

**GHANA INSTITUTION OF SURVEYORS (GHIS)  
VALUATION AND ESTATE SURVEYING DIVISION (VES)**

**ANNUAL REPORT ON THE VALUATION AND ESTATE SURVEYING  
DIVISIONAL ACTIVITIES FOR 2021**

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## **1.0 INTRODUCTION**

The VES Divisional Committee for the 2021/2022 Governing Council session consists of thirty-four (34) members made up of:

- Elected Members (6)
- Ex-officio Members (4)
- Members (13)
- Institutional Representatives (2)
- Regional Representatives (9)

There are ten (10) Sub-Committees of the Division. Membership of the various Sub-Committees is attached. The Divisional Committee held monthly meetings to deliberate on matters relating to the Division. So far, nine (9) meetings have been held (since the last AGM). All meetings were held online in view of the Covid-19 restrictions.

## **2.0 HIGHLIGHTS OF ACTIVITIES OF THE YEAR**

With the surge in the COVID-19 cases, the Division continued to hold all programmes and meetings for the year online to ensure the safety of members. The following are highlights of activities undertaken during the year:

### **2.1 Update on VES Practice Area**

Subsequent to the successful launch of the Practice Area Concept, the Facilitators were tasked to execute the following programmes to ensure the development of the concept.

- Increasing Membership Drive through an online registration portal
- Organization of Flagship Programmes
- Tailored CPD Programmes
- Exploring Possible Affiliations with other International Professional Bodies/Organizations
- Exploring International Standards Organization (ISO)
- Building Stronger Collaboration with Academia

It is expected that Facilitators will deepen their efforts to ensure the successful implementation of the listed course of actions to aid in the growth of the Practice Areas.

### **2.2 Creation of Faculty System**

The Governing Council has given approval for the Division to initiate the process of rolling out the Faculty System which has been on the drawing board for quite some time. A team comprising Survs. Kofi Cobbold Zinzi Ayitey and Obed Asiamah, have subsequently been tasked to develop the roadmap and framework for effective implementation of the Faculty System by GC and all Divisions.

### **2.3 Land Act and the Real Estate Agency Act**

The Land Act 2020 (Act 1036) and the Real Estate Agency Act 2020 (Act 1047) successfully became law in December 2020. The Division pledges its commitment in collaborating with the Lands Commission and

other allied institutions in developing the Legislative Instruments (LIs) that will guide the laws. Members are therefore urged to come up to speed with the new laws and also avail themselves to serve on committees that will be set up to develop the LIs.

In the interim, an Advocacy Committee, made up of the underlisted members, who were primarily involved in the drafting of the Acts, has been constituted to tease out relevant issues and lead discussions and knowledge sharing to empower members in their practice and also to be advocates of the Acts. The members of the Committee are:

- Surv. Meister Afriyie (Chairman)
- Surv. John Bugri
- Surv. Timothy Anyidoho (Secretary)
- Surv. Dr. Frank Gyamfi Yeboah
- Surv. Stanislaus Adiaba
- Surv. Dr. W. Odame Larbi
- Surv. Dr. Karikari

The Division wishes to express gratitude to the following senior members for the roles they played in the passing of the Land Act and the Real Estate Agency Act:

- Past President Felix Owusu Agyepong
- Past President Yvonne Sowah
- Surv. Alhaji Sulemana
- Surv. James E. K. Dadson
- Surv. Emmanuel Martey
- Surv. Zinzi Ayitey

## 2.4 VES Newsletter

The VES E-Newsletter for the first session was successfully published in June, 2021. The Division plans to produce another newsletter before close of the year. Members are urged to send articles to the Chair of SPA, Surv. Timothy Anyidoho.

## 2.5 35<sup>th</sup> Divisional Annual Seminar

The persistence of the Covid-19 pandemic necessitated the organization of the Annual VES Seminar in a virtual environment. The Seminar was held under the theme “***Emerging Legal and Institutional Dynamics and the Practice of the VES Profession***”, with the principal objective of equipping and familiarizing members with provisions of the Lands Act, 2020 (Act 1036) and the Real Estate Agency Act, 2020 (1047), including other related laws which impacts of VES Practice in particular and surveying profession in general. The Seminar was held in September 2021, marked by weekly presentations on **Wednesdays** from **6.pm to 8.00pm** as detailed below:

- i. **Week 1:** Wednesday 1<sup>st</sup> September 2021 – **The Land Act 2020, (Act 1036); Opportunities for the VES Professional** by Surv. Dr. Wordsworth Odame Larbi
- ii. **Week 2:** Wednesday 8<sup>th</sup> September 2021 – **Positioning the VES Practitioner for the Real Estate Agency Act, 2020 (Act 1047)** by Surv. Jonathan Zinzi Ayitey
- iii. **Week 3:** Wednesday 15<sup>th</sup> September 2021 - **The Legal and Regulatory Framework relating to VES Practice - The Knowledge Bank** by Surv. Timothy Anyidoho Esq.

iv. **Week 4: Wednesday 22<sup>nd</sup> September 2021 – Parallel (Break-out Session) with focused discussion on developing and sustaining the VES Practice Areas.**

The nine (9) Practice Areas were merged into four (4) Breakout Rooms due to technological limitations and tally of number of participants who registered for the seminar as indicated in the table below:

PRACTICE AREAS	GROUP	LEAD FACILITATORS
Real Estate Finance and Valuation	1	Surv. Dr. Gyamfi Yeboah, Surv. Evans Asare, Surv. J. Zinzi Ayitey
Estate and Facilities Management	2	Surv. Obed Ampadu-Asiamah, Surv. Joseph Quist, Surv. Kwasi Darko Asare, Surv. Dr. W. Odame Larbi
Estate Brokerage and Housing		
Project Management, Devt. Management, Monitoring and Evaluation		
Land Use Planning and Environmental Sustainability	3	Surv. Meister Afriyie Surv. Tony Ntiador Surv. Dr. Ben Quaye, Surv. Geoffrey Osafo Osei
Land Information System		
Land Administration and Management		
Land Law and Legal Education/Services	4	Surv. Timothy Anyidoho, Surv. Emmanuel Martey, Surv. William Offei Botchway
Alternative Dispute Resolution		

This ground breaking session was very successful with focused discussions on the under listed issues and consensus arrived were tabled as the Seminar Resolution:

1. What are the likely key challenges in the PA?
2. Are there specific emerging issues that need to be prioritized in the CPDs/trainings etc?
3. How do we measure success of the PA structure?
4. Are there similar structures from other professional bodies that can be used as a guide or benchmark?
5. Possible international Affiliations

### 2.5.1 General Participation

All the four sessions of the Seminar were well patronized with the President and some members of GC as well as the QS and LS Divisions joining the online sessions. The first session of the seminar also hosted the Chairman of AfRES West Africa, the FIG Vice President and some members of the Nigeria Institute of Estate and Valuation Surveyors. The Seminar recorded a total of 423 participants.

### 2.5.2 Seminar Fees

Due to the COVID Pandemic, the seminar fee was apportioned as follows:

Members	-	Gh¢ 200 (minimum)
Trainees	-	Gh¢ 100
Student	-	Gh¢ 50

The Planning Committee could not embark on massive sponsorship due to the then sponsorship campaign by the WinS at the time. However, we wish to thank Survs. Kwame Owusu and Joseph Justice Quist for their voluntary donations.

### **2.5.3 Seminar Resolution**

1. Possible causes of wide disparities in valuation opinions need to be identified and addressed appropriately.
2. VES training firms should adopt practical and robust training programmes for trainees assigned to their firms.
3. The fee structure for valuation services should be revised and standardized.
4. Each Practice Area should undertake at least three (3) customized CPDs in a year.
5. Practice Area leaders should explore emerging trends in the industry and roll out requisite training and knowledge base for members to enhance their skills/profession to become relevant.
6. CPD point should be introduced as a basis for renewal of license.
7. Practice Area concept should consider similar structures by GhIE and RICS.
8. Each Practice Area should explore possible areas of affiliation and facilitate the process of securing same.
9. The Division should consider moving away from volunteerism to paid services in order to hold people accountable.

The presentations have been posted to the GhIS website (VES portal) for members to access. The link is <https://ghis.org.gh/resources/ves-essentials/>

## **3.0 REPORTS FROM DIVISIONAL SUB-COMMITTEES**

### **3.1 Social and Publicity Affairs (SPA)**

#### **3.1.1 Corporate Social Activity**

Two visits were made to some senior members of the Division, namely Surv. PP Sagoe and Surv. PP Matilda Fiadzibey on 27<sup>th</sup> May and 17<sup>th</sup> June 2021 respectively. They were each presented with a lunch basket of fruits and copies of the Land Act.

#### **3.1.2 Lunch Meeting Eastern Regional Branch**

The Division visited the Koforidua Branch on 7<sup>th</sup> July 2021 to participate in a Lunch Meeting organized by the Branch. Five (5) copies of the Land Act were donated to the Branch out of which a copy was subsequently presented to the Estate Department of Koforidua Technical University.

### 3.2 Board of Examiners (BoE)

Online refresher courses commenced on Saturday 5<sup>th</sup> June 2021 ended on Sunday 29<sup>th</sup> July 2021. In spite of few technological challenges, the refresher courses were generally successful with a total of 177 trainees made up of ninety-one (91) year two and eighty-six (86) year trainees participating in the various sessions.

Written examination for Year 1 and Year - 2 candidates came off successfully on 20<sup>th</sup> September 2021. This was followed by oral interviews for Year-2 candidates which was conducted in-person from 21<sup>st</sup> to 23<sup>rd</sup> September 2021. The oral interviews for the year-1 candidates will be held online in October 2021. The BoE is currently in the process of marking the examination scripts and collating the results.

### 3.3 Continuing Professional Development (CPD)

CPDs organized during the year were tailored alongside the Practice Areas to aid in the development of the concept. Consequently, four virtual CPD Programmes were organized during the period under review. All the programmes were highly patronized with an average of 200 members participating in the respective sessions. Details of the programmes held during the period are as follows:

Date	Topic	Resource Person
18 <sup>th</sup> March, 2021	Joint Practice Area CPD: <i>The African Continental Free Trade Area: A Trillion Dollar Game Changer for the African Built Environment Professionals</i>	Nana Amoto Mensah
22 <sup>nd</sup> April, 2021	Practice Area CPD: <i>Discussion on the Facilities Management Manual Prepared for the Ghana Infectious Disease Centre by the VESD</i>	Surv. Obed Ampadu-Asiamah
20 <sup>th</sup> May, 2021	Practice Area CPD: <i>Basics in Business Valuation</i>	Dr. Bennet Kpentey
23 <sup>rd</sup> June, 2021	Practice Area CPD: <i>"The Role of the VES Professional in Large Scale Land Acquisitions"</i>	Surv. Emmanuel Ampiaaw

### 3.4 Approved Office Inspectorate (AOI)

Governing Council approved the application of Messrs. BMA Survey Consult Limited for recognition as VES practicing firm. The Directors are, Surv. Mrs. Christie Esi Bobobee a Fellow of GhIS and Surv. B.S. Mireku. The office is located at East La with a GP address as GL 0507073.

### 3.5 Welfare

Donations were made to the following bereaved members:

- Surv. Elizabeth Yemidi
- Surv. Mabel Yemidi
- Surv. Joseph Justice Quist

### 3.6 Young Surveyors Network (YSN)

The GC decided that the YSN be made to function under the respective Divisions of the Institution. An interim committee comprising Surv. Naa Adofo, Surv. Lloyd Quaigraine, Surv. Jennifer Adusei and Surv. Nutifafa Asare have been tasked to embark on the following among others to revamp the VES YSN :

- Develop a data base of all Valuation and Estate Surveyors YSN.
- Re-energize young VES professionals and increase participation of the Young Surveyor in all activities of YSN in particular, VES and the Institution as a whole.
- Attract young surveyors and newly admitted Valuation & Estate Surveyors.
- Organise Social Events and Health Programmes for members.
- Select YSN leaders and regional representatives.
- Organise CPD Meetings, Knowledge sharing sessions for members

Consequently, the interim committee plans to work with the CPD committee to organize on CPD programmes for the YSN. The Committee plans to focus CPDs activities on the following three (3) thematic areas: **Health and Safety, New Technologies and Social and Environmental** issues that impact on the VES profession.

#### **4.0 APPLICATION FOR MEMBERSHIP**

As at date, the Governing Council had approved seventy-eight (78) applications made up of seventy-seven (77) Professional Membership and one (1) Technical Membership.

#### **5.0 CONCLUSION**

We express our gratitude to members for their commitment towards the running of the Division in spite of the COVID-19 pandemic, participating massively in the online programmes organized during the year.

We also wish to thank the following personalities/bodies for their selfless support to the Division:

- The President of GhIS
- GC Members
- Divisional Committee
- VES Practicing Firms
- Practice Area Facilitators
- Past Presidents of GhIS
- The only ED
- Sub-Committee Members
- 2021 Planning Committee
- GhIS Secretarial Staff

*Signed: Kofi Cobbold*

**SURV. EMMANUEL KOFI COBBOLD (FGhIS)  
(CHAIRPERSON - VES DIVISION)**

*Stella Baah*

**SURV. STELLA BAAH (FGhIS)  
(SECRETARY)**

## **VES DIVISIONAL COMMITTEE MEMBERS FOR 2020/2021 SESSION**

### **Elected Members**

1. Surv. Kofi Cobbold (FGHIS) - Chairman
2. Surv. Dr. Benjamin Quaye (FGHIS)
3. Surv. Dr. Mrs. Victoria Aboah (FGHIS)
4. Surv. Timothy Anyidoho (FGHIS)
5. Surv. Leonie Afua Boih-Addo (MGHIS) - Treasurer
6. Ms. Priscilla Donkoh (MTech)

### **VES Divisional Committee**

#### **Executive Committee**

1. Surv. Kofi Cobbold (FGHIS) - Chairman
2. Surv. Dr. Benjamin Quaye (FGHIS)
3. Surv. Dr. Mrs. Victoria Aboah (FGHIS)
4. Surv. Timothy Anyidoho (FGHIS)
5. Surv. Leonie Afua Boih-Addo (MGHIS) - Treasurer
6. Surv. Stella Baah (FGHIS) - Secretary
7. Surv. Jennifer Adusei (MGHIS) - Asst. Sec
8. Ms. Priscilla Donkoh (MTechGHIS)

#### **Members**

9. Surv. James E.K. Dadson (FGHIS) PP
10. Surv. Prof. Emmanuel Martey (FGHIS) PP
11. Surv. Alhaji Sulemana Mahama (FGHIS) Vice Pres
12. Surv. Maame Ama Edumadze Acquah (FGHIS) PP
13. Surv. Emmanuel A. Lawer (FGHIS)
14. Surv. Martin Asiedu (FGHIS)
15. Surv. Jonathan Zinzi Ayitey (FGHIS)
16. Surv. Kobina Mensah Mannoh (FGHIS)
17. Surv. Meister Afriyie (FGHIS)
18. Surv. Tony Ntiador (MGHIS)
19. Surv. Obed Ampadu Asiamah (MGHIS)
20. Surv. Naa Lamikai Adofo (MGHIS) WinS Rep
21. Surv. William Offei Botchway (MGHIS)
22. Surv. Kwasi Darko Asare (MGHIS)
23. Surv. Nana Fredua Agyemang Akuamoah (MGHIS)
24. Surv. Lloyd Quagraine (MGHIS)
25. Surv. Dr. Stanislua Adiaba (MGHIS)

#### **Regional Representatives**

26. Surv. Geofferry Osafo-Osei, FGHIS (Brong Ahafo)
27. Surv. Samuel Mould, MGHIS (Central)
28. Surv. Edison Anyigbah, MGHIS (Eastern)
29. Surv. Ebenezer Arthur, FGHIS (Ashanti)
30. Surv. Maxwell Petio, MGHIS (Upper East)
31. Surv. Charles Agana, MGHIS (Upper East)
32. Surv. Jonathan Kwabla, MGHIS (Volta)
33. Surv. Linda Otchere, MGHIS (Western)
34. Surv. Wilfred Acheampong, MGHIS (Northern)

## **SUB-COMMITTEES**

### **Social and Publicity Affairs (SPA)**

1. Surv. Timothy Anyidoho, MGhIS **Chairman**
2. Surv. Helena Aba Amoa, MGhIS
3. Surv. William Offei Botchway, MGhIS
4. Surv. Charles Kwarpong, MGhIS
5. Surv. Winifred Nyanor, MGhIS
6. Surv. Akua Asubonteng, MGhIS
7. Surv. Edem Ametewe, MGhIS **Social Media Handles**

### **Board of Examiners (BOE)**

1. Surv. Jonathan Ayitey Zinzi, FGhIS **Chairman**
2. Surv. Dr Benjamin A. Quaye, FGhIS **Vice Chairman**
3. Surv. Martin Asiedu, FGhIS
4. Surv. Emmanuel Kofi Cobbold, FGhIS
5. Surv. Emmanuel A Lawer, FGhIS
6. Surv. Emmanuel Martey, FGhIS **Ex-officio Member**
7. Surv. Mrs. Helen Arthur, MGhIS **Secretary**
8. Surv. Meister Afriyie, FGhIS
9. Surv. Anthony Ntiador, MGhIS
10. Surv. Charles Gyapong, FGhIS

### ***Co-opted Members***

11. Surv. Kwasi Darko Asare, MGhIS
12. Surv. Edmund Bertino, MGhIS
13. Surv. Frank Gyamfi, MGhIS
14. Surv. Kobina Mensah Mannoh, FGhIS
15. Surv James E.K Dadson FGhIS (PP)
16. Surv. Joseph Justice Quist
17. Surv. Kwabena Asare Adjei, MGhIS
18. Surv. Samuel Ofori, MGhIS
19. Surv. Michael Ansong, MGhIS
20. Surv. Esther Duah, MGhIS

### **Continuing Professional Development**

1. Surv. Martin Asiedu, FGhIS **Chairman**
2. Surv. Dr. Mrs. Victoria Aboah (FGhIS)
3. Surv. Obed Ampadu Asiamah, MGhIS
4. Surv. Dr. Eric Tudzi, MGhIS **Rep from KNUST**
5. Surv. Ama Serwaa Acquah Ababio, MGhIS
6. Surv. Lawson Bosso King, MGhIS **Secretary**
7. Surv. Jennifer Adusei, MGhIS
8. Ms. Leticia Danso-Price, MGhIS



### **Approved Offices Inspectorate (AOI)**

1. Surv J.E.K Dadson, FGhIS (PP) **Chairman**
2. Surv. E.A Lawer, FGhIS
3. Surv. Dr Benjamin Quaye, FGhIS

### **Research & Development (R&D)**

1. Surv. Dr Benjamin A. Quaye, FGhIS **Chairman**
2. Surv. Jonathan Ayitey Zinzi, FGhIS (Lecturer, KNUST)
3. Surv. Dr Gad Akwensivie, MGhIS (Principal Stool Lands Officer, OASL)
4. Surv. David Kofi Dzorkah, MGhIS
5. Surv. Dr. Elias Kuussana, MGhIS (Lecturer, UDS)
6. Surv. Naana Amakie Agyemang MGhIS

### **Finance and Fund-Raising Committee**

1. Surv. Dr. Mrs. Victoria Aboah (FGhIS) **Chairperson**
2. Surv. Leonie Boih-Addo, MGhIS
3. Surv. Nana Fredua Agyemang-Akuamoah, MGhIS
4. Ms. Priscilla Donkor, MTechGhIS
5. Ms. Leticia Danso-Price, MTechGhIS
6. Surv. Francisca Owusu Mensah, MGhIS **Secretary**

### **Welfare Committee**

1. Ms. Priscilla Donkor, MTechGhIS **Chairperson**
2. Surv. William Offei Botchway, MGhIS
3. Surv. Bervelyn Owusu, MGhIS
4. Surv. Cecilia Tweneboah, MGhIS
5. Surv. Elorm Bosso King, MGhIS
6. Surv. Edem Flego, MGhIS

### **Professional Quality Assurance Committee**

1. Surv. Francis Konadu MGhIS **Chairman**
2. Surv. Dr Benjamin A. Quaye FGhIS
3. Surv. Obed Ampadu Asiamah MGhIS
4. Surv. Samuel Ofori Offei FGhIS-PP **Advisor**

### **Disciplinary Committee**

1. Surv. Surv. Meister Afriyie –**Chairman**
2. Surv. Martin Asiedu
3. Surv. Timothy Anyidoho

### **VES Annual Seminar/51<sup>st</sup> AGM Planning Committee**

1. Surv. Dr Benjamin A. Quaye, FGhIS **Chairman**
2. Surv. Stella Baah, FGhIS
3. Surv. Obed Ampadu Asiamah, MGhIS
4. Surv. Dr. Mrs. Victoria Aboah (FGhIS)
5. Surv. Leonie Boih-Addo, MGhIS
6. Surv. Nana Fredua Agyemang Akuamoah, MGhIS
7. Surv. Ebenezer Arthur, FGhIS (Ashanti)
8. Ms. Priscilla Donkor, MTechGhIS
9. Surv. Clement Asiedu
10. Mr. Paul Fab

### **VES Reps on Young Surveyors Network (YSN)**

1. Surv. Lloyd Quagraine, MGhIS
2. Surv. Jennifer Adusei, MGhIS
3. Mr. Emmanuel Kudze, MTechGhIS

	<b>ATTENDANCE LIST</b>	<b>2021</b>						
<b>NO.</b>	<b>NAME</b>	<b>MAR</b>	<b>APR</b>	<b>MAY</b>	<b>JUN</b>	<b>JUL</b>	<b>AUG</b>	<b>TOTAL</b>
1	Surv. Emmanuel Kofi Cobbold	√	√	√	√	√	√	6
2	Surv. Dr. Benjamin Quaye	√	x	√	√	√	x	4
3	Surv. Alhaji Sulemana Mahama	x	x	x	√	x	x	1
4	Surv. Emmanuel A. Lawer	x	x	x	x	x	x	0
5	Surv. Martin Asiedu	√	√	x	x	√	√	4
6	Surv. Jonathan Zinzi Ayitey	√	√	√	√	√	√	6
7	Surv. Kobina Mensah Mannoh	√	√	x	√	x	x	3
8	Surv. Meister Afriyie	√	x	√	√	√	√	5
9	Surv. Obed Ampadu Asiamah	√	√	x	√	√	√	5
10	Surv. Naa Lamikai Adofo	√	√	√	√	√	√	6
11	Surv. William Offei Botchway	√	x	√	x	x	x	2
12	Surv. Kwasi Darko Asare	x	√	√	√	√	√	5
13	Surv. Stella Baah	√	√	√	√	√	√	6
14	Surv. Jennifer Adusei	x	x	x	√	x	x	1
15	Surv. Dr. Mrs. Victoria Aboah	√	√	x	x	x	√	3
16	Surv. James E. K. Dadson	x	x	x	√	x	x	1
17	Surv. Leonie Afua Boih-Addo	√	√	√	√	x	√	5
18	Surv. Maame Ama Edumadze Acquah	x	x	x	x	x	x	0
19	Surv. Lloyd Quagraine	√	x	√	x	x	x	2
20	Surv. Tony Ntiador	√	√	√	x	x	x	3
21	Surv. Emmanuel Martey	X	x	x	√	x	x	1
22	Surv. Timothy Anyidoho	√	√	√	√	√	x	5
23	Surv. Nana Fredua Agyemang Akuamoah	X	x	√	√	x	√	3
24	Surv. Dr. Stanislua Adiaba	-	√	√	√	x	√	4
25	Ms. Priscilla Donkoh	X	x	x	x	√	x	1
26	Edison Anyigbah (Eastern)	X	x	√	x	x	x	1
27	Surv. Geoffrey Osafo-Osei (Brong Ahafo)	√	√	√	√	x	√	5
28	Surv. Ebenezer Arthur (Ashanti)	X	x	x	x	x	x	0

29	Surv. Samuel K. Mould (Central)	X	x	x	x	x	x	0
30	Surv. Maxwell Petio, MGhIS (Upper East)	X	x	x	x	x	x	0
31	Surv. Charles Agana, MGhIS (Upper East)	X	x	x	x	x	x	0
32	Surv. Jonathan Kwabla, MGhIS (Volta)	X	x	x	x	x	x	0
33	Surv. Linda Otchere, MGhIS (Western)	X	x	x	x	x	x	0
34	Surv. Wilfred Acheampong, MGhIS (Northern)	X	x	x	x	x	x	0