



FIG Working Week 2024

19-24 May

Accra, Ghana

Your World, Our World:
Resilient Environment
and Sustainable
Resource Management
for All

Value Through Negotiation Committees

Kwabena Obeng Asiama

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Background

- Compulsory Land Acquisition and Deprevalation of Land Use
- Government and Mining Companies

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The Mining Community

- Rural scattered hamesteads in two small hamlets of about 100 households each.
- Primary livelihood is farming
- A mix of indigenes and settlers
- A complex system of land tenure interests

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Crop and Assets Valuation Negotiation

- Establishment of the Rates/Resettlement Negotiation Committee (RNC)
- Involvement of Stakeholders representatives
- Traditional Authorities, Farmers' Associations, Residents, women, youth and the government.

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Rates Negotiation Committee

- The Company and their representatives
- Sub-Committees
- Formation of Sub-Committees
- Assets, Deprivation of Land Use, Housing Design, Site Selection Committee
- Moderator and Sub-Committee Chairs
- Community Valuer

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The Process

- Community engagements and discussion (eg. Cocoa)
- Valuation by the company and the community valuers for value in exchange.
- Meeting of the sub-committees (community and company, with their representatives)
- Negotiation on the values of the assets.
- Final values are sent to the RNC for approval.

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GEOSA
General Authority for Survey
and Geospatial Information





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Analysis through the Lens of Kabanga and Mooya (2022)

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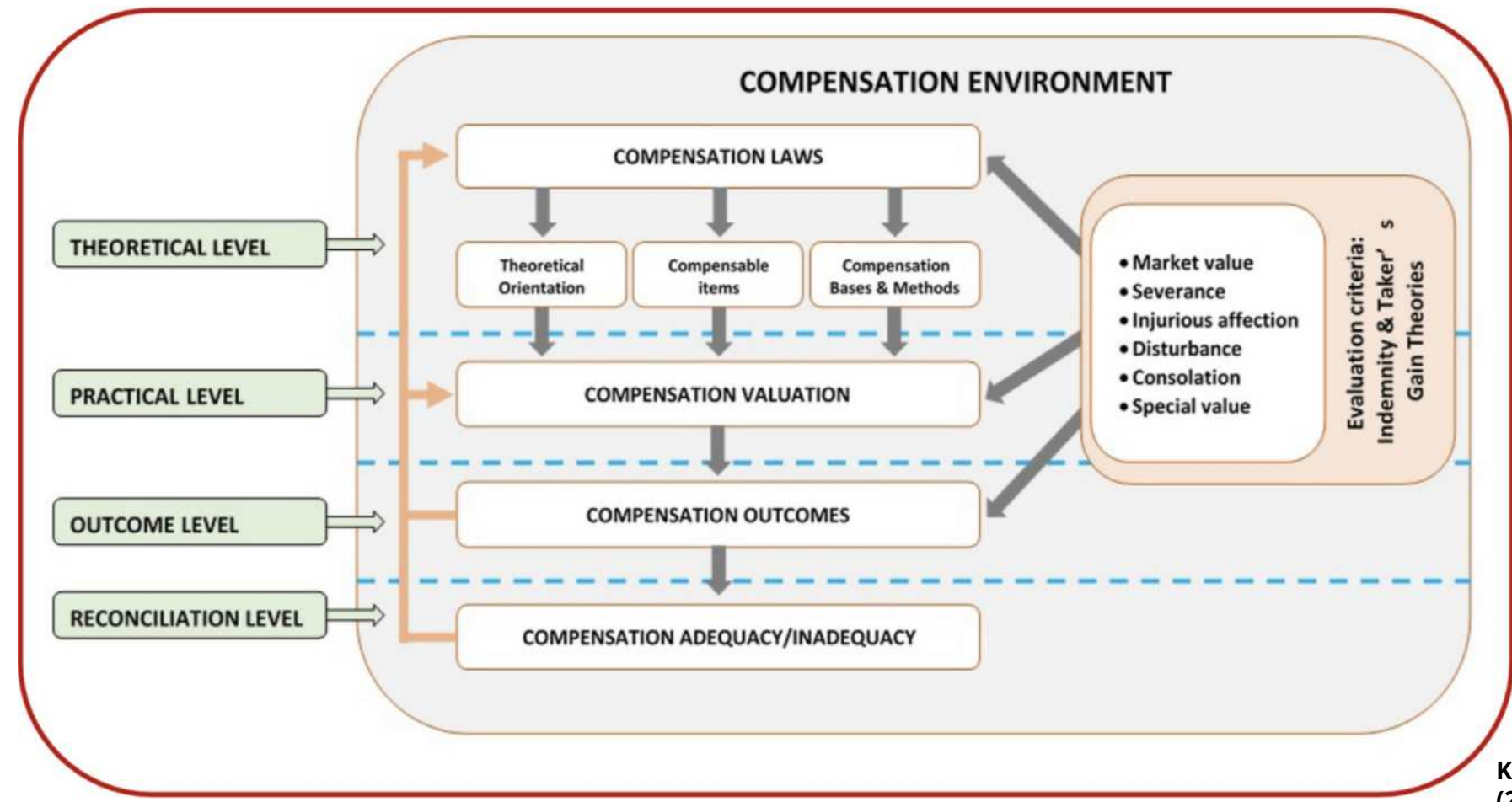


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Kabanga and Mooya
(2022)



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Theoretical Level

- Laws covering Depreavation of Land Use in Ghana outlines the extent of the compensation, with an outline process.
- Each DLU compensation process takes a slightly different approach.

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Practical and Outcome Levels

- Valuation by experts using value-in-exchange basis.
- Setting the rules for what is included and/or excluded in the compensation assessment.

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Reconciliation

- Negotiation of the values
- Determination and agreement on the form of compensation
- Determination of interest rates
- Determination of livelihood restoration plans

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Market Value



Investment Value?

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SUSTAINABLE DEVELOPMENT GOALS

International Federation of Surveyors supports the Sustainable Development Goals

Commission 9

Valuation and Management of Real Estate

Serving Society for the Benefit of People and Planet



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