

## CURRICULUM VITAE



**Jonathan Zinzi Ayitey** is a Senior Lecturer in the Department of Land Economy KNUST, Kumasi Ghana. Zinzi is also a fellow of the Ghana Institution of Surveyors (FGhIS) and since 2012 have been serving on its Governing Council. He has published extensively in various journals, including Resource Policy, International Development, Economic and Sustainable Development, and Science and Technology. Papers out of his research output were read at both local and international conferences such as African Real Estate Society, American Real Estate Society, FIG, and ICIDA. Jonathan has over the years worked with vulnerable groups in mine take areas determining right to compensation/resettlement and negotiating on behalf of farmers with mining companies. Under the auspices of LAP, he has carried out a number of studies bordering on vulnerability and the functioning of the Customary Land Secretariats. He is also an Environmental and Social Impact Assessment Specialist and has carried out a number of such studies for Implementing Agencies and Donors. Zinzi's research interest is in real estate, sustainability, resettlement/compensation, and ESA. His ongoing work focuses on the Resettlement and Compensation, Intergenerational Impact.

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**NAME** : JONATHAN ZINZI AYITEY

**ADDRESS** : PMB, Department of Land Economy, FBE CAFE,  
KUNST, Kumasi Ghana

**EMAIL** : [jonazinzi@gmail.com](mailto:jonazinzi@gmail.com) / [jonathanzinzi.cap@knust.edu.gh](mailto:jonathanzinzi.cap@knust.edu.gh)

**TELEPHONE** : 0243 258 434 / 0208 127 913

**NATIONALITY** : Ghanaian

**MARITAL STATUS** : Married, with a son.

**PRESENT POSITION:** Senior Lecturer: Land Economy

### 1. (a) Academic Degrees obtained with dates

MPhil (Land Economy)	June 2004
BSc. (Land Economy)	July 2000

**(b) Institutions attended with dates**

University of Cambridge, UK	2003 – 2004
Kwame Nkrumah University of Science and Technology, Kumasi, Ghana	1996 – 2000

**2. PROFESSIONAL EXPERIENCE**

- Consultant: Valuation of KNUST total Assets (June/2018 to March/2020)
- Consultant: Development of Resettlement Training Toolkit and running of a pilot training workshop on the Toolkit - World Bank (**June to August 2019**)
- Member: Technical Committee assigned VfM audit of Lands Commission Head Office Complex Construction- Office of the Senior Minister (**March to June 2019**)
- Member; National Technical Committee working on Drafting the National Building Regulation: IFC and Ministry of Works and Housing: (**April 2019 to date**)
- Consultant: Review of Resettlement Issues and Challenges in Bank-funded projects in West Africa- World Bank: (**February to August 2018**)
- Member: National Valuation and Technical Committee, Lands Commission, Ghana- (**June 2017 to date**)
- Board Member: Land Use and Spatial Planning Authority (**2017-present**)
- Member: National Technical Committee on Building and General Construction (TC11) of the Ghana Standards Authority (**2017 to Date**)
- Panel Member: National Accreditation Board : (**2010 to date**)
- Compensation & Resettlement Consultant- (**2015 to date**)  
Perseus Mining (Ghana) Limited
- Governing Council Member, Ghana Institution of Surveyors **2013 to date**
- Member, Consultative Committee on Ghana's Lands Bill- **2010 & 2016**
- Chair, Research & Development Committee -GhIS **2009 to date**
- Community Valuer, Resettlement/Compensation Negotiations Committee,  
Newmont Akyem Project **2008 to 2010**

**i. Professional Affiliations**

- **Fellow, Ghana Institution of Surveyors. (FGhIS – No. 743, 2005)**
- **Governing Council Member GhIS – Since 2013**
- **Member, Africa Real Estate Association, 2009**
- **Member, African Finance and Economics Association, 2010**

**ii. Selected Professionally Executed Projects and Experiences**

<b>Project/Experience/Activity</b>	<b>Commissioner/Employer</b>	<b>Date/ Duration</b>
“Technical Feasibility Study for the Agricultural Water Management Project in Upper West Region and part of Savannah Region”.	<b>Ministry of Food and Agriculture-through- SCET Tunisie/PEC Consult Ltd JV</b>	March 16, 2020 to date
Market Study on High-End Apartment Market in Accra	<b>Edendale Properties, Ghana Ltd</b>	January, 2020
Business Plan for a Proposed Industrial Estate at Fretsí, Near Takoradi	<b>Mansa Technology and Engineering Centre (MTEC) Accra, Ghana</b>	March, 2020
Assessment of Ghana’s Social Risks Management Legislation and Institutional Framework	<b>The World Bank Group</b>	09/2019 to 06/2020
Value for Money Audit T3 KIA	<b>Ministry of Aviation, Ghana</b>	November 2018 to June 2020
Review and Determination of “Termination Value” University of Ghana, Legon vs CPA 18 Integras GH Investor Limited	<b>University of Ghana, Legon</b>	March to May 2019
Development of Resettlement Training Toolkit and running of a pilot training workshop on the Toolkit	<b>World Bank Group</b>	April to June 2019
Thematic Review on Resettlement Issues and Challenges in Bank-funded Operations in Ghana, Niger, Benin, Togo, and Burkina Faso	<b>The World Bank Operations Policy &amp; Country Services (OPCS) - Standards, Procurement, and Financial Management (OPSPF)- Environmental and Social Safeguards Advisory Team (ESSAT)-</b>	February to August 2018
Community Representative (Valuer) in Mine Take Resettlement/Compensation Negotiation. EFC PS5 Compliance	<b>Newmont Ghana Gold Ltd &amp; Akyem and Ahafo affected farmers</b>	2008 to Date
Construction of Crop Valuation templates to guide valuation for compensation	<b>Persues Mining Co. &amp; Newmont Gold Ghana Ltd.</b>	2009 to Date
Land Rights and Vulnerability Studies	<b>Centre for the Development of</b>	06/2008 to

in Dormah Ahenkro Pilot Customary Land Secretariat	<b>People (CEDEP) &amp; Land Administration Project of MLFNR</b>	11/2009
Review of Resettlement Projects in Eastern, Western and Brong Ahafo regions on Dams Resettlements and Mining Displacement. EFC PS5 Compliance Standard	Newmont Ghana Gold Ltd. Akyem Project. IFC sponsored project	2009 and 2010
Awareness Creation, Sensitization and Community Mobilization for the Odupong Kpehe Customary Land Secretariat	Centre for the Development of People (CEDEP) & Land Administration Project of MLFNR	03/2008 to 11/2009
Feasibility Appraisal on Multi-Purpose Project at 7 <sup>th</sup> Avenue Ridge, Accra	Vice-Chancellor, Kwame Nkrumah University of Science And Technology, Kumasi	2009
Crop Rate Review Workshop-Facilitator	Newmont Gold Ghana LTD, Ahafo Project	Each year since 2007
Instructor - Refresher Course For Surveyor Trainees, GhIS	Ghana Institution of Surveyors	Since 2011

#### ❖ Refereed Journal Papers

- I. Bismark Aha and Jonathan Z. Ayitey (2017). Biofuel and the hazards of land grabbing: tenure (in)security and indigenous farmers' investment decisions in Ghana. *Land Use Policy* 60; pp48-59
- II. Lewis Abedi Asante<sup>1</sup>, Dennis Papa Odenyi Quansah, Jonathan Ayitey, and Elias Danyi Kuusaana (2017). The Practice of Defect Liability Period in the Real Estate Industry in Ghana. DOI: 10.1177/2158244017727038 [journals.sagepub.com/home/sgo](http://journals.sagepub.com/home/sgo)
- III. F. J. Nyarko, J. Z. Ayitey, E. K. Gavu. (2015). Evaluation of Home-Equity Financing Option in a Developing Economy, Illustrated with an example of Ghana. *Swint Nieruchomosci-World of Real Estate Journal* pp23-35
- IV. Kidido, J.K, Ayitey, J. Z, Kuusaana E. D. and Gavu, E.K (2015). Who is the rightful recipient of mining compensation for land use deprivation in Ghana? *Resources Policy* 43; pp 19-27.
- V. Kussaana E. D., Kidido J. K. and Ayitey J. Z. (2012). 'Property Rates Revenue Mobilisation and Good Governance in Ghana- Evidence from the Wa Municipality' *Journal of Local Government Studies, Vol.4 No 1 pp1 -24, March 2012.*
- VI. Ayitey J. Z., Kidido J.K. and Tudzi E.P. (2011). Compensation for Land Use Deprivation in Mining Communities, the Law and Practice: Case Study of Newmont Gold Ghana Limited", *The Ghana Surveyor, Vol. 4, No1, pp32-40, 2011*
- VII. Ayitey J. Z., Gyamfi-Yeboah F. and Agyei-Mensah S. (2010). "The State of Residential Mortgage Market in Ghana." *The Ghana Surveyor, Vol. 3 No 1 pp32 – 44, 2010*
- VIII. Gyamfi-Yeboah F. and Ayitey J. Z. (2009) "Assessing Depreciation for Valuation Purposes: A Compositional Approach" *Journal of Science and Technology Vol. 29 No. 2 pp46 – 53 August 2009*
- IX. Ayitey J. and Gyamfi-Yeboah F. (2008), "Valuation: What it is and What it is Not. *The Ghana Surveyor, Vol. 1 No 1 pp9 – 17 2008*  
2012 in collaboration with KNUST, Kumasi Ghana. May 28<sup>th</sup> – June 1<sup>st</sup>.

**Conferences/Seminars Papers**

1. Aha B. Ayitey J. Z (2015). Biofuels and the Hazards of Land Grabbing: Land Tenure (In) Security and Indigenous Farmers' Investment Decision In Ghana. Harvard Law School IGLP -Africa Land Grabbing International Conference: Dsc hang, Cameroon (3-7 August)- [www.africaconferences.org](http://www.africaconferences.org)
2. Ayitey, J. Z. (2015). A Search for Sustainable and Affordable Mortgage Designs for Developing Economies. Case Study: Ghana. 31<sup>st</sup> Annual American Real Estate Society Meeting. April 14-18, 2015. Fort Myers, Florida USA
3. Ayitey, J.Z, and Kidido, J.K. (2015). State Policies and Interventions in Housing Provision and Finance-Ghana's Experience. 31<sup>st</sup> Annual American Real Estate Society Meeting. April 14-18, 2015. Fort Myers, Florida USA
4. Ayitey, J.Z, Kidido, J.K. and Martey, E. T. (2015). Adequacy of Compensation and Alternative Livelihood Support Initiatives in Mining Communities in Ghana. 31<sup>st</sup> Annual American Real Estate Society Meeting. April 14-18, 2015. Fort Myers, Florida USA
5. Asante, L. A., Sasu, A., Ayitey, J. Z. and Gavu, E. K. (2015). The Changing Face of Compound Houses in Ghana and Its Effect on Rental Value: A Case Study of Selected Neighbourhoods in Kumasi, Ghana. 1<sup>st</sup> Annual American Real Estate Society Meeting. April 14-18, 2015. Fort Myers, Florida USA
6. Kidido, J.K, Ayitey, J.Z (2015). Housing Delivery in Ghana: Examination of the Contribution of Private Estate Developers. 4<sup>th</sup> International Conference on Infrastructure Development in Africa, Organized by College of Art and Built Environment, KNUST, (March 25-26)
7. Ayitey J.Z and Aha B. (2014). Demand for Residential Mortgage in Ghana; Nature, Constraints and Implications. A paper presented at the 30<sup>th</sup> Annual Conference of the American Real Estate Society (ARES) at San Diego in April 2014.
8. Jonathan Zinzi Ayitey, Emmanuel Kofi Gavu, and Harriet Yaa Asamoah, (2013). Pension Funds a Panacea to Housing Finance in Developing Economies? Case Study: SSNIT, Ghana. 2<sup>nd</sup> International Conference on Infrastructure Development in Africa (ICIDA) 17-19 March 2013, University of Johannesburg, Johannesburg, South Africa
9. Gavu E. K., Tudzi E. P. and Ayitey J. Z. (2012). "Management of Learning Spaces: Emerging Issues at KNUST, Kumasi". – Unlocking the Real Estate Potential in Africa, AfRES Conference – forthcoming-Accra Ghana, October 24<sup>th</sup> – 27<sup>th</sup>, 2012.
10. Joseph. K. K., Ayitey J. Z. and Gavu E. K. (2012). "Who is the Rightful Recipient? Compensation for Land Use Deprivation: The Case of Newmont Gold Ghana Limited". – Unlocking the Real Estate Potential in Africa, AfRES Conference – forthcoming-Accra Ghana, October 24<sup>th</sup> – 27<sup>th</sup>, 2012.

11. Ayitey J. and Pitcher A. (2012). “A Search For Sustainable And Affordable Mortgage Designs For Emerging Economies. Case Study: Ghana” -Advancing African STEM Research, Education and Collaboration. KNUST, Kumasi - Ghana. May 28<sup>th</sup> –June 1<sup>st</sup>, 2012
12. Ayitey J. Z. and Anokye P. (2012). “Ghana’s Demographic Trend and Housing Characteristics.”- 1<sup>st</sup> international Conference on Infrastructure Development in Africa. Organized by College of Architecture and Planning, KNUST, Kumasi Ghana. March 22<sup>nd</sup> – 24<sup>th</sup>, 2012

### References:

1. Prof. Anne Pitcher  
Department of Afro-American & African Studies  
4700 Haven Hall  
505 S. State Street  
Ann Arbor, MI 48109-1045  
+1 734 764-5513.
2. Prof. S. O Asiama, FGhIS  
Department of Land Economy  
Kwame Nkrumah University of Science and Technology  
Kumasi, Ghana  
Email: soasiam@yahoo.com  
Phone: +233 240 815 538
3. Dr. Wilfred K. Anim-Odame, FGhIS  
National Development Planning Commission  
Cantonments-Accra, Ghana  
Email: animodame@hotmail.com  
Phone +233 302 761 416