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# Tinkering with Valuation in Large-Scale Land Acquisitions on Customary Lands

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# Large-Scale Land Acquisition in Ghana

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- Compulsory Land Acquisition
- Derivation of Land Use



# Background of Bui Dam Resettlement

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- Three communities – Bui, Dokokyina and, Bator (settlers)
- Resettlement as a result of a hydroelectric dam
- Resettlement occurred in 2013
- One law on expropriation
- No law on resettlement, just experience from two resettlements
- Reliance on the World Bank's Operational/Bank Policy 4.12
- Free, Prior, and Informed Consent



# Steps in the Bui Dam Project

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- Preliminary Stage
- Application and Decision for Use of Expropriation
- Submission of Claims and Determination of Compensation
- Payment of Compensation
- Change of Ownership and Possession



# Background on the Newmont Ahafo Project

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- 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



# Deprivation of Land Use

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



# Rates Negotiation

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- 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



# The DLU Process

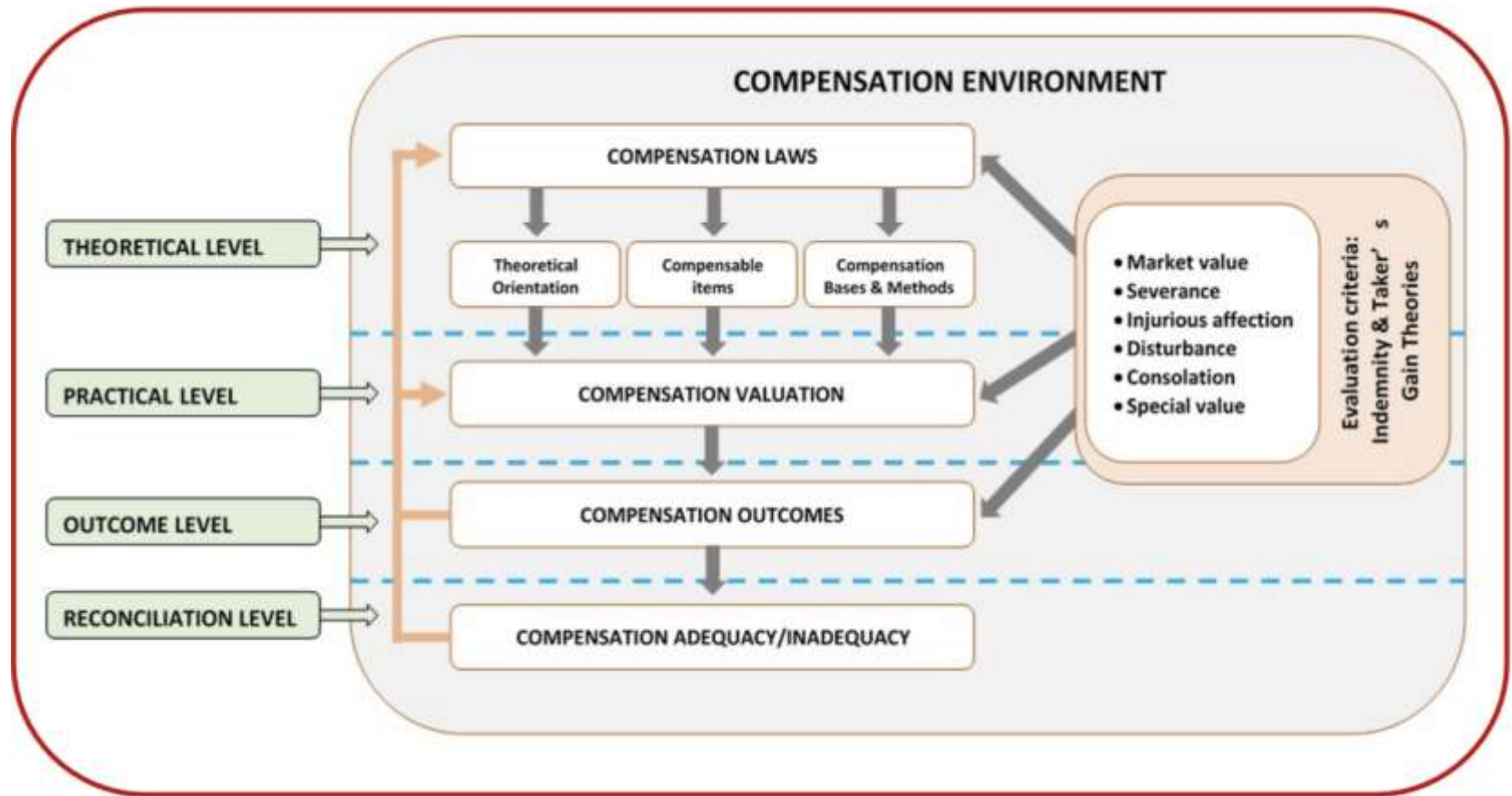
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- Community engagements and discussion (eg. Cocoa)
- Valuation by the company and the community valuers for value in exchange.
- Meeting of the sub-committees (community and company, with their representatives)
- Negotiation on the values of the assets.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





# Conceptual Framework



Kabanga and Mooya (2022)



# Theoretical Level

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- The Basis in law
- Compensable Items
- Theoretical Orientation



# Practical and Outcome Level

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- The valuation method is determined by law.
- The methods of valuation for market assessment.



# Reconciliation Level

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- Compensation Acceptability
- Voice of the people, as the non-market is coming



# Summary and Conclusion

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- Inadequate laws that are not in tune current time.
- Compensable items are different for both cases.
- Little involvement of the community in valuation process.
- DLU is more transparent compared to compulsory land acquisition.