

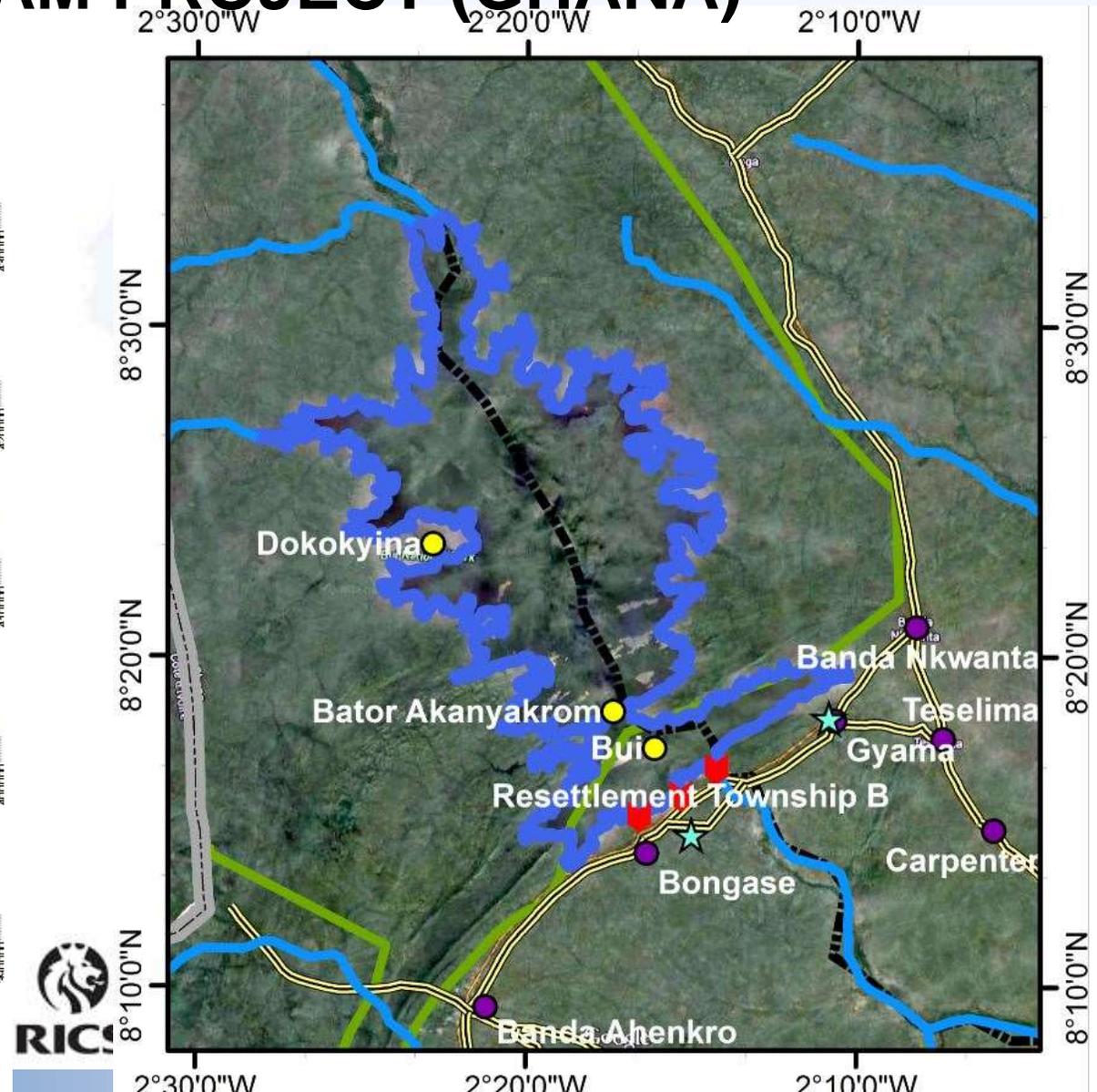
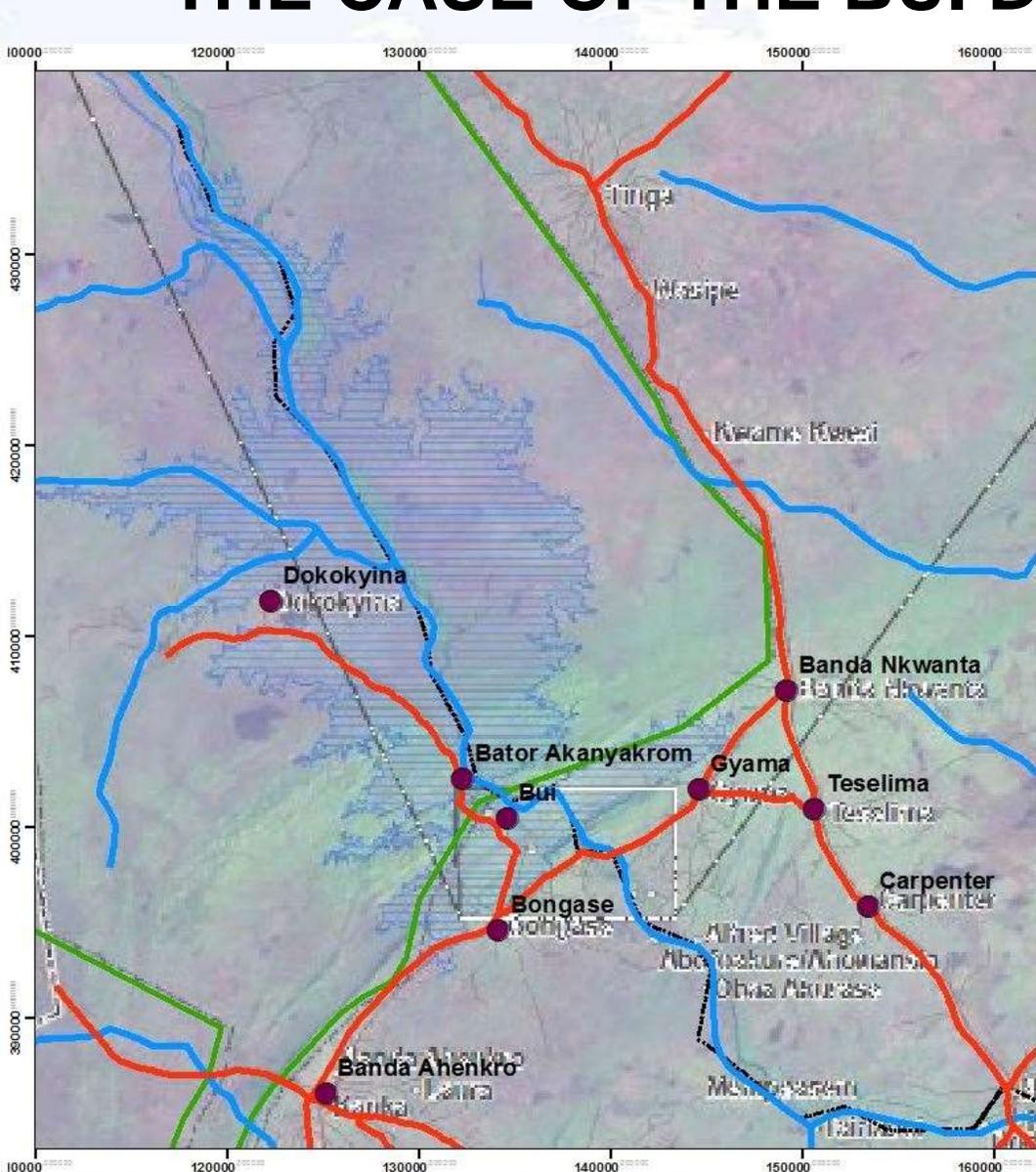
## THE CASE OF THE BUI DAM PROJECT (GHANA)\*

**People may not be willing to sell their land because it is core to their identity.**

\*Follow this link for the full paper on the case study – [Asiama et al. \(2017\)](#)

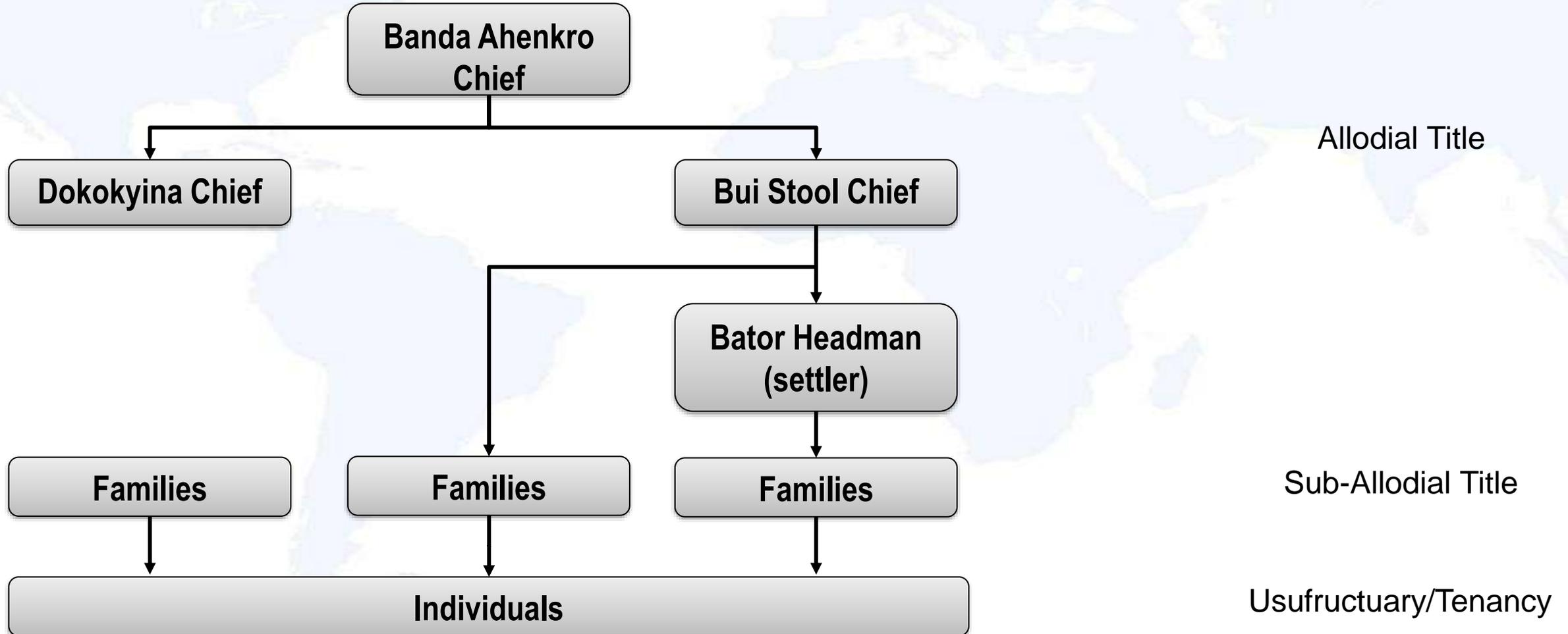
# THE MANUAL FOR THE VALUATION OF UNREGISTERED LAND

## THE CASE OF THE BUI DAM PROJECT (GHANA)



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## THE CASE OF THE BUI DAM PROJECT (GHANA)

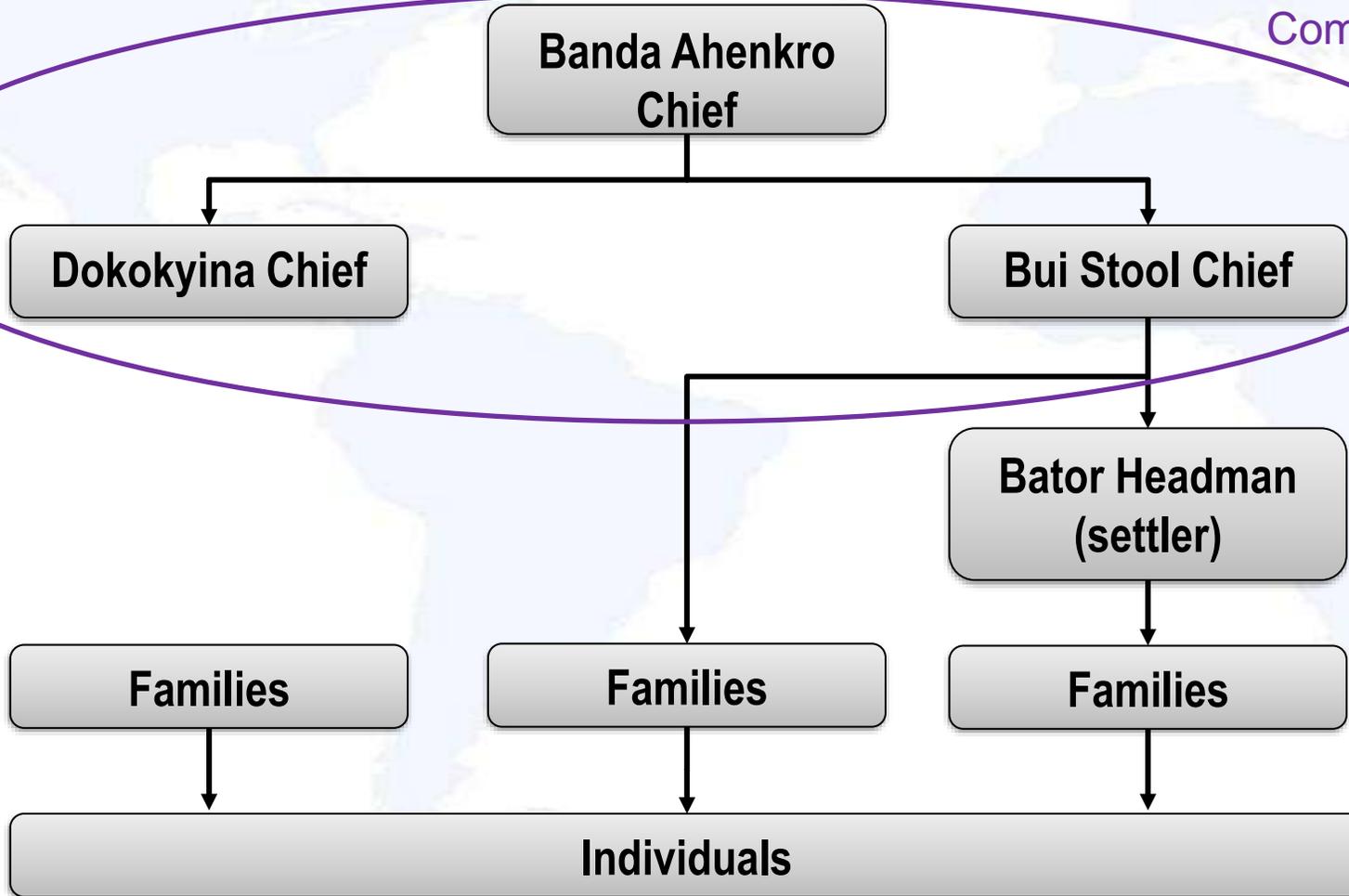


# THE MANUAL FOR THE VALUATION OF UNREGISTERED LAND

## THE CASE OF THE BUI DAM PROJECT (GHANA)

Compensation paid

Allodial Title

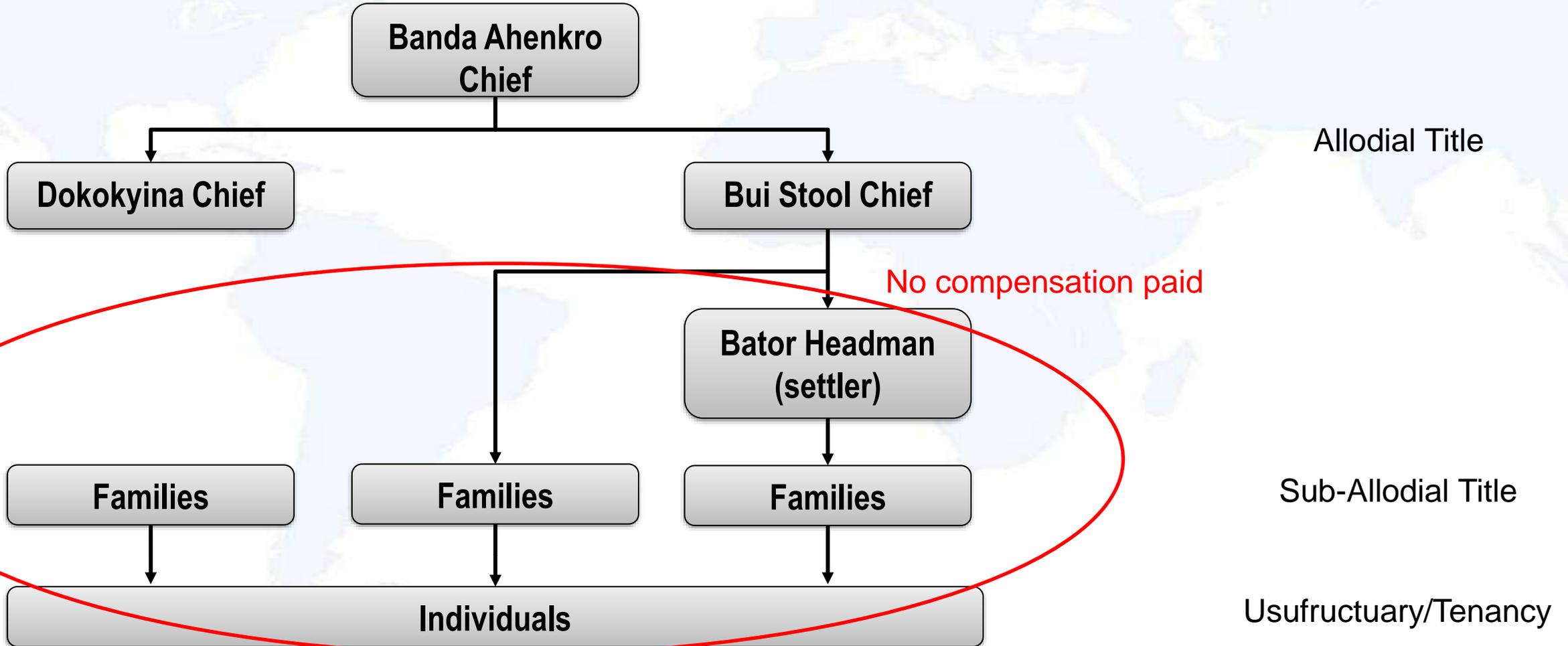


Sub-Allodial Title

Usufructuary/Tenancy

# THE MANUAL FOR THE VALUATION OF UNREGISTERED LAND

## THE CASE OF THE BUI DAM PROJECT (GHANA)



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### Why this situation in the Bui Dam project?

- No procedure for the valuation of the customary land tenure rights in the country.
- No involvement of the local population in the valuation process.

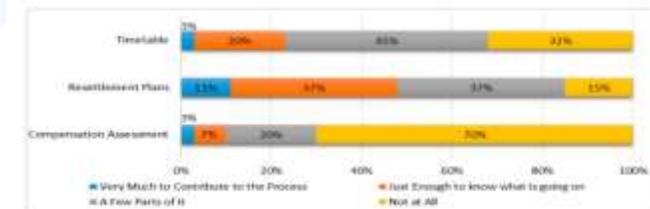


Figure 4. How clear were the explanations of these aspects of the compulsory land acquisition and resettlement process? (n = 38).

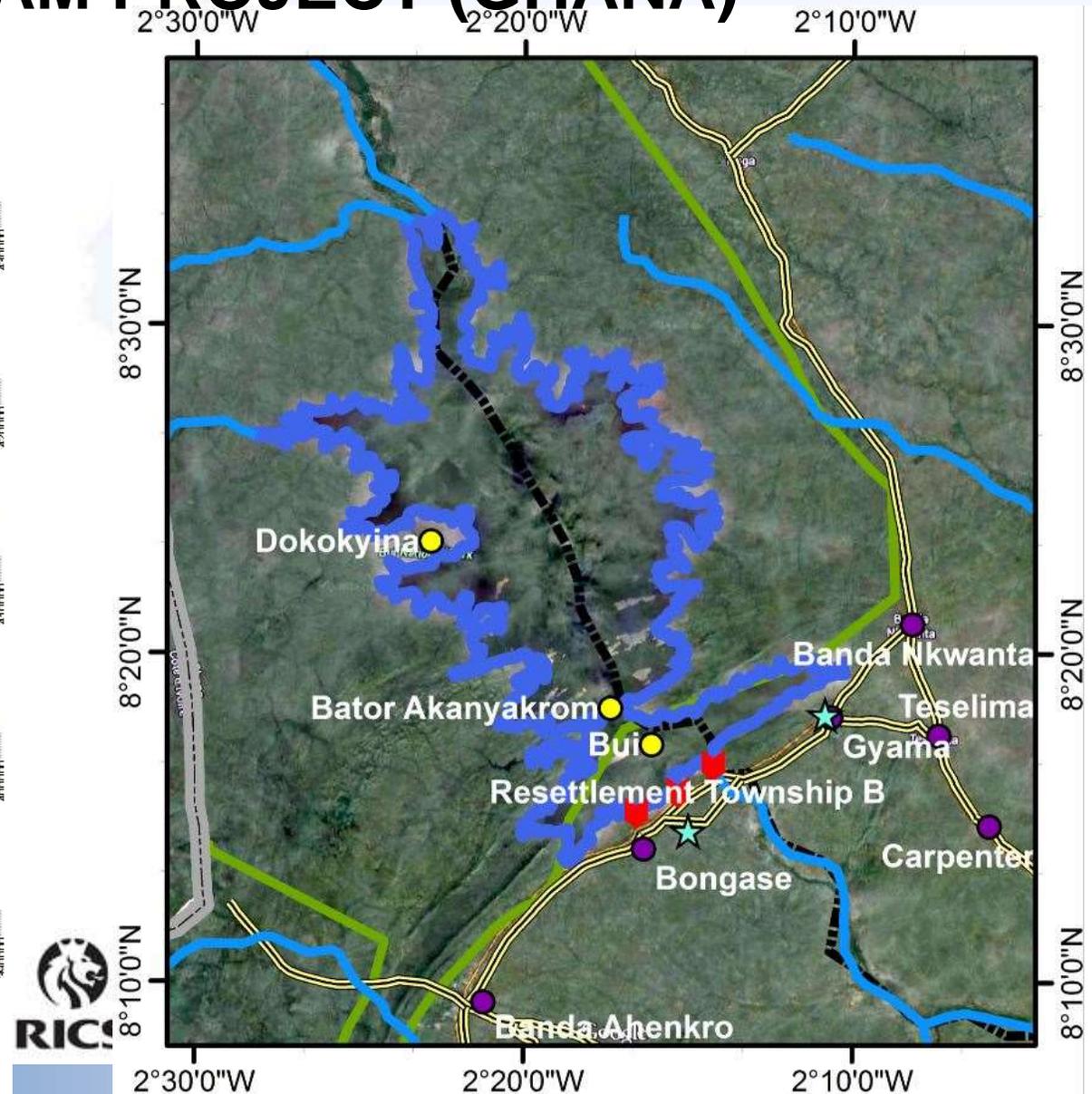
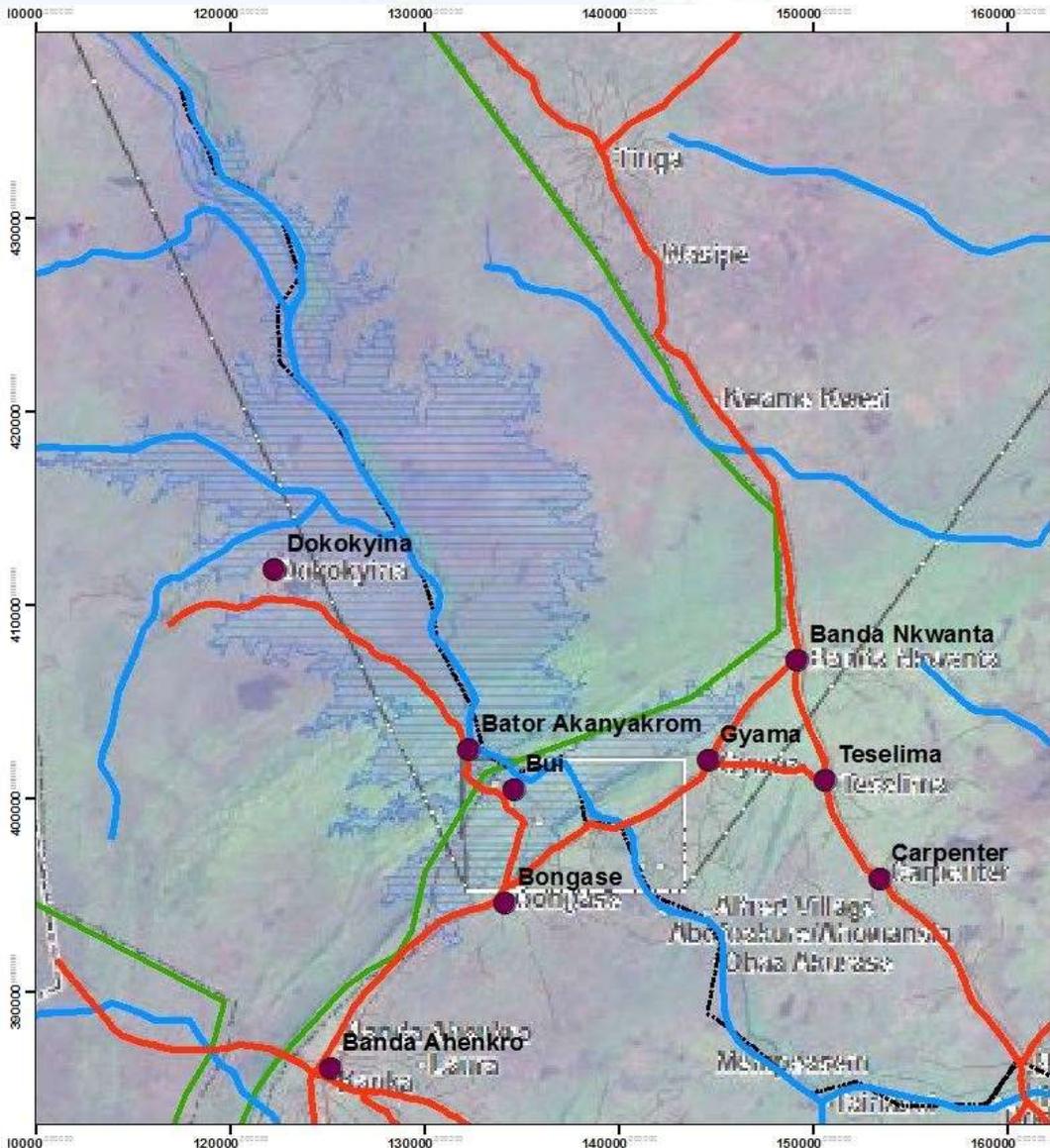
## THE CASE OF THE BUI DAM PROJECT (GHANA)

### Results of the situation

- Resettlement and replacement as compensation.
- Traditional and sacred worship places replaced.
- Ignoring of the settlers' preference for monetary compensation.
- Limited compensation options.
- Lumping up of culturally different people in a one square kilometre resettlement area.

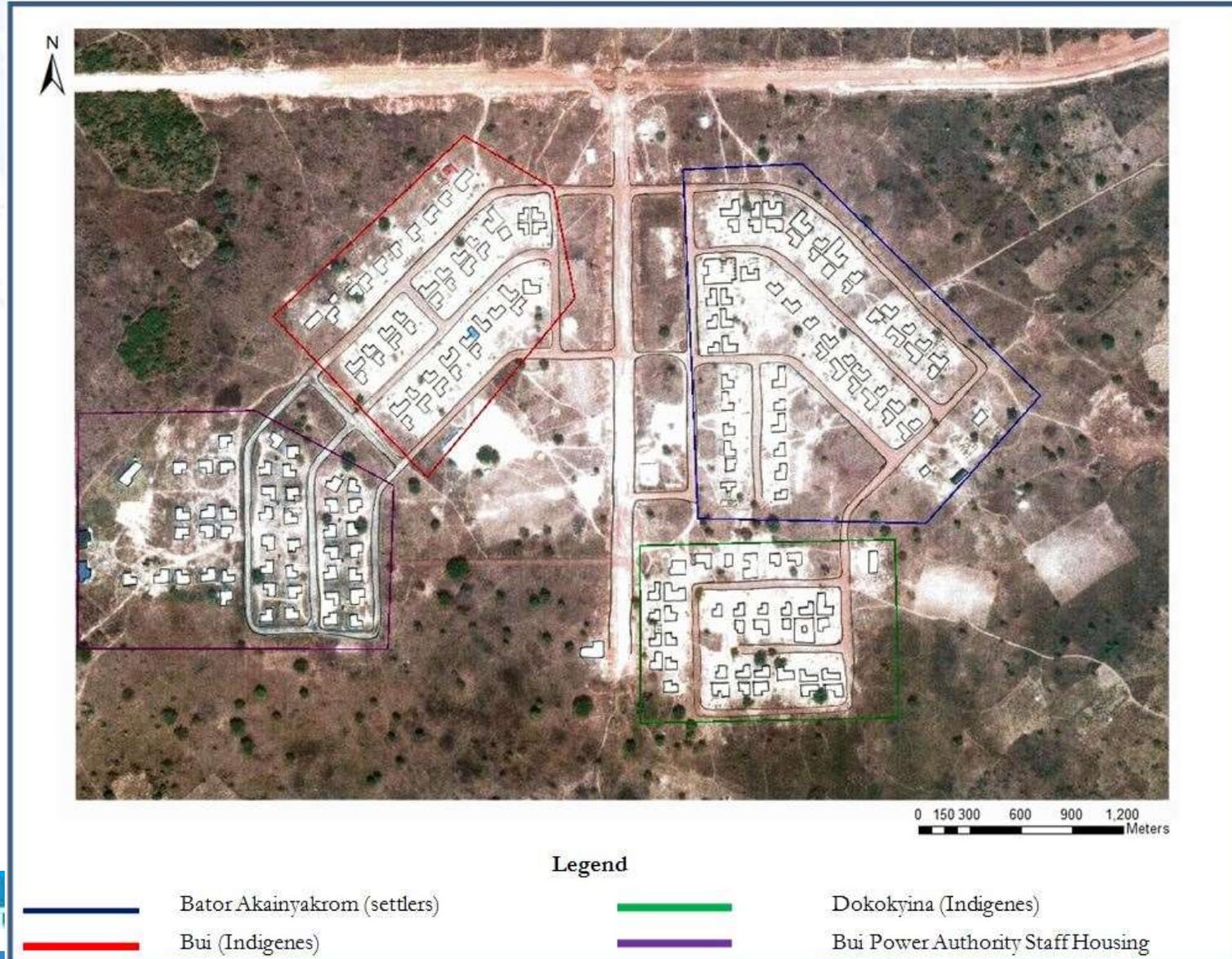
# THE MANUAL FOR THE VALUATION OF UNREGISTERED LAND

## THE CASE OF THE BUI DAM PROJECT (GHANA)



# THE MANUAL FOR THE VALUATION OF UNREGISTERED LAND

## NEW RESETTLEMENT COMMUNITY



## SOME LESSONS FROM THE CASES...

### Results of the situation

- **Stripping land value of all its meanings, to leave that of revenue and economic logic.**
- **Market value rather depends on other forms of value and their environments.**
- **Valuers need to view land value beyond market value, and as a holistic mesh of both marketable and non-marketable qualities.**
- **Non-market values may well be more important than the market values.**

# THE MANUAL FOR THE VALUATION OF UNREGISTERED LAND

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