



## CASLE Newsletter

NO. 36

November 2010

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We are sending all member associations ten copies of the newsletter, which we hope will be distributed to members. We know that in many cases more members would like to have a copy but the cost of producing and sending the extra copies would be more than CASLE can afford at this time. May we suggest that where possible members are asked to photocopy and pass the copies around their association so that as many people as possible can see what is happening with CASLE today.

**It would not have been possible to organise many events without the support of the Commonwealth Foundation and we would like to acknowledge with grateful thanks their continued financial assistance.**





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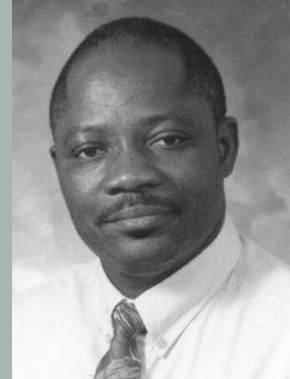
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Find CASLE on [www.casle.org](http://www.casle.org) and [www.casleconferences.co.uk](http://www.casleconferences.co.uk)

**W**e are in a very turbulent time and our future is in a state of flux. From the threat of climate variability, natural disasters: earthquake in Haiti, flooding in Pakistan, volcanic cloud disruption of air travels in Europe, to a global economic crisis, budget reduction in the provision of social services, and global terrorism. It is distressing to say the least. These global challenges should however be turned to global opportunities for local action by the built environment professionals of which we are part. We do have a heavy responsibility to partner State and Non-state actors to seek solutions that would reduce the impact of these global threats in our local communities. CASLE, in my view, must play its part and remain relevant to the needs of our clients: the society at large.



Prof Jacob Opadeyi

CASLE was represented by the Secretary General and myself at the World Urban Forum 5 held in Rio de Janeiro, Brazil in March 2010. We actively participated in the drafting and adoption of the Habitat Professionals Forum (HPF) Charter. Please read the charter because it provides us with several entry points for social intervention. (*see page 16*)

In this edition of our Newsletter, Dr. Clifford Dann continues his serialization of our history focusing on the era 1975-1980. I encourage all of our members to read this article so that we have an appreciation of the contribution made by our fore runners and formulate some ideas of how we can play a part in addressing the developmental challenges of our communities.

It is, as usual, a busy period for CASLE. We held a number of regional and international activities in Ghana, Sri Lanka, Singapore, Malawi, England, and Barbados. A summary of these activities is in the newsletter.

On behalf of the Management Board, I congratulate Mr. Andrew Pantelli, CASLE Regional President for Europe for the citation of Pantelli Associates in the top 100 financial performers in UK and as the 6th fastest growing consultancy in UK. Similar congratulation goes to our Regional President for Africa, Mr. Segun Ajanlekoko for his appointment as the President of The Nigerian Association of Professional Bodies. On behalf of CASLE we are very proud of these accomplishments.

The 14th General Assembly will be held in Malta from 4th to 7th May 2011 in conjunction with the CASLE international Conference on: "Sustainability, Construction Economies, Climate Change, and Disaster Management". This theme is topical and current and I do encourage members to actively respond to the call for papers and prepare to participate at the General Assembly. I call upon Regional Presidents please to promote these events in their respective regions to ensure maximum participation.

I look forward to seeing you in Malta.

Thank you and best wishes.

**Prof Jacob Opadeyi, President**

## CASLE Officers

Andrew Pantelli, CASLE Regional President for Europe received some good news earlier in the year. Pantelli Associates of which Andrew is senior partner, achieved a place in the top 100 financial performers amongst all consultants in the UK, is in the top 250 consultants and is the 6th fastest growing consultant in the UK. He said that this is mainly due to the support received from his clients and colleagues.



*Mr Andrew Pantelli*

## The first 40 years *continued*

In the last newsletter Dr Clifford Dann traced the history of CASLE during its first five years. In this article he reviews the progress in the five years that followed, i.e. 1975 to 1980.

A seminar held in Lusaka in April 1976 reviewed the situation of surveying and land economy in the nine Commonwealth countries in Africa. The findings were that the profession suffered from a serious manpower shortage, and consequently it was playing an inadequate part in handling the many problems of land administration and development with which all countries in the region were faced; there was an urgent need for better educational facilities to ensure adequate professional skills. The editor of the Newsletter at that time, Dr Robert Steel, wrote: "The profession must widen its horizons to embrace the full range of its activities; improved and expanded educational facilities must be provided; a strong indigenous profession must be developed; every country needs a vigorous and influential professional society with the capacity to spearhead the advancement of the profession in those affairs in which it is competent to play a part."

The many CASLE conferences and workshops that took place in the following years took full cognisance of these aspirations. Not only was this essential but the more so because the membership of the Commonwealth itself was growing – by 1979 there were 39 countries (the number is now 54 including the newest member Rwanda).

One of the significant milestones was the third General Assembly which was held in Ghana in 1977. It spanned six days of intensive activity, and an important outcome was the shift of resources to the regions thereby

emphasising the role of national societies in promoting the development of the profession. "The Accra Declaration" provided the guide star to be followed in the years to come; it is too lengthy to reproduce here but the priority aims are as relevant today as they were then. Specific activities related to professional organisation, education and training, standards and good practice, public awareness of the profession and 'rules of engagement' in public affairs, In fact, the priority aims as then stated have stood the test of time and are enshrined in Article 2 of the Constitution (see [www.casle.org/constitution.htm](http://www.casle.org/constitution.htm)). The occasion also marked the end of "the Chesterton era" – Sir Oliver was president during the first eight years and he played a major part in putting CASLE firmly on its feet; he could not have wished for a better legacy.



*The Commissionaire for Lands and Mineral Resources (left), Sir Oliver Chesterton (CASLE President) and James Afful (right) at the opening of the General Assembly*

One of the newly formed regions was the Pacific, and the first event took place in Fiji a year later. Apart from Australia and New Zealand the ten groups of islands were inhabited at that time by about 3.5 million people, 70% of whom lived in Papua New Guinea, 14% in Fiji and the remainder in the other eight groups. With islands thinly spread across a vast expanse of ocean, surveyors were few and far between. Nonetheless, nearly 100 attended the conference including 72 Fijians, and 25 from other islands including 11 from New Zealand and Australia.



It was recognised that the University of the South Pacific had a vital role to play in producing skills suited to the region's needs. Eight major resolutions were approved, with an overall objective of providing for each island group a comprehensive service in surveying and mapping and in land administration, and an effective input to the construction industry.

Between 1975 and 1980 CASLE members organised eight regional conferences, each highlighting the issues of the day. They were:

**Zambia**, Lusaka. April 1976. Seminar jointly sponsored by UNEC for Africa –the development of land resources.

**Ghana**, Accra March/ April 1977. Conference and General Assembly resulting in the Accra Declaration (see above)

**Fiji**, September 1977 (see above)

**Barbados**, March 1978. Topics included: the broadening horizons of the profession and the need for expansion of skilled manpower; plea to governments in the Caribbean to support the provision of educational facilities, and to universities to promote research in the region and provide a source of new literature on Caribbean land laws and practice.

**Kenya**, September 1978. The manpower problem was again at the centre of debate: seminars in conjunction with universities were advocated; the need for meaningful government housing policies in consultation with the profession was stressed; the study of a unified African datum should be hastened; and quantity surveyor input was vital for project planning and management.

**Hong Kong**, Feb 1979. This event focused on future prospects for development in the region, and on the contributions which the CASLE disciplines would be expected to make. Two parallel studies were needed covering (i) the role of surveying and land economy in housing and urban development over the following 20 years and its manpower requirements, and (ii) agricultural production, land reform and rural development.

**Jamaica**, September 1979. The theme “Human resources for the development and management of land – the role of the surveying and land economy professions” attracted an attendance of over 120. There were 12 presentations. The conclusions covered a wide spectrum and recognised a stupendous task ahead – a new approach to integrated rural development through decentralised micro-level planning, implementation of programmes involving voluntary agencies of repute and the need for adequate professional education – to name but a few of the recommendations.

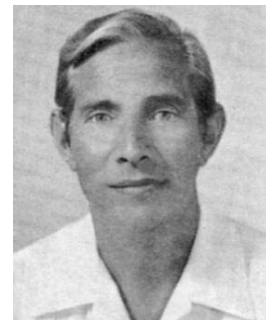
**Papua New Guinea**, September 1980. The theme for this conference was “The role of the CASLE professions in Rural Development Programmes in the South Pacific”. The wide-ranging topics included basic infrastructure needs, low cost housing, exploration, management and

development of seabed resources and professional resources. It was resolved to continue to promote the development of the profession through sponsorship of manpower studies, promotion of educational facilities, the promulgation of standards, and the development of techniques and practices.

In addition to these events, CASLE took part during this period in other significant conferences, the first of which was held at Dalhousie University in Canada during October 1976 and attended by participants from 18 Commonwealth countries. In addition a meeting of the Commonwealth Professional Associations took place - a forerunner of the present pre-CHOGM forum. Six burning issues were identified for consideration by the Heads of Government,

In 1978 the Secretary of CASLE, Robert Steel, visited members in St Lucia, Dominica, Antigua and St Kitts-Nevis-Anguilla. This resulted in new links, bringing CASLE’s representation in nearly all Commonwealth countries, in 30 of which there was a total of 40 member societies.

In February 1979 the Commonwealth Foundation (which had given tremendous support to CASLE since its inception ten years earlier) organised a seminar in Kuala Lumpur for the purpose of taking a critical look at the position of professional men and women in different countries; the need was stressed for them to demonstrate motivation by service and sound ethical conditions rather than their own personal gain. Professionals should champion the pursuit of high standards and competent service, and CASLE pledged its full support to such an aim.



*John Bloomfield*

One of CASLE’s great strengths has been the dedication of its Presidents, and John Bloomfield who was elected in 1977 was no exception.

A Jamaican by birth, he trained as a quantity surveyor in the UK. He was in private practice in Jamaica from 1964 to 1974, when he was appointed Manager of the National Development Agency of Jamaica and a Director of the Urban Development Corporation.

Another immense strength which kept CASLE to the fore was the indefatigable secretary, Robert Steel, about whom more will be written in due course.

In the next newsletter the changes, challenges and achievements of the decade from 1980 will be told.

## Built Environment Professions in the Commonwealth

The last newsletter contained an article about this discrete organisation, comprising CASLE, CEC (engineers), CAP (planners) and CAA (architects). BEPIC provides a forum for discussion and knowledge exchange on matters related to the built environment. It has a particular interest in fostering interaction at the global scale, in the belief that this can lead to more well-informed, consistent and innovative advice and action where it is needed most. In September 2010 a seminar took place in the Alan Baxter Gallery in London on:

## Climate change – Adaptation and mitigation

Climate change is a major concern for surveyors, engineers, planners and architects alike, and this seminar offered a chance to discuss in detail the many roles that built environment professionals can play in promoting adaptation to, and mitigation of, the impacts of climate change, throughout the Commonwealth and beyond.



Dr Ann Heywood

This well-attended event attracted members of the four professions, academics, local authorities, researchers and NGOs.

The seminar was sponsored by the College of Estate Management, Reading, whose Principal Dr Ann Heywood introduced a new course of interactive distance learning - Sustainability Training and Education Programme (STEP) - for which details may be found at <http://www.cem.ac.uk/training/shortcourses/ukgbcstep/sustainabilityintro.aspx>

In this report, *rapporteur* Professor Neil Ravenscroft (University of Brighton) identifies the key issues and messages.



Professor Neil Ravenscroft

## Identifying the problem: consumption

In the first paper, Professor David Satterthwaite (IIED) argued that too much emphasis has been given to cities as the chief generators of green house gases. Accepting that there are many ways of accounting for carbon (should the emissions from energy production be accounted for at the point of production or consumption, for example), the picture is unclear, with some cities generating high levels of emissions per capita, and others generating very low emissions.



Professor David Satterthwaite

However, it is not the cities themselves that generate the emissions, but the people who live in them, whose consumption decisions determine emission levels. Mitigation is required to encourage the consumers of energy-intensive goods and services to reduce their consumption. Failure to achieve this will require increasingly major adaptation strategies, particularly for low-lying coastal cities. However, the evidence to date is that mitigation is not occurring, and that adaptation has been largely limited to exporting the immediate problem by sourcing carbon-intensive goods from abroad (thus reducing local emissions levels). A number of key issues emerge from this:

- There is little association between the people who cause climate change and those who suffer its consequences. Rich households and businesses can buy their way out of risk, at the same time putting poorer people at greater risk;
- There is a need for strong local government to address these inequalities, particularly by seeking to mitigate the human-induced impacts of climate change by developing lower consumption local economies;
- There is a significant role for the built environment professions, in guiding and supporting local government and local communities towards robust mitigation strategies based on innovative solutions to land allocation (shortening the distance between the production and consumption of food, for example) and best practice in managing the embedded carbon in the built environment in ways that reduce the consumption of carbon-intensive alternatives;
- Perhaps the greatest requirement on built environment professionals – and all others – is to offer robust resistance to adaptation as the primary response to climate change. While adaptation may be a legitimate response to individual situations, it presupposes a (relatively) stable existing state that is suitable for, and capable of, adaptation; many parts of the Commonwealth do not necessarily fulfil these criteria. In addition, an over-reliance on adaptation not only undermines the successful mitigation that many local communities – all around the Commonwealth – have developed (primarily through localised production and reduced consumption strategies), but it also promotes the continued ‘export’ of responsibility, largely from rich to poor;

## Addressing the problem: the need for professions to improve local engagement



Will French

In the second paper of the day, Will French spoke about the need for built environment professionals to expand their capacity to respond spatially. Speaking from the perspective of the Global Planners' Network, he discussed the ways in which 'new' planning needs to concentrate on developing a sustainable approach to pro-poor planning. This is compromised, throughout the Commonwealth as elsewhere, by institutional barriers such as land ownership and codes of land administration. However, many planners are also hampered by a lack of relevant skills, information and training, often in the areas of their work that require the most innovative responses and solutions. Peer-to-peer support can be very helpful, particularly in gaining insight into problems and how they have been addressed elsewhere. There is also a role for professional training programmes, such as the new STEP towards sustainability course being offered by the College of Estate Management (introduced by Dr Ann Heywood in the third paper of the day).

However, the real need is for professionals to become more responsive and open to local knowledges and expertise (these are currently termed 'barefoot' issues). There remains a prejudice within many parts of the built environment professions that only those with accredited training and professional qualifications are in a position to undertake professional work. While this may be the ideal, it acts as a significant barrier to the indigenous growth of the professions in many Commonwealth (and other) countries. Yet, of course, many communities undertake – often very effectively – a range of work that would elsewhere be the preserve of built environment professionals. Whereas, in the past, the emphasis of extension work has been on knowledge transfer – the professions seeking to educate and influence local people, or claim dominion over certain areas of professional work – there is a need to develop a more open and responsive approach to knowledge exchange – mutual learning that seeks to combine the best of local (mainly lay) knowledges with suitable, effectively communicated, professional expertise and – where appropriate – transferable technical know-how.

This is a major issue that challenges professionals and their associations, as well as State and Commonwealth institutions. But the rewards, in terms of developing appropriate value-added advice and timely action (thus addressing Will French's call to expand professional capacities to respond spatially), are immense and could have a major impact in shifting built environment practice away from adaptation and towards locally-appropriate mitigation. It is felt that the built

environment professions (especially the planners) are coming to terms with the problem, but are still grappling with how best to tackle the solution. The Global Planners' Network is one example, established to catalyse and support multiple communications between planners, local communities, local government and third sector agencies. Allied to this structure is a need to develop a common and accessible vocabulary to ensure that all professionals can communicate on an interdisciplinary level, as well as fostering communication with those who do not have the benefit of professional training and accreditation. Domestic and international examples of information and communication requirements suggest that this is truly a global issue: better information, guidance and training is fundamental to improving our – global – ability to mitigate the human induced impacts of climate change.

## Addressing the problem: generating data and deploying it effectively



Robin Nicholson

In the final paper, Robin Nicholson described the work that has been done to reduce the carbon emissions of schools in the UK. He made the point that, throughout the Commonwealth and beyond, there is little appetite or tradition for measuring the performance of buildings. This makes it very difficult to implement programmes such as whole-life carbon management, yet without these programmes there is little capacity to develop robust and systematic approaches to reducing carbon emissions. Despite the lack of data, there is a wealth of often local information about how to minimise the energy requirements of new buildings (a shift, in the Northern Hemisphere, from south to north-facing buildings, for example), and how to use buildings in energy-efficient ways.

The Schools for the Future programme has come up with a five-stage plan in which building occupants are engaged through measuring the energy usage of the building, then encouraged to reduce waste through passive design and energy controls before seeking to decarbonise and neutralise their energy supplies. Clearly, much of this programme is about changing the culture of building use and not about the work of built environment professionals per se.

However, measurement and control are central to the success of the initiative: people will change their habits if they can see the benefits. This is very much the role of professionals, and illustrates clearly the ways in which the professions need to change the ways in which they seek to engage with clients, whether private, public or third sector. Engagement of this type is also central to encouraging people to accept new technologies and approaches to mitigation.

## Neil Ravenscroft's reflections:-

### Understanding the problem: the habitus of the built environment professions

Sociologists have long observed that, as society becomes more sophisticated and fractured, people's intuition declines and they rely increasingly on the skills that they have been taught: their 'habitus' (their structure of mind) becomes that of the professional, not that of the human being with a particular interest and training in the built environment. The paradox here is that, as we receive more formal education, we lose touch with ourselves and our surroundings (our habitus), thus needing yet more education to replace what was once second nature. What is generally a problem in (developed) society is an acute problem in the built environment professions, where the lack of understanding and intuition leads professionals to remain evermore tightly constrained in their individual skills silos. Rather than think about the future and how we can shape and manage it, we become increasingly responsive, drawn to the crisis rather than the strategic plan. Our global failure to deal with the valuation of carbon is a fine example.

In general, the lack of intuition has also tended to mean that built environment professions have worked against, rather than with, nature. Technical solutions have been sought to insoluble environmental 'problems', and the emphasis has been on adaptation (more technology) rather than mitigation (recognising and working with nature). It is clear that this has to change, and built environment professionals have to recognise and embrace the need to work with nature. Rather than looking internally at the professions themselves, there is a real need to look outside, to engage globally with those who are taking different approaches to nature and the environment. Many Asian countries have a large appetite for locally-driven improvement, but they are prepared to look globally for examples and guidance. Many Latin American countries have developed strong forms of democracy from the ground up and have much to tell others. And many communities of slum dwellers and subsistence farmers have developed robust and sustainable approaches to a range of issues including soil and water conservation, air quality, sanitation, health and education. Much information and expertise exists, but there is as yet no more than an embryonic professional culture of reaching out to engage.

While this cultural resistance may be a feature of the built environment (and other) professions, it is equally apparent in governments, aid agencies and business. Indeed, how can business be brought into the 'global environmental tent' when its core rationale is so utterly opposed to planned mitigation by reducing – drastically – the global consumption of energy? While attempts

have been made to address global business, it may be best for built environment professionals to engage with those who will listen and act. There is certainly a role here to engage with social entrepreneurs and philanthropists – people who have the intuition to 'swim against the tide' and who recognise the potential of many Commonwealth countries to yield exciting social projects with positive environmental and financial outcomes. There is also a role for umbrella organisations such as the UK Green Buildings Council, which has the ability to engage with multinational corporations.

### Conclusions

There is no doubt that built environment professionals have an important role to play in developing and implementing robust mitigation and adaptation measures throughout the Commonwealth and beyond. To be effective, however, there is a need for fundamental cultural change, individually and institutionally. While the training and accreditation of professionals remains significant, it is important to remember that lay knowledges and intuition are powerful interlocutors between professional knowledge and the implementation of suitable and sustainable schemes. In addition, there is a clear need for more systematic and better data generation, in order that built environment professionals have a more objective assessment of the impact of different designs and management regimes, and so that they are able to engage more effectively building users and other related professions. Finally, of course, the ability to implement cultural change starts with each individual and his or her commitment to review and reduce their consumption of energy intensive goods and services.



*Professor Tom Foulkes*

The discussion period was chaired by Professor Tom Foulkes, President of the Commonwealth Engineers' Council, and the seminar was formally closed by Robert Peto, President of the Royal Institution of Chartered Surveyors.



*Robert Peto*



*Dr Clifford Dann*

The convenor was Dr Clifford Dann, Chairman of CASLE Land Administration Group, who also chaired the seminar.

## The Commonwealth Day message from the Commonwealth Secretary-General Kamallesh Sharma

In the Commonwealth and the world over, our use of science and technology – in the causes of society and development – has been largely for the good.

Recent medical advances have allowed us to understand and tackle the world's greatest health challenges, for instance with new pharmaceuticals, genetic analysis, bio-technology, diagnostics and advanced treatments.

Technological progress has changed the way that we provide information and education, and conduct business. Other advances have allowed us to improve both the quality and the quantity of the food that we have available. New solar, wind and other technologies allow us to use carbon-neutral energy.

It is clear that one of the biggest services that science and technology can render to humanity will be in providing the environmental solutions which the world so actively seeks, and the Commonwealth can play a role in helping developing countries to access that help, especially through partnerships.

The consequences of our progress, however, have not always been fully realised at the time that new technologies were introduced. Some have later presented safety and environmental concerns, while others have raised moral and ethical questions.

New ideas and inventions sometimes challenge established values and ways. Questions arise about whether a new technology, for instance, takes a step too far in terms of civil liberties, or if it has other social consequences.

In finding a way forward, each of us as Commonwealth citizens in democratic societies needs to be informed, to understand, and to exchange opinion about the possibilities of science and technology. The discussion needs to be held as much in universities, laboratories and government offices, as in homes, schools, and in the media. Society will benefit fully where all people, including the vulnerable and those on the margins, are involved in public discussion and its outcomes.

In the Commonwealth, we place great emphasis on ensuring that progress embraces all. We build and maintain partnerships and networks, so that people can come together to learn from and share with each other, and profit from this collectively. It is well recognised that science and technology are integral to our future as a

global community, and that future possibilities are beyond our present imagining. Science and Technology only fulfil their promise when they serve Society.

## Commonwealth Eminent Persons Group

Sir Malcolm Rifkind recently took up his role in a key Commonwealth reform body.

The Former UK Foreign Secretary will represent UK interests on the Commonwealth Eminent Persons Group. The Commonwealth Eminent Person's Group (EPG), chaired by former Malaysian Prime Minister Abdullah Ahmad Badawi, will examine the role of the Commonwealth and will assess where it should focus its efforts for the future.

Welcoming the appointment, the UK Minister for the Commonwealth, Lord Howell said: "I am delighted that Sir Malcolm Rifkind has been appointed to the Commonwealth Eminent Persons Group (EPG). His wealth of experience will make him an influential member of this prestigious group. He is as passionate about the Commonwealth as I am and will enjoy working alongside eminent colleagues drawn from across the Commonwealth regions."

"Co-ordinated global responses are vital to deal with 21st century challenges such as poverty, financial turbulence, and climate change. The Commonwealth has a role to play in this, and should focus its efforts where it has brand strength and comparative advantage."

"I look forward to seeing Sir Malcolm and the EPG build momentum behind this important work ahead of the next Commonwealth Heads meeting in Perth next year."

Sir Malcolm said after the announcement, "The UK is committed to reinvigorating the Commonwealth. This important institution, which represents one third of the planet's population and a fifth of all global trade, is a ready made platform for the international community to tackle today's global challenges and help promote foreign policy and trade objectives. As part of the EPG, I will do my utmost to ensure that the Commonwealth continues its important work across the world and remains a relevant institution for the future."

## The Eminent Persons Group

*The Eminent Persons Group was established by Commonwealth Heads of Government at their summit in November 2009. The Group met at Marlborough House, London from 19th to 20th July 2010, in October 2010 and will meet again in March 2011 before reporting to leaders at the Commonwealth Heads of Government Meeting (CHOGM),*

to take place in Perth, Australia in October 2011. The Group's goals are to sharpen the impact, strengthen the networks and raise the profile of the Commonwealth. At its first meeting, the Eminent Persons Group decided to seek the written views of all Commonwealth civil society and professional organisations, through the offices of the Secretary-General, inviting comments from the particular viewpoint of those organisations.

CASLE was asked by the Commonwealth Secretary-General, Mr Kamallesh Sharma to provide a written response to the Commonwealth Eminent Persons Group concerning the impact, networks and profile of the Commonwealth. CASLE will be represented at the meeting of Civil Society Organisations at Marlborough House in London on Thursday 18th November 2010 where some of these issues will be discussed.

## Commonwealth Housing Trust

Professor Dr Alan Spedding and Mrs Susan Spedding paid a visit and prepared a report on progress to the house near Bentota in Sri Lanka which is being sponsored by the Commonwealth Housing Trust (CHT). CHT is an independent charity, associated with CASLE, whose Chairman is Dr Clifford Dann.



## 5 Reports from the Regions



### 5.1 Africa Region

#### 5.1.1 Ghana

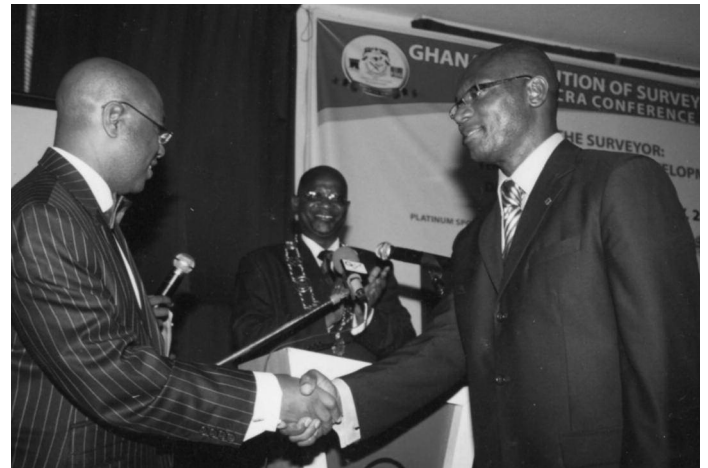
##### Towards the Millennium Development Goals – Taking Stock of Progress

**Alisa Hotel, North Ridge, Accra, Ghana, 24th to 27th February 2010**

The Accra conference opened on the morning of the 24th February with a keynote address from the Honourable Alhaji Collins Dauda, Minister of Lands and Natural Resources who deputised for the President of the Republic of Ghana. During the Opening Ceremony there were fraternal greetings from CASLE, FIG, AAQS, FIABSI, AFRES and NIESV. This was followed by the investiture of the CASLE Regional Vice President for Africa, James Ebenezer Kobina Dadson. The ceremony was jointly performed by Joseph Segun Ajanlekoko, Regional President for Africa and K.H. Osei Asante, the outgoing President of the Ghana Institution of Surveyors.

During the Plenary session, The President presented a paper entitled 'Meeting the Millennium Development Goals - The Challenges of the Surveying Profession' and this was followed by a presentation entitled 'An Appraisal of the Millennium Development Goals' by Dr Isaac Karikari. Joseph Ajanlekoko gave a presentation on 'CASLE, Goals Objectives and Structure' which was very well received.

On the morning of the 25th February there was a Presidential lecture by K.H. Osei Asante, the outgoing President of the Ghana Institution of Surveyors entitled 'Towards a Sustained Role in National Development – Wither the Surveyor?' In all there were 24 presentations.



*James Dadson (right) at his inauguration as the new CASLE Vice President for West Africa shaking hands with Joseph Segun Ajanlekoko, Africa Regional President*

In the afternoon new members were admitted into the Ghana Institution of Surveyors.

There was technical tour on Friday 26th February to the Ga Mantse's (Chief of Accra) palace where a mammoth durbar was organised for the participants. This was followed by the Annual General Meeting of GhIS and the election of new Governing Council members. Yvonne Sowah was elected as the President for the 2010/2011 session.

#### 5.1.2. Malawi

A most successful conference was held in Zomba, 28th-30th September 2010. A full report will be included in the next Newsletter, but in the meantime the opening speech is summarised here. The overall theme was "New Opportunities, New Investment, New Hope".



Hon. John Bande

In opening the conference the Hon. John Bande, Minister of Lands, Housing and Urban Development emphasised the importance of professionals in land economy, land surveying and quantity surveying exchanging ideas and adapting to emerging best practices in the development and regeneration of our urban centres and their economies. He referred to the choice of Malawi as

a demonstration of the trust that CASLE had in the Surveyors' Institute of Malawi (SIM). *"Your chosen theme is indeed relevant as it provides your professional body a better platform to consider and reflect on the global economic trends and the resultant impact on our economy. Although the impact of credit crunch was so severe in developed countries such as the United States of America where some lending institutions collapsed, and many jobs were lost as the housing market was worst hit, Malawi's real estate industry was not spared since we are part of the global village."* The Minister remarked that in spite of this Malawi's economic performance had been encouraging and that various types of development were taking place. *"However there are still some people in our communities that do not have access to land and good shelter. Most are so poor and are unable to obtain loans from lending institutions, which demand collateral for security. I therefore urge you gathered here to look at issues that would increase investment opportunities in real estate for our less privileged communities without affecting our economic gains already achieved. Your recommendations would augur well in complementing the vision of our beloved leader Ngwazi Professor Bingu wa Mutharika of developing this country through increased investment opportunities in infrastructure."*

The Minister commended the profession on making strides to achieve quality land management, and that courses in land surveying, land economy, physical planning and quantity surveying were now well established at the Universities of Mzuzu and Malawi Polytechnic, and in land administration at the Natural Resources College. The Ministry would continue to send students to these establishments. It was however a matter of regret that there was a low level of support from the Institute's Land Economy members to provide voluntary teaching assistance. The Minister called for close cooperation between SIM and CASLE to help with lecturers and learning materials in order to build capacity. Referring to the State President's vision of transforming Malawi into a more friendly foreign investment destination and ensuring that investors adhere to a minimum of 8-storey building height in central areas of Malawi's four cities, the Minister challenged the profession to come up with proposals and recommendations on how this could be effectively implemented from a legal and economic point of view.

*"Already my Ministry has been assigned to work out modalities on how this could work especially in Blantyre, Lilongwe, Zomba and Mzuzu; the officials from my Ministry who are here will share with you the details. I need your input so that the Government has a clear road map to follow."*

Mr Bande then turned to the government's commitment to build the country's World Inland Port at Nsanje, and the structural development plan for Nsanje town. *"My Ministry is receiving more enquiries for plot allocation – it appears there is a lot of interest in Nsanje; just two weeks ago business captains were in Nsanje to see for themselves the progress that government has already made. I wish to challenge your profession to make constructive contributions in the manner the port and the administration can be developed. While the emphasis is on Nsanje I wish also to bring to your attention the need for continued development of small towns. Those of you who were there in the 1970s will recall how Lilongwe City was developed through Capital City Development Corporation (CCDC). Are there any lessons to be drawn from that experience? My appeal to this gathering is to provide these lessons especially those of you who were involved in the process."*

Commenting on the problem of housing deficit in the cities, the Minister referred to the recent Urban Housing Sector profile study conducted with assistance from UN-Habitat, and the indication that the country needs 21,000 units in urban areas per annum for the next 10 years. *"Unfortunately there are only a few players in land and housing delivery. This exerts pressure for the population to occupy, most of the time illegally, undeveloped land. The government therefore has been facilitating a number of initiatives to address these challenges. One of the change agents is Malawi Housing Corporation, a parastatal under my Ministry, currently developing sites for plot development as well as construction of dwellings for middle and low-income groups in the major cities. I am also pleased with contributions made by NGOs such as Malawi Homeless People's Federation through the Centre for Community Organisation and Development (CCODE) and Habitat for Humanity. These institutions have shown that with a small capital it is possible to transform the lives of many. I urge you professionals to support the NGOs actively involved in housing delivery. Let us assist them to build capacity, construct quality structures and explore ways on how best they can access housing finance which is a major challenge at the moment. I wish also to commend the individual developers who are working so tirelessly in developing their communities."*

Referring to the National Housing Policy the Minister stated that the revised draft when adopted would help regulate the building and housing sectors. The premise that the Government did not have the resources and capacity to provide housing for all meant that every relevant stakeholder was needed to play its useful role. The Minister continued *"The policy will promote public/private partnerships. The Ministry is also developing*

*building standards and regulations....I would welcome ideas from this professional body on the key areas that these policy documents should focus upon.*

Mr Bande declared that the conference theme offered an opportunity to examine the challenges which SIM should address to safeguard the country's hard-won economic gains to prosperity. He urged again that SIM should speak out and make recommendations and resolutions which can be assessed on an annual basis. There should be discussion on how best the profession could participate in the Nsanje World Inland Port project and how best the urban development aspect should be structured. The Minister would wish to see the resolutions arising from the conference.



The address then focussed on a worrisome element relating to illegal estate agents and valuers who were defrauding the public. SIM was urged to assist the government in putting a stop to these malpractices by recommending effective measures *“Let the credibility of your profession be protected and more so through a Code of Ethics. I am aware that Government enacted relevant legislation to regulate the practice and that the law is adequate. We will work closely with the Ministry of Justice to ensure that the provisions of the laws are enforced. My Ministry has also put in place a Regulation Board (land economy surveyors, valuers, estate agents and auctioneers). I will need to be briefed on progress regarding action to be taken to curb illegal practices.”*

After reminding the secretariat of the need for a report on the proceedings and future action, the Minister declared the meeting officially opened.

## **5.2 Asia Region**

### **5.2.1 Sri Lanka**

#### **International Research Conference on Sustainability in the Built Environment**

#### **Galle Face Hotel, Colombo, Sri Lanka, 18th and 19th June 2010**

On arrival in Colombo at lunchtime on Thursday 17th June we found that the conference had been put back half a day, and we soon realised the reason for the delay.

The area in front of the hotel which is called Galle Face Field was full of tanks and ordnance and all the routes to the hotel were blocked by police and army. A military display to celebrate the first anniversary of the cessation of hostilities in Sri Lanka had been re-scheduled for the 18th June due to bad weather in May.

In the early morning of Friday 18th June Galle Face Field was packed with representatives from all the armed forces, and top brass of Sri Lanka. The President gave an address to the nation which was followed by a march past of all the services, tanks and ordnance and ended with an impressive fly past of the Sri Lankan air-force, including a colourful display of steerable parachutes, each putting out smoke trails and flying backwards and forwards before landing together in the middle of the parade ground. What an impressive start to a CASLE conference!

Professor Chitra Weddikkara, Mr Warren Mills the Event Manager and the organising committee are to be congratulated on the way that they dealt with the last minute changes without losing any of the key speakers. It was acknowledged that the hotel staff were very helpful and could not do enough to accommodate the new arrangements.

The conference opened at 2pm with the National Anthem and the lighting of the traditional oil lamp. Professor Weddikkara, Conference Chair, Asia Regional President of CASLE and Professor of Building Economics at the University of Moratuwa gave the Welcome Address and a brief description of CASLE and its aims and objectives, particularly in relation to environmental, social and economic problems, which beset many countries in the developing world. This was followed by addresses from Professor P.K.S. Mahanama, Dean of the Faculty of Architecture and Mr Indunil Seneviratne, Head of the Department of Building Economics at the University of Moratuwa.

The Chief Guest, the Hon Patali Champika Ranawaka, Minister of Power and Energy, under whose auspices, the Building Economics Management and Economic Research Unit (BEMRU), was requested to research and formulate a suitable green code for implementation in Sri Lanka, gave a short address, on the necessity to implement joint approaches towards sustainability by the various stakeholders in the built environment.

Professor Peter Brandon, Director of the 'Thinklab' at the University of Salford gave the keynote address based on his research into construction, sustainable development and knowledge based systems of design. This was followed by a complementary address by Professor Rohinton Emmanuel from Glasgow Caledonian University. The Inaugural Session closed after a vote of thanks to the speakers from Mrs Susan Spedding, Administrative Secretary of CASLE.



*Mrs Susan Spedding giving the vote of thanks*

In her short address Mrs Spedding conveyed the best wishes of the President of CASLE, Professor Jacob Opadeyi, the Secretary General, Mr Brian Waldy and the Dean of the Faculty of Environment and Technology at the University of the West of England, Professor Paul Olomolaiye. On behalf of CASLE Mrs Spedding also expressed gratitude to the

Commonwealth Foundation for their continued support and in particular for the grant which had made this conference possible. She said that it was good to see so many students and women delegates, because gender issues and the involvement of young people are two of the main criteria for successful grant applications. Mrs Spedding also acknowledged a grant from the Aubrey Barker Fund which had made possible the attendance of a large number of students and that those who had benefitted would be required to provide a report on their experience.

There were 114 delegates at the conference including 40 women. Many of the delegates were from influential construction companies in the region, from academia and also from the surveying profession locally. After refreshments, the conference broke into parallel workshops, Forum 1 on 'Establishing priorities in Sustainable Development' and Forum 2 on 'Built Environment Education Trends' both of which were very lively and informative.



*Professor Dr Alan Spedding delivering his presentation*

Saturday morning began with a paper by Professor Dr Alan Spedding, who spoke on the topic of data and techniques in Life Cycle Costing as a means of evaluating long term sustainable projects. This address was followed by two parallel sessions: There were five papers in Session A on Sustainable Design and Construction which was chaired by Professor Harsha Munasinghe and six papers in session B on Sustainable Approaches in Construction which was chaired by Professor Alan Spedding.

On Saturday afternoon there were four parallel sessions: There were four papers in Session C on Sustainable Procurement and Risk Management which was chaired

by Professor Priyan Dias, four papers in Session D on Construction Industry Improvements which was chaired by Dr Richard Haigh, from the University of Salford, four papers in Session E on Disaster Management which was chaired by Professor Dilanthi Amarathunga and four papers in Session E on Construction Health, Safety and Welfare which was chaired by Dr Jamie MacKee.

Professor Weddikara had invited fifty students to the conference and many of them presented papers on their research based final dissertations. It was an excellent opportunity for the students to give their first presentation at an international event and the standard was high.

At the end of the parallel sessions Architect Lalith De Silva and Professor R Rameezdeen from the Department of Building Economics at the University of Moratuwa gave an overview of the sessions and the broad spectrum of subjects related to sustainability in the research papers.

The proceedings of the conference were published in a book and also on a CD. Enquiries in respect of the book and CD should be addressed to Mr Warren Mills paqs\_iqssl@sltnet.lk

## 5.2.2 Singapore

The Regional President for Asia, Professor Chitra Weddikara reports that The Institute of Quantity Surveyors of Sri Lanka went to Singapore to participate in the 14th PAQS (Pacific Association of Quantity Surveyors) conference in Singapore from July 23rd to 27th and brought back the PAQS flag as IQSSL will be hosting the 15th PAQS in Sri Lanka from 23rd to 27th July 2011.

IQSSL held their General Assembly on 6th August and this was followed by a Technical Forum with the Minister of Construction as the chief guest. There was an award ceremony for the full members and technical members in the Jack Hilton hotel.

The Institute of Quantity Surveyors was incorporated by an act of parliament (no 20 of 2007) and the term 'quantity surveyor' is now protected.

## 5.3 Atlantic Region

### 5.3.1 Barbados

#### The Ninth Commonwealth Women's Affairs Ministers Meeting (9WAMM) – 4th to 5th June 2010

#### The issue of Women's access to Land and Property Rights

Dr Charisse Griffith-Charles, Vice President Atlantic Region reported as follows:- "The Partners' Forum to the

Ninth Commonwealth Women's Affairs Ministers Meeting was held on 4th to 5th June at the Lloyd Erskine Sandiford Conference and Cultural Centre in Barbados. The Partners' Forum brought together civil society, non-governmental organisations and development partners to deliberate on the theme of the WAMM and to present a statement for attention at the WAMM. The theme of the meeting was 'Gender Issues in the Economic Crisis Recovery and Beyond: Women as Agents of Transformation'.

Many critical topical issues that affect women or that can be impacted by women in particular were addressed. The current Commonwealth Plan of Action for Gender Equality was reported on to highlight significant achievements and failures to meet objectives. It was noted that current situations other than the economic crisis such as climate change, the spread of HIV and AIDS, and conflict also had a disproportionately larger impact on women and girls than on men and boys and that interventions to mitigate these impacts were required. There were striking examples presented of women who used the traits thought to be inherent only in their gender to create resilient models of financial and economic development. Many companies had been finding it financially prudent to hire women to managerial positions since they tended to bring with them a more people-centred perspective that positively impacted the growth and development of the company. I was invited to attend and represent CASLE at the Partners' Forum but not the Women's Affairs Meeting that immediately followed. I did, however, have the opportunity to ensure that the final statement produced by the Partners' Forum to be presented at the Women's Ministers Meeting included, albeit minimally, the significant aspect of land tenure and property rights as an important area that needed to be addressed. It was noted that land tenure could provide capital to fund entrepreneurial activities of women that would empower them and their families." The final statement put forward by the Partners' Forum can be read at: [http://www.thecommonwealth.org/files/224733/File Name/PartnersForumFinalStatement.pdf](http://www.thecommonwealth.org/files/224733/File%20Name/PartnersForumFinalStatement.pdf)



*Donna Dasko and Jackie Claxton of Canada with Charisse Griffith-Charles (right), international participants of the Partners' Forum*



*With Christine Wilson of St. Lucia and Tebatso Menyatso of Botswana*



*International participants deliberating on the final contents of the statement to the 9WAMM*

## 5.4 Europe Region

The next event will take place in Malta, 4th – 7th May 2011, combined with the Malta Institution of Surveyors (MIS), the European Council of Construction Economists (CEEC) and the European Group of Surveyors (EgoS). It will form part of a CASLE international conference, when the 12th General Assembly will also take place.

The theme: Addressing global issues – sustainability, land administration, climate change, construction economics, dispute resolution and disaster management.

Further details are on page 20.

## 5.5 Pacific Region

### 5.5.1 Australia

#### **SIDS Workshop & FIG Congress, Sydney, Australia, 11th – 16th April 2010**

Dr Mele Rakai, the CASLE Regional President for the Pacific Region, was one of the key organisers of the Small Island Developing States (SIDS) and Millennium Development Goals Workshop, held as part of the XXIV Congress of the International Federation of Surveyors (FIG) in Sydney in April. The Workshop and the XXIV Congress conference programme, which was on the theme 'Facing the Challenges – Building the Capacity', attracted a large number of participants from around the world and during the week the CASLE Secretary General was able to call a special meeting of those CASLE Officers who were attending the event.

The participatory attendance for the SIDS Workshop was by invitation only and the sponsorship from the UN

Food and Agriculture Organisation (FAO), various aid agencies and commercial companies enabled a good attendance in Sydney from Surveyors-General and other officials from small islands states in the Pacific. As well as Mele Rakai's substantial input, other participants with CASLE connections included Spike Boydell of Australia, Bill Robertson of New Zealand and David Neale of Trinidad.

The Workshop comprised four main themes, viz. Building Professional Capacity; Climate Change and Natural Disasters; Access to Land, Coastal and Marine Resources; and Good Governance in Land Tenure and Administration. A day and an half of presentations from around 17 countries and valuable discussion and debate resulted in an 'Agenda for Action on Building the Capacity' in relation to SIDS being drawn up.



The special CASLE Officers' Meeting called by the Secretary General was attended by Dr Mele Rakai and Mike Lenz (respectively Regional President and Vice-President for the

Pacific Region), Dr Charisse Griffith-Charles (Regional Vice-President for the Atlantic Region), Brian Coutts (Immediate Past CASLE President), Professor Spike Boydell (who had been involved with the work of CASLE in Fiji and Australia) and the Secretary General.

Unfortunately James Dadson (Regional Vice-President for West Africa), who was in Sydney for the FIG

Congress, was not able to attend the meeting, but met the Secretary General later in the week. The CASLE Meeting enabled those present to give an update on activities in their regions (with the Secretary General outlining progress in the Europe Region) and to discuss common issues for Regional Presidents and Vice-Presidents. The Pacific Region was naturally the main area discussed and it proved an excellent opportunity for the four members present from the Pacific to work on future plans for the Region given that their bases were geographically very widespread (Fiji, Queensland, New Zealand and New South Wales).

Outside the forums already mentioned, the CASLE Officers were able to make and develop contacts with representatives of many CASLE Member Professional Societies. The Secretary General in particular was delighted to see, inter alia, Randolph Camilleri from Malta, Varnavas Pashoulis from Cyprus and to meet Mark Dyer, the President of the New Zealand Institute of Surveyors, among many Commonwealth attendees.

There was also the opportunity to strengthen the links CASLE has with FIG itself and lay the foundations for future collaboration in joint events similar to the conference held in Ghana in February this year (see 5.1.1 on page 10).



*Mark Dyer, Mele Rakai & Brian Waldy*

## 6 Land Administration Group



Our work with UN-HABITAT continues, and recently we engaged in a research programme (by questionnaire) designed to establish priorities. Our comments stressed the need to reduce the number of slum settlements, and that future Land Programmes should address how this can be achieved by policies that provide for land to be available for housing projects relevant to the poor or to replace the squalor of informal settlements. We expressed the view that UN-Habitat needs to provide effective guidance to governments, and that it could also do much more to give guidance on funding such projects and how schemes based on micro-finance can be structured and managed. Effective partnership between stakeholders requires a strong leader at grass-roots level. Access to government departments is sometimes resisted and this needs to be addressed. Encouragement should be given to the built environment professions to be proactive

There will be a GLTN Training for Land Professionals meeting in Mombasa on Tuesday 9th November 2010 on the theme Gender Equitable Approaches to Land Tools. Mr Eugene Silayo, a member of CLAG and CASLE vice-president in Africa, will be attending, followed by the FIG/ISK joint meeting at the same venue on FIG Africa Task Force Workshop.

It is likely that the next Expert Group Meeting involving land registrars will take place when more innovative systems have been identified. Information about new practices is always welcome. Please contact Dr Clifford Dann (email: cliffdann@aol.com).

It is hoped to arrange a sponsored conference on Land Administration covering East Africa, including the new Commonwealth member Rwanda, during 2011.

## WUF5 and the Habitat Professionals Forum

CASLE is accredited, with Special Consultative Status, to the United Nations (Economic and Social Council) and is involved with several UN bodies. In particular CASLE works closely with UN-Habitat which has its Headquarters in Nairobi, Kenya. For many years former CASLE Regional President for Africa, Cyprian Riungu, based in Nairobi, has played an important role in CASLE's interaction with UN-Habitat, as has Dr. Clifford Dann.

So far there have been five World Urban Forum (WUF) events organised by UN-Habitat and CASLE has participated in each.

### Habitat Professionals Forum

The Habitat Professionals Forum (HPF) is an inter-disciplinary partnership of Human Settlement Professionals and UN-Habitat and was founded in 1999 with CASLE as a founding member. Other members of the HPF include bodies representing architects, planners, engineers, landscape architects and other professionals.

The WUF5 took place in Rio de Janeiro, Brazil in March this year and as well as a Habitat Professionals Roundtable Meeting, organised by the HPF, there was a whole day HPF meeting immediately prior to the WUF, at which CASLE was represented by the President, Prof Jacob Opadeyi and the Secretary General, Brian Waldy. At the whole day meeting one of the main items was the finalisation of the draft HPF Charter. This document was subsequently sent to the CASLE Member Professional Societies, the CASLE Management Board and others for comment. The Secretary General has received support for CASLE to be a signatory to the final document when it is presented to the UN-Habitat Governing Council in March in 2011.

The text of the draft charter is as follows:-



**“The role of human settlement professionals in delivering a sustainable and equitable future”**

### Preamble

The Habitat Professionals Forum (HPF) was established in 1999 under the auspices of UN-HABITAT as an inter-disciplinary partnership of Human Settlement Professionals and UN HABITAT. This followed the visionary initiative of a number of HPF founding members who came together in 1996 at the second United Nations Conference on Human Settlements (HABITAT II) in Istanbul, Turkey. HPF was established to promote the delivery of sustainable urbanisation and equitable human settlements development. It consists of international associations of human

settlements professions which are democratic, non-profit, non-political and non-governmental.

On 28th of March 2009, the 14th Meeting of the Habitat Professionals Forum (HPF) was convened in Nairobi, Kenya to discuss the future role of the HPF in the light of the new emphasis on “partnership” in UN-HABITAT’s Medium Term Strategic and Institutional Plan 2008-2013 (MTSIP) and its World Urban Campaign (WUC). The WUC places partnership at the heart of UN HABITAT’s work and the partnership with the Human Settlement Professionals through the Habitat Professionals Forum is seen as central to the quest for sustainable urbanisation.

This Charter records the Vision and Principles on which the work of the Habitat Professionals Forum will be based and sets out the undertakings to which we, the signatories to this Charter, agree. We do this in acknowledgement of the need for enhanced global co-operation between professionals as well as the urgency of the challenges faced in mitigating inequality, the rapid rate of urbanisation in many countries, poverty, the impacts of climate change and the increasing incidence of disasters, and the depletion of natural resources, whilst promoting sustainable environments.

### Vision

We, the members of the HPF, pledge ourselves to ensure sustainable and equitable urban development, in partnership with communities, civil society, the private sector and government, based on the principles of WUC, and in particular:

- Social, economic and environmental harmony which seeks to ensure that the strategic management of economic, natural and human resources will promote well – being in increasingly complex, interconnected and rapidly changing urban systems and that development is based on practice which integrates social, economic and environmental issues into policy – making and the design process;
- Pro – poor and inclusivity which seeks to ensure that human settlements professionals are responsive to the challenges posed by urban poverty and inequality and are sensitive to cultural differences, are gender aware and are agents for participatory governance;
- Heritage, culture and sense of place which seeks to reconcile development needs while maintaining identity, sense of place and protecting heritage in an increasingly interconnected world; natural and cultural heritage needs to be respected and conserved: every human settlement is unique and a sense of place is an attribute to be fostered and cherished.
- The impacts of climate change and disasters which will make increasing demands on our knowledge and skills. Human settlements professionals need to be able to plan, design and deliver settlements which are more resilient and carbon-efficient, and where risks are reduced through prevention, adaptation and mitigation.

This will require changing practice and rapid action on the part of HPF members, including the re-engineering of cities at all scales of urbanity, city-greening policies, market responsiveness and increasing partnerships and resources for innovative solutions and new approaches to urban development and management.

### Undertaking

Through this Charter, we, the members of the HPF, commit to supporting the work of UN HABITAT by promoting human settlements, sustainable urbanisation and harmonious and inclusive urban settlement through:

1. increasing inter-professional co-operation and communication for the transfer of knowledge and skills through education, practice and lifelong learning,
2. the global promotion and updating of professional values and ethics consistent with the principles set out in the Vision of this Charter, and
3. promoting innovation and best practice, strengthening professional networks to deliver sustainable urbanisation, especially at the "grassroots", building up capacity in countries without it, and providing practical support to those of our members who, in seeking to follow these HPF principles, lack local resources and support.

### World Urban Forum 5

The fifth session of the WUF drew more than 10,000 participants from around the world and was opened by the President of Brazil. The size of the attendance demonstrated the demand for more global dialogue, exchange and mutual learning on sustainable urbanization.

A highlight of the WUF was the launch by Anna Tibaijuka, Executive Director of UN-Habitat, of the World Urban

Campaign to "elevate the drive, by UN-Habitat and its Habitat Agenda Partners for better, smarter, greener and more equitable cities, to a new level. It underscored one of the main objectives of UN-Habitat – that of forging effective partnerships between and with the public, private and civil society sectors."

In a very full programme of meetings the HPF Roundtable was of special interest to CASLE as an HPF member. The Roundtable focused on the theme 'What role for urban professionals in the World Urban Campaign?' and attracted around 200 participants. The meeting stressed the importance of professionals in responding to challenges of urbanization, emphasizing the current extreme pressure on cities.

The Roundtable, as well as discussing the draft HPF Charter, also considered the role of partnerships, the importance of land matters in delivering the Habitat Agenda, the training of professionals at all levels, promoting innovation and best practices and the importance of increasing networks and exchanges between North and South, among a number of weighty topics discussed.

A lively discussion followed the presentations and the session concluded with a summary of the key points, particularly

- The need for global collective action and multidisciplinary partnerships among professionals
- The need to mobilize member networks for grassroots action as catalysts for the delivery of sustainable urbanization
- The need for professionals to be a conduit between communities and government to promote ethics commitment and effective laws and policies, especially those which are pro-poor and inclusive.

## 8 CASLE Lecture Prize 2011



Sponsored by the Aubrey Barker Fund.

The competition is open to undergraduates, graduates, post graduates and young professionals.

Any theme may be chosen provided it falls within the disciplines of land surveying and land economy including valuation and quantity surveying.

The winning paper to be presented at a forthcoming CASLE conference or at a CPD meeting organised by a member association or other CPD seminar by arrangement. The value of the prize is equivalent to £400 and there will be a prize of £200 for the runner-up.

This competition is open to those involved in surveying, land economy, planning, architecture, construction and related aspects. Entrants must be under 32 years of age at the time of submission. See website for instructions [www.casle.org](http://www.casle.org)

**Entries to be received no later than 16th September 2011 at the CASLE office, addressed to:**

Mrs Susan Spedding, Administrative Secretary  
CASLE/Survey Review Ltd, Room 2Q20A  
Faculty of Environment & Technology  
University of the West of England, Bristol BS16 1QY

### AUBREY BARKER FUND (ABF)

This UK registered charity, set up in 1969 in memory of Aubrey Barker who was the first designate-president of CASLE but who died before taking office, continues to provide support for education in the surveying profession. Support for students to attend CASLE conferences continues, and during the year this enabled 50 students to take part in the Sri Lanka research conference last June, and 31 students at the conference in Malawi last September.

Thanks to the generosity of Wolverhampton University, a number of surveying instruments were donated for ABF's use and arrangements made to send some to Kyambogo University and some to Makerere University in Uganda.

ABF continues to sponsor the CASLE lecture prize and to offer bursaries (see [www.casle.org](http://www.casle.org) or [www.abfund.net](http://www.abfund.net)).

### Back to Basics

Survey Review (which for many years was published by CASLE) has included a number of articles in recent years, explaining the principles underlying survey techniques and electronic equipment to help clients and students. This material is now available in CD-ROM format, allowing easy printing of the articles, their loading to an Intranet, and their use with students. The CD also contains a range of other information, including the cumulative index of Survey Review (since 1931). The CD-ROM is available at a special price of £45 to educational institutions, in countries that are members of CASLE. Cheques should be made payable to 'Survey Review' and sent to the CASLE Office, details as follows:

### Contact:

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## 10 Technical Article

The following article which was sent to us by Anstey Scott, CASLE Atlantic President, is a synopsis of a presentation delivered by Dr. Wendy Hollingsworth and Ms Erica Smith to the Barbados Land Surveyors Association in May 2010.



*Authors: Erica Smith and Dr. Wendy Hollingsworth*

### Intellectual Property Rights and Land Surveyors – Understanding the Connection

The term intellectual property rights (IPR) has become increasingly popular in recent years but what is the relationship between these rights and land surveying?

Intellectual Property rights speak to legal entitlements to intangible assets which result from human intellect such as technical invention (patents), a work of art (copyright), signs which are used to distinguish one product or service from another (trade and service marks), trade secrets, industrial designs. In some jurisdictions intellectual property rights also include protection for business methods.

For obvious reasons, the type of IPR of interest to land surveyors is copyright, which under the Barbados Copyright Act 1998 (BCA) includes writings, music and musical compositions, paintings and sculptures, computer programs, databases, theatrical works, translations and adaptation of works photographs, maps and charts. Copyright is in fact a bundle of rights including the right of reproduction (copying) and the right of adaptation (to make any changes to a work).

Under the BCA drawings are protected as 'artistic works' under the category of "graphic work" which include "any painting, drawing, diagram, map, chart or plan." In practical terms this means that maps, sketches and drawings prepared by the surveyor in his work are protected under copyright. The obvious question to follow would relate to ownership of this copyright given that the surveyor is generally commissioned to do the work.

In the case of commissioned works, under the BCA, copyright vests as soon as the work comes into existence

and the commissioner is the first owner whether the work is accepted or completed. Commissioning is defined as ordering a work to be done such that there is an obligation to create and an obligation to pay. This is a different, albeit similar situation from the employment scenario. Under copyright law, the general rule is that the author of artistic works is the first owner of the copyright. The most common exception is in the case of the employment relationship where the employer is the owner of the copyright in works created by employees; that is under a contract of service, in the course of employment.

Therefore, in the case of the employee the relevant questions concern whether the work was done in the course of employment. In the case of the commissioned work, the relevant questions concern the nature of the contract and the rights that have been transferred to the client. It is necessary to be clear about the scope of the client's rights in order for his/her use not to be an infringement of copyright. Normally, the client has the right to use a copy of the plan for their own private use in accordance with the purpose of the plan, without infringing copyright. But what about the client's ability to commission another surveyor later to make alterations to the plan?

Generally, no one other than the surveyor who prepared the plan has the right to alter the plan in any way unless this is agreed in the contract under which the surveyor was commissioned. Let us explore the implications. Copyright can only be transferred by assignment or licensed under contract to another party under the BCA. This assignment or licence must be in writing. The right to make alterations to a copyright protected work is an exclusive right of the copyright owner. Therefore, for this right to be transferred there must be a written assignment. In the case of a commission, the norm in Barbados is that a verbal agreement is made with the understanding that the client will own the plans and have the right to use the plans.

What is usually not clear is what is meant by "right to use the plans". Quite often, clients enter into the verbal agreement, the plans are delivered and the client assumes the right to do as he feels with the plans. The other issue that arises concerns the requirement to register the plans which are then available to the public and that third parties then use the plans for various purposes without any further reference to the original surveyor. In the latter case, it must be clear that even if plans are publicly registered that copyright still subsists, whether the rights vest with the surveyor or the client and therefore, third parties are not able to use the plans without permission of the copyright owner without infringing these rights. In the former situation the solution is to have a standard written agreement, which either allows for a full transfer of copyright to the client

so that he is able to adapt or use the plans in any way or to specify the limitations of the clients rights. In the case of Barbados where there is a professional body for land surveyors that body could make available these standard contract templates to members of the association or members of the public. This may also be a way of establishing professional standards in terms of client relations.

An extension of this is also an example of how another form of intellectual property may be used, in this case, certification marks, a form of trade or service mark. In this situation the professional body uses a service mark which is available to all of its members to show that its members comply with certain standards and are recognized by the body to be in good standing; in other words, as a form of branding.

It is clear from the above that intellectual property rights are valuable assets that are normally thought to be of value only to scientists, entertainers, literary authors and big brand owners such as consumer product companies in large developed economies. However it must be recognized that IPRs are potentially of tremendous value to, of all things, land surveyors operating in the Caribbean as well.

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### **Wendy Hollingsworth**

Ph.D. (Bio-technology); LL.M (Intellectual Property)

Dr Wendy Hollingsworth has obtained her training in biotechnology from prominent universities such as Massey University, New Zealand (Ph.D. Biotechnology); Wageningen Agricultural University, The Netherlands (MSc. Agricultural Biotechnology); the University of Guelph, Canada (BSc. Agriculture- major, Biotechnology - minor). She has a Diploma in Project Management from the University of Cambridge, United Kingdom and has studied biosafety risk assessment (Diploma) at the Univerisdad de Concepcion, in Chile; this Diploma was administered in conjunction with UNIDO. She also holds an LL.M in Intellectual Property obtained at Turin Law School, Italy.

### **Erica K. Smith**

MSc. (International Business), LL.M (Intellectual Property Law), LL.M (International Sports Law and Management)

Erica Smith has been the Chief Executive Officer of the Barbadian collective management organisation, the Copyright Society of Composers, Authors and Publishers Incorporated (COSCAP) since 2000 which administers the rights of the composers, authors, publishers, performers and producers of sound recordings.

## **20th December 2010 CASLE/RICS/Oxford Brookes Conference**

**India Habitat Centre, New Delhi**

Moving towards low-carbon buildings in India: The role of Policy, Practice and Research

**4th - 7th May 2011**

## **CASLE/MIS/CEEC/EGoS Conference & CASLE 12th General Assembly**

**Radisson Blu Bay Point Resort, St George's Bay, Malta.**

Addressing global issues – sustainability, land administration, climate change, construction economics, dispute resolution and disaster management.

Papers are invited, and the deadline for abstracts is 14th February 2011. Full papers, which will be peer reviewed, must be submitted by 14th March 2011. Further details and instructions to authors will be provided on the website.

Social events will include a rustic evening in the medieval baker's village of Qormi, with traditional Maltese food served by waiters in traditional Maltese costumes, and roving musicians.

The conference dinner will be in one of the oldest buildings in the ancient city of Mdina, a walled hilltop fortress which was once the original city; there will be a short walking tour through this 'silent city' and welcome drinks on the bastion overlooking the island. Please register your interest to the CASLE office at [susan.spedding@uwe.ac.uk](mailto:susan.spedding@uwe.ac.uk).

**For the latest information on events see**

**[www.casleconferences.co.uk](http://www.casleconferences.co.uk)**

## **IMPORTANT NOTICE**

### **CASLE General Assembly & Annual Subscriptions**

In order to vote at the General Assembly in Malta in May 2011 subscriptions of member professional societies must be paid up to and including 2010/11.

At meetings of the General Assembly, only each fully paid up member professional society shall be entitled to vote. Except where otherwise provided in the constitution, voting shall be by a simple majority of those present and entitled to vote, the President being entitled to exercise a casting vote in the event of an equality of votes. Voting shall be by a show of hands unless a ballot is requested.

Member professional societies not fully paid up may take part in discussions but will not be entitled to vote.

The next request for subscriptions will be sent out in April 2011 and will cover the period 1st May 2011 to 30th April 2012.

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