



The Commonwealth Association of Surveying & Land Economy

Introduction

This document comprises the vision statement and intentions of CASLE and identifies the major challenges that need to be addressed. A strategy together with Goals is identified and a work plan has been prepared.

The objectives of CASLE may be summarised as follows:

- Fostering the development of the profession in all Commonwealth countries.
- Fostering appropriate standards of education for surveying and land economy and the establishment of appropriate facilities for education and training.
- Helping to develop professional techniques and practices attuned to national needs.
- Facilitating the transfer of technology within the Commonwealth and assisting national programmes of continuing professional development designed to keep surveyors up-to-date.
- Encouraging dialogue between its member societies and national governments on all matters of national policy on which the profession is competent to offer informed opinions and advice.

In its 46 years, CASLE has always looked to the future of the profession, and chose sustainable development as the theme for the 1995 conference in Harare. In 1996 CASLE achieved accreditation as a non-governmental organisation (NGO) to the UN Habitat conference in Istanbul, and became involved with other Commonwealth associations in cognate fields. In 2006 CASLE was granted Special Consultative Status with the Economic and Social Council of the United Nations (ECOSOC).

Participation in pre-Commonwealth Heads of Governments meetings (CHOGM) has also involved CASLE in debates on many of the issues that are of major significance for the future of people and the natural and built environments. Thus it is of great importance that CASLE should help member societies and, others currently not in membership, to take part in acting on issues relevant to the future of the profession of surveying and land economy.

The Vision

CASLE has achieved much in collaboration with the profession it represents, and that important activity must continue. But the time has come for the profession to broaden its scope much more: to take a broader view and focus its skills, techniques and knowledge to help in the search for answers to the environmental problems, particularly climate change and disaster management as well as social and economic problems which beset so many countries within the Commonwealth. CASLE envisages supporting and encouraging the profession in its efforts to this end.

Although there are many other parties involved in the global scene, such as the International Federation of Surveyors (FIG), RICS and other professional bodies, the Commonwealth is a unique family of nations; and together they represent nearly a third of the world's population of which some 25% are under the age of 25 years old. CASLE is the only organisation that focuses on the surveying and land economy profession overall in the Commonwealth. Therefore CASLE has a special responsibility to the young and to future generations.

CASLE engages closely with the socio-economic problems experienced in developing countries and it is generally well regarded for its expertise by the governments in these countries, particularly because it sees that the alleviation of poverty may be underpinned by security of land tenure, sustainable development and land management - all fundamental activities.

Membership of CASLE embraces three distinct but kindred disciplines - surveying and mapping, land economy, and quantity surveying including cost control.

Surveying and Mapping covers numerous types of surveys including geodetic, topographical, cadastral, engineering, mines and hydrographic. This is the fundamental source of information required for resource use and management and for all development.

Land Economy covers management and development of land and property in a sustainable manner, and involves several disciplines including land use and land reform, physical planning, project implementation, funding, protecting the environment, and marine resource management.

Quantity Surveying and Cost Control is concerned with construction economics and technology, project management, contract procedures, life cycle costing and facilities management.

The Association is a voluntary organisation mainly consisting of professional societies in Commonwealth countries embracing one or more of these disciplines. There are also associate members, e.g. universities, groups or individuals, and correspondents in countries where organised professional bodies do not exist. CASLE comprises five regions – Africa, Asia, Atlantic, Europe and Pacific – and its management board comprises the regional presidents and vice-presidents under the chairmanship of an overall president. The day-to-day running is the responsibility of the Secretary-General, who is also the administrative secretary. All officers serve in an honorary capacity except the administrative secretary.

CASLE is funded by subscriptions from its members. Further assistance arises from time to time through sponsorship and private grants for research projects.

Strategic Issues (2015 to 2019)

The strategy is derived from CASLE's aims and objectives, which are reproduced in the CASLE Constitution. The regional structure – Africa, Asia, Atlantic, Europe and Pacific – provides a valuable mechanism for all constituent members to make their contribution in achieving the goals.

The problems facing the developing world and the effects of globalisation, particularly the revolution in information and communication technology (ICT), have created new needs in Commonwealth countries and action in these areas is well in line with CASLE's aims. Additionally, promotion of a CASLE strategy is seen by us as signalling the contribution which surveyors in the Commonwealth can make to the solution of problems which potentially affect us all.

In promoting sustainability there are social challenges for the surveying profession in respect of international and national law, urban planning, housing & infrastructure development. Ways of living more sustainably can take many forms from reorganising living conditions, reappraising economic sectors or work practices, using science to develop new technologies, to adjustments in individual lifestyles that conserve natural resources. Despite the increased popularity of the use of the term "sustainability", the possibility that human societies will achieve environmental sustainability has been, and continues to be, questioned in the light of matters such as climate change, overconsumption, environmental degradation and particularly population growth.

1. The Major Challenges

1.1 The objectives of CASLE rightly refer to the development of the profession of surveying and land economy – ethics and standards, techniques, technology, and education for and throughout the surveyor's career. These objectives have been pursued and must still be matters of major concern and activity. There are however broader objectives which have not been given the priority that is necessary today, e.g

“Encouraging **dialogue** between its member societies and national governments on all matters of **national policy** on which the profession is competent to offer **informed opinions and advice.**”

Increasing collaboration and participation with fellow Commonwealth NGOs, UN/Habitat, The Habitat Professionals Forum, The World Urban Forum, and Commonwealth Heads of Government Meetings, where CASLE might have some influence, in fostering the development of research and technical information services, encapsulates a significant responsibility of the profession to its constituent community.

1.2. When the Secretary-General of the United Nations, Kofi Annan, gave the Commonwealth Lecture in March 2000 on maintaining the momentum in Africa, he referred to its suffering from multiple crises – ecological, economic, social and political. All of these, with the notable exception of the last, are areas in which the profession has an enormous part to play in all developing countries of the Commonwealth, but the profession needs to intensify its actions in a cohesive way.

CASLE still has a significant role to play in capacity building in developing countries. Member professional societies are recognising more and more that there are many subject areas in which they can make significant contributions, not least in sustainable land management and the built environment, and membership of CASLE gives them a stamp of authority when dealing with policy-makers.

1.3. In November 1999 the Commonwealth Consultative Group on Human Settlements (CCGHS) published a report on implementing the Habitat Agenda. Eight priorities for action were identified. Based on these, the following five issues are of particular relevance to CASLE.

1. Legal security of tenure
2. Shelter provision issues
3. Improving the enabling framework
4. Sustainable development goals
5. Promotion of partnerships focused on
 - resources
 - relieving poverty
 - securing finance for sustainable development

These are considered in more detail in the next section.

1.4. None of these issues can be pursued effectively without adequate standards of education in surveying and land economy, and the possession of professional competence by practitioners. CASLE needs to help to formulate standards and encourage the use of distance learning, and ICT in delivery of learning as part of that process.

CASLE can still lead the way in fostering the acquisition of professional qualifications, particularly in respect of some universities in developing Commonwealth countries that are unable to support degree level courses. CASLE has recently worked with the University of the West of England in a survey to ascertain the viability of online distance learning courses. The survey was extended to include delegates at the CASLE/GhIS Conference in Takoradi, Ghana in March 2015 and early analysis indicated a demand for postgraduate courses with a high online element.

1.5. Other challenges including the decision by the Commonwealth Foundation to cease providing financial core and activity grants have forced CASLE to look at the way it operates. Therefore, the Constitution and Regulations will be kept under review to ensure that CASLE can work effectively to meet today's needs. *Inter alia*, the basis of membership and funding needs a new appraisal. In order to optimise the available expertise and resources to address the problems, ways will be sought to involve the profession in all Commonwealth countries.

2. The Strategy

2.1 It is recognised that much work has been done by many NGOs and agencies already in response to these challenges. CASLE will seek to expand its collective knowledge by undertaking investigatory and research projects, and collaborating to help disseminate that knowledge and assist in further progress.

2.1.1 Legal Security of Tenure. The title to land is dependent on accurate survey and mapping, and cadastre is an additional and important tool. Financial backing for any development, be it the smallest dwelling or the largest employment scheme, cannot be obtained if the lender is offered no reliable security. CASLE should pursue this aim of accurate land titling, working jointly with other relevant Commonwealth associations and liaising with bodies such as The International Federation of Surveyors (FIG).

2.1.2 Shelter Provision Issues. These are usually linked with the poverty question, but even at a minimal cost there remains the need to generate income to afford the shelter. CASLE is collaborating with the University of the West of England in a research project in Africa looking at how the change of use of land can raise the value of the land as collateral. Low-cost housing is not an answer in itself, and the need for employment opportunities is paramount; this brings into focus the economy of a country or region. The surveying profession through its expertise in appraisal for testing the financial viability of development combined with the input of construction cost knowledge (quantity surveying) has much to contribute. Collaboration with engineers, planners and architects (i.e. the other constituents of the informal group BEPIC – The Built Environment Professions in the Commonwealth) will be maintained; likewise with CHEC (The Commonwealth Human Ecology Council).

2.1.3 Improvements in the Enabling Framework. A pre-requisite is a robust and sustainable financing system for housing and land development especially for job creation. There must be a practical finance facility for lower income groups. Construction standards need defining in terms which are appropriate to the problems identified, making use of the work which has already been done in this field. The special needs of capital-poor communities must be addressed. CASLE should therefore set up regional task forces to identify the issues to which surveyors and land economists can contribute expertise and to define appropriate mechanisms to address them. Dialogue should be developed with relevant UN and other agencies, e.g.

- Dept of Economic & Social Affairs, Division for sustainable development, New York
- Centre for Human Settlements (Habitat) Nairobi
- Economic Commission for Africa (UNECA) Addis Ababa
- Land Administration (MOLA) under the Economic Commission for Europe (UNECE)
- GIS infrastructure for Asia and Pacific (PCGIAP)

When specific projects have been identified for promotion, approaches for funding can be made to the World Bank, DFID (Department for International Development) and other potential funding agencies.

2.1.4 Sustainable Development Goals. CASLE will assist in the action areas identified in 'Focus on the Habitat Agenda' 3 . In particular it will continue research into systems of good practice, including land management, complementarities between rural and urban development, disaster preparedness and co-operation in the implementation of local Habitat agendas. For example, CASLE recently submitted a report to the Economic and Social Council for non-Governmental organisations (NGOs) in Consultative Status with ECOSOC on 'Managing the transition from Millennium Development Goals to Sustainable Development goals: what it will take'.

2.1.5 Partnerships. The expertise of the profession in advising major investors provides a key to the creation of partnerships. The promotion of partnerships is focused mainly on resources, relieving poverty and securing finance for sustainable development. The creation of more sustainable housing and employment can only be achieved if there are determined and informed catalysts. This is where the dialogue between the profession and national governments is vital. CASLE should aim high, to those in high office, so as to ensure that every opportunity is pursued for the private and public sectors to work together. The Commonwealth Secretariat (the inter-governmental organisation) promotes and strengthens NGO, co-operation and capacity-building, and is supportive of this type of positive action.

Other related issues

2.2.1 Education and Training Much has been achieved by CASLE, but further progress requires a review of the current situation in respect of standards and provision in surveying education.

CASLE will investigate the potential for partnerships with universities in the opening up of online distance-learning, and innovative course delivery mechanisms, and will seek to assist in the provision of surveying education where need exists. Encouragement will be given to young people in the widening of their professional experience, as well as providing assistance on the delivery of continuing professional development and related workshop activities.

2.2.2 Membership. The Commonwealth is an association of 53 independent states. In the terms of the profession some may be regarded as developed and others developing. It is understood that the surveying associations in Australia, New Zealand, Canada and UK withdrew their membership because they considered they did not need CASLE. However, there can be no question that many of the other member associations of CASLE would benefit from the exchange of information. In 1999 RICS, having previously resigned, recognised the two-way benefit and rejoined, and New Zealand subsequently rejoined. With CASLE's strategy now clearly set out, every effort will be made to maximise the benefits to existing member associations, and to bring others back to membership. In the meantime, CASLE has greatly benefited from the input of some individual associate members as well as the academic institutions from those countries.

Whilst it should remain as the responsibility of each Regional President to work to encourage more institutions to join CASLE, it is recommended that there should be a 'membership committee' with one person from each region with responsibility to recruit new members; likewise a 'sponsorship committee' with 2-3 members from each region with responsibility to identify sponsors.

However, first there is a fundamental question to be answered – what benefits arise from membership of CASLE? It is not enough to provide a regular E-newsletter including information about forthcoming conferences, an occasional letter on specific issues, and help with putting on conferences and seminars in individual countries. A strategy to deal with the way forward is needed.

2.2.3 Communications. One of the problems that CASLE faces is that of reaching the individual members of member associations. As time has gone on, more and more have the facility of e-mail and electronic aids to communication such as Skype, and many members are using facilities such as 'Facebook' and 'Linkedin' to communicate to the maximum advantage. Due to financial constraints

CASLE replaced the hard copy Newsletter with an E-newsletter publication which is sent out on a more regular basis. The CASLE website at www.casle.org is regularly updated, its content has been enlarged and it is linked to other sites.

The key is keeping in touch with members by regular communication. The drawback is that with member professional societies there is contact only with the respective Honorary Secretaries /Chairmen and unless they pass on information to their members the system is of little effect. One way of overcoming this, to some extent, is to obtain from each professional society a list of its council members and chairmen of committees together with their e-mail addresses. In the other category of members it should not be difficult to have an e-mail database.

In replacing the biannual newsletter, it is intended that there should be a monthly e-newsletter, which the secretariat could compile, with cooperation from members in the provision of information. This would soon lead to two-way traffic with members encouraged to pass on their news. LinkedIn is a useful tool particularly for professional group interaction and other groups such as RICS 'Communities' and the Commonwealth Secretariat 'Huddle' provide interaction within their specific group.

2.2.4 Publications. CASLE will take steps to improve and enhance existing publications and produce new works. These will include:

- The E-newsletter :
Upgrading the presentation and ensuring efficient distribution.
- Booklet :
Revision of the explanatory brochure about CASLE, including its objectives, Constitution, regulations, and distribution to government and funding agencies and other relevant organisations.
- Leaflet:
Revision of the information for dissemination at conferences.
- Manuals :
Up-dating existing manuals and commissioning others as required. Publicity for sales will be aided through the web-site.
- Collaborative Research projects:
Research projects commissioned by or involving CASLE will be the subject of a full report and published, and made widely available.

The CASLE inspired leading and prestigious primary journal 'Survey Review' is now published by Maney Publishing on behalf of Survey Review Ltd (www.maneyonline.com) Each annual volume contains six issues.

3. Implementation

3.1. In addition to work which may be initiated centrally, CASLE relies on the efforts of individual members, member organisations and societies in the implementation of agreed policies. CASLE will review its own organisation, looking to its regional Presidents and Vice-Presidents to take a leading role, in strengthening links with members and organisations in their respective areas, in helping to identify regional needs, in seeking dialogue with governments where appropriate and other agencies and in keeping the CASLE office informed.

The Constitution authorises CASLE to undertake other activities, if considered desirable, for the furtherance of its objectives. For example, in recent months the Management Board of CASLE authorised the appointment of a 'Task Force' to explore what other activities could usefully be pursued in consultation with selected academic members and a small group of practising surveyors/land economists in each region.

3.2. The 'CASLE work plan' covering the period to 2019 sets out the ways in which this strategy, will be achieved with the assistance of task forces and working groups drawn from the Commonwealth membership throughout the regions.

3.3. The leaders of the task forces and working groups will report to the Secretary-General of CASLE on the progress of their work on a 6-monthly basis.

Goals related to the strategy:

- to encourage dialogue between members societies & national governments on all matters of national policy on which the profession is competent to offer informed opinions & advice
- to seek answers to many of the environmental problems, particularly in climate change & disaster management
- to support & encourage the profession in seeking answers to social & economic problems
- to continue research into systems of good practice, including land management, complementarities between rural & urban development, disaster preparedness and cooperation in the implementation of the Millennium Development Goals.
- to encourage dialogue between the profession and national governments in creating housing and employment
- to encourage adequate standards of education in surveying & land economy and the possession of professional competence.
- to investigate the potential for distance learning & innovative course delivery mechanisms
- to foster the development of research and technical information services.
- to encourage professional and ethical standards throughout the surveyor's career
- to review the Constitution & Regulations to ensure CASLE can work effectively to meet today's needs
- to set up regional Task Forces & CASLE 'Ambassadors' to identify issues to which surveyors & land economists can contribute expertise.
- to review the organisation, strengthen links with members & identify regional needs
- to work jointly with other relevant Commonwealth associations in pursuing accurate land titling & security of tenure.
- to maintain collaboration with engineers, planners and architects in BEPIC
- to make every effort to maximise the benefits to existing member associations & to bring others back to membership.
- to take steps to improve & enhance existing publications.
- to produce a work plan covering the period to 2019