a strength."

- Leonardo da Vinci



A young businessman had just started his own firm. He rented a beautiful office and had it furnished with antiques. Sitting there, he saw a man come into the outer office. Wishing to appear the hot shot, the businessman picked up the phone and started to pretend he had a big deal working.

He threw huge figures around and made giant commitments. Finally, he hung up and asked the visitor, "Can I help you?". The man said, "Yeah, I've come to activate your phone lines."



ABOUT THE EDITOR

Karen Evans Halm is an architect and an associate of the Ghana Institute of Architects with over a decade's experience in the field, specializing in Interior Design and Landscape Architecture. She is also the co-founder of Spektra Global Ltd.



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