



# FIG WORKING WEEK 2023

28 May - 1 June 2023 Orlando Florida USA

Protecting  
Our World,  
Conquering  
New Frontiers

## Value Through Negotiation Committees

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## Background

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

## The Mining Community

- Rural scattered hamsteads 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

## 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.

## 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

## 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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## Analysis through the Lens of Kabanga and Mooya (2022)

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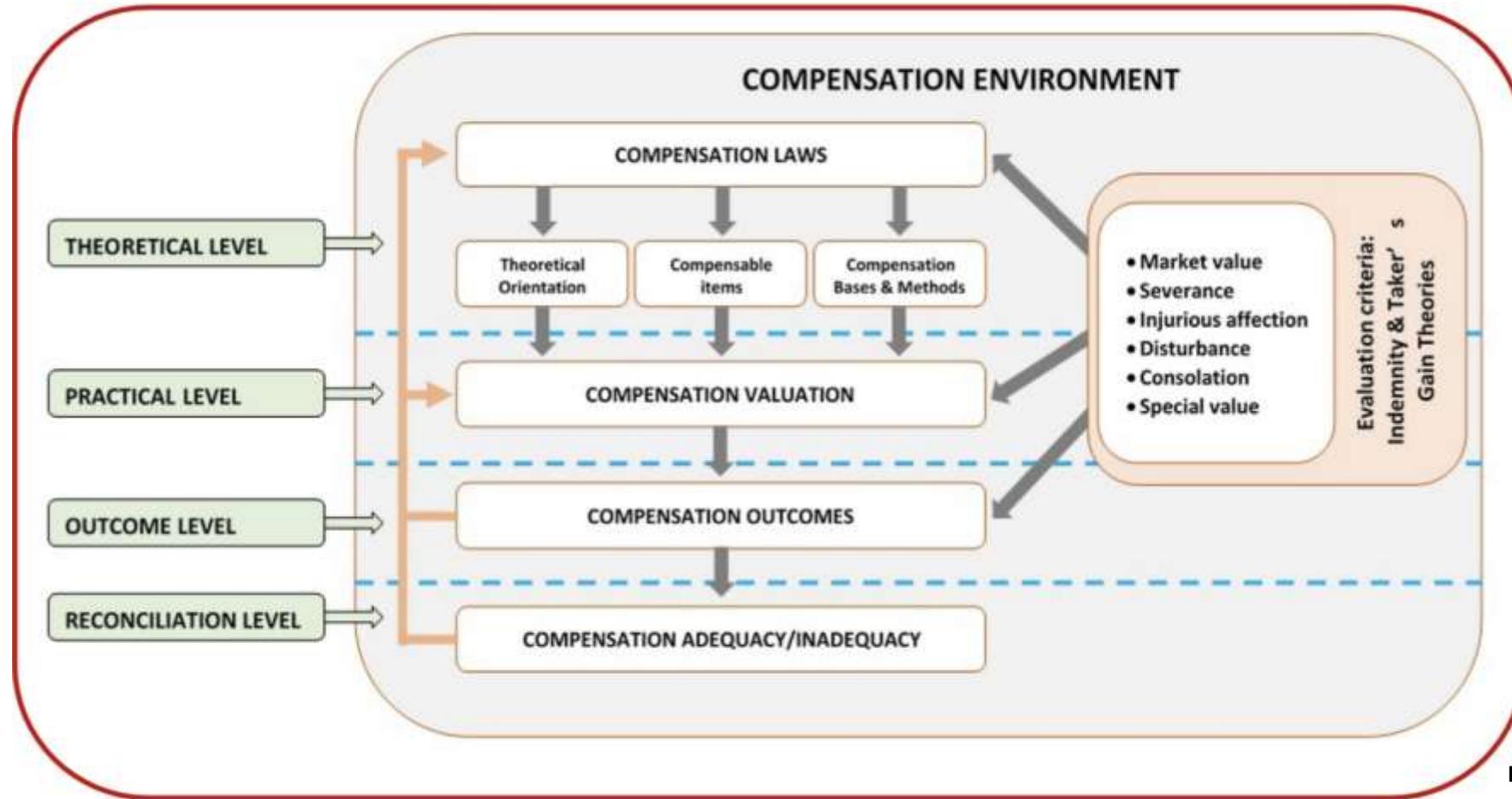
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Kabanga and Mooya (2022)

## Theoretical Level

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

## 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.

## Reconciliation

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

## Market Value

1. Identify unregistered land & property rights

2. Collect land & property information

3. Determine existence of market

4. Quantify market value (deal with risk & uncertainty)

5. Identify any non-market value

6. Quantify or recognise non-market value (deal with risk & uncertainty)

Investment Value?



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**Many Thanks**

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