

‘Commercial property renting in Ghana poses a great threat to the collapse of many already established and teething stage businesses’, this view was shared by many of the participants who attended the just ended symposium under the auspices of Good Government Africa (GGA-West Africa). The symposium which was under the theme ‘**Theme: Towards Improved Revenue Generation in Ghana: The Role of the Development and Use of Commercial Properties in Ghana**’

Speaking on the theme, Mr. Jonathan Z. Ayitey, the head of Land Economy Department of KNUST outlined the various determinants of high commercial renting rates and the subsequent effect(s) of doing business in Ghana. Key among the determinants is the prime location of the said office space/complex and the demand by businesses.

Mr. Ayitey also classified commercial property types into four categories namely; Office, Retail, Industrial /Warehouse and Hotel/Motel. He also highlighted on the under listed;

- Rent advance payment must be only six (6) months with subsequent ones being monthly payment to the landlord.
- The renting cost of a commercial property should be determined by how much money can be earned from using the space.
- Property rates are levied by District Assemblies
- Amount of rate payable depends upon the **Rateable Value** of the property, the **Use Zone** and the **Rate Impost**.
- Rates become due 10 days after the **Fee Fixing Resolution** becomes effective.

Prof. Seth Opuni Asiama also touched on taxation of commercial properties in Ghana and was quick to add that taxes imposed on commercial properties could be a contributing factor for the high cost of the properties. Businesses which are also housed in such complexes are mandated by law to pay withholding taxes to the state.

On her part, the Executive Director of GGA-West Africa reiterated the need for government to institute a binding commercial property renting policy which has the utmost interest of the tenant and landlord. By this, the private individual will be liberated from the high cost of renting which goes a long way of affecting his profit thereby folding up or laying off workers.