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| 1 | Prof Dr Alan Spedding |
| 2 | H.E.Mr Joseph Muchemi Kenyan High Commissioner |
| 3 | Baroness Flather House of Lords |
| 4 | Prof Dr Alan Spedding |
| 5 | Mr John Papworth |
| | <p>CLAIMS UNDER THE NEW FIDIC CONDITIONS OF CONTRACT</p> <p>The FIDIC Conditions are used extensively on international construction projects, notably for major infrastructure work. The FIDIC Forms are used on projects funded by the World Bank, and the drafts of them were reviewed by it, and by the Asian Development Bank. Claims often arise, and this paper refers to the Clauses under which claims may arise, the responsibilities of each party, and the procedures for dispute adjudication and arbitration.</p> <p>back to top of abstract back to schedule of papers</p> |
| 6 | Dr Clifford Dann |
| | <p>ALLEVIATION OF POVERTY – APPROPRIATE LAND TENURE SOLUTIONS</p> <p>The concept of cities without slums is a dream. “Cities with slums” describes reality. Is it really possible that solutions are to be found in land tenure systems?</p> <p>The theme of this conference provides a focus on the role of our profession, and it needs to be considered in the context of the Millennium Development Goals. We must first remind ourselves about those goals, of which eight were set out in the Declaration; and then to consider how relevant land tenure systems are in their achievement.</p> <ol style="list-style-type: none"> 1. Eradication of extreme poverty and hunger – by 2015 (only 11 years from now) halving the proportion of people whose income is less than a dollar a day and the proportion of people who suffer from hunger 2. Primary education for all boys and girls 3. Gender equality and empowerment for women – elimination of gender disparity in primary and secondary education ideally by 2005 (that is, next year) and at all levels of education by 2015 4. Reduction of child mortality 5. Improvement in maternal health 6. Combating HIV/AIDS, malaria and other diseases – reversal of spread and incidence by 2015 7. Ensuring that policies require that all development is sustainable 8. Development of the necessary partnerships to facilitate achievement of these goals <p>In the ‘Millennium Declaration’ of 18 September 2000 the United Nations resolved that there should be a significant improvement in the lives of at least 100 million slum dwellers by the year 2020.</p> <p>The Global Campaign for secure tenure launched by UNCHS in July 2000 established a powerful normative mechanism to spearhead activities in support of this goal. The term “normative” is used in this context to refer to issues that have a generic policy application and can therefore be used as a norm or standard.</p> <p>The World Bank has proposed that ‘secure tenure’ be used as a key indicator to measure</p> |

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| | <p>progress in the Cities without slums action plan.</p> <p>Of the eight goals, clearly the first is paramount for this conference because vast numbers who are caught up in poverty and hunger move towards urban centres in the hope of finding a better life; the seventh goal is a reminder that development should not take place unless it meets the tests of sustainability; and the eighth challenges surveyors and land economists to shoulder the responsibility of being among the partners in its achievement.</p> <p>back to top of abstract back to schedule of papers</p> |
| 7 | Prof P D Rwelamila |
| | <p>INFRASTRUCTURE DEVELOPMENT IN AFRICA: innovation in project finance – challenges to surveyors and land economists</p> <p>In almost every dimension of infrastructure development – quantity, quality, utility, cost, and equality of access – Sub-Saharan African countries lag behind the rest of the world. Access to infrastructure services is more unequal in Africa than in any other part of the world. The aim of this paper is to take a closer look at the infrastructure status in Sub-Saharan Africa and the opportunities available for sustainable development. The main issues addressed are within an environment characterised by the ‘antithesis’: the deteriorating infrastructure; the traditional methods of financing infrastructure; the emergence of privatization and deregulation and changes in infrastructure finance under public-private partnerships (PPPs); and the need for surveyors and land economists to embrace PPPs with innovative approaches relevant to African situations. In each case, the issue is analysed from the premise of moving to a ‘synthesis’ environment of providing infrastructure, which is necessary for economic development and capable of keeping pace with economic growth. Finally the paper describes the necessary initiatives in innovating PPPs in order to provide sustainable infrastructure for future development.</p> <p>back to top of abstract back to schedule of papers</p> |
| 8 | Prof Piet Botha |
| 9 | Mr M A Shehe, Mr M Sulaiman & Mr R Keis |
| | <p>HOUSING POLICY IN ZANZIBAR: A Tool towards Sustainable Human Settlement</p> <p>Zanzibar economy is basically agricultural, exhibiting a great preponderance of subsistence farming. Cloves, which accounts for more than 90 per cent of total export earnings dominates agricultural export. Coconuts, spices, fishing and food crops account for the rest.</p> <p>Despite limited channels of formal housing finance most use their savings and other sources to finance house building and purchase. This provides potentials for the Government to consider a shift in the development, ownership and management of the housing stock, the issues that the new housing policy will address.</p> <p>The majority of urban households acquire their housing, rental or owned through informal channels. Centre to the delivery of informal housing is through the subdivision of land often in outlying town areas. The informal delivery of land for housing is increasingly becoming an issue that needs examination to prevent the situation from deteriorating further from environmental degradation.</p> <p>The major disadvantage of this development is that the construction industry particularly in urban and peri-urban areas has posed a threat on fertile agricultural land, which is being encroached and transformed into neighbourhoods. The demand on land that does not correspond with the management pace of the Department of Lands and Registration has</p> |

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| | <p>made the land distribution process unmanageable.</p> <p>The vision of this sector is to ensure the provision of adequate and sustainable habitat to remove all habitat problems and improve the management of urban and rural population.</p> <p>Due to financial inability government owned blocks of flats in Zanzibar Town and in Pemba(Chake Chake, Wete and Mkoani) have received little maintenance. As a result, they are in a very poor state of repair. Attempts by residents to carry out basic rehabilitation have not been with much success. The need to develop mechanism to address this problem is of paramount importance.</p> <p>In the rural areas the situation is not good either. Rental flats are in poor state of repair. In many cases, tenants do not pay rent, claiming that their flats were given to them free of charge. As there is practically no housing market in rural areas and tenants are generally poor, proper maintenance will continue to be a challenge. Options of how to deal with housing stocks, including privatisation, will need consideration.</p> <p>The institutional framework in respect of capacity building is weak too and needs immediate attention.</p> <p>In view of these severe constraints, and the need to develop sustainable housing and human settlement, it will be necessary to formulate a new housing policy identifying areas, where growth can occur, the implications of this in terms of infrastructure and public utilities and what this entails in terms of resources.</p> <p>back to top of abstract back to schedule of papers</p> |
| 10 | Ms Faoziah Gamu |
| | <p>WOMEN, HOME OWNERSHIP, AND THE ISSUE OF POVERTY ALLEVIATION(?) IN NIGERIA: (A PARADIGM SHIFT IN HOUSING DELIVERY POLICIES)</p> <p>“Housing for all”!!! The popular slogan that characterized manifestos of most political campaigns is gradually fading into the thin air. Nonetheless, the issues regarding housing and its attendant problems still remained with us as it were.</p> <p>In this paper, the focus is shifted from having to generalize issues to providing specific solutions to the need to empower and facilitate women to actively participate and benefit from various housing schemes as been done by their male counterparts.</p> <p>However, because the paper is designed to provide accommodation succour to women, it has become necessary to define what is referred to as “women” in this context. Since the project is a developmental and economic one, it is no gainsaying that the most eligible amongst women should be the widowers, the divorcees, the single-parent mothers, etc. Given that these women have been saddled, either by natural accidents or uncontrollable circumstances, with the responsibilities of the men.</p> <p>Thus, the need to canvass for this opportunity becomes more amplified in the light of recent global developments where women out of those natural events were somehow deprived of social and economic privileges. And even, population news also confirmed that the ratio of woman to man is disproportionately on the increase thus, aggravating the scenario. (World Population, 2002).</p> <p>In the light of the foregoing, if the poverty alleviation programme of the Federal Government must succeed, then the need therefore arises to weighing the social/economic consequences of having to keep this category of women away from participating in the house ownership schemes. This trend may portend grave social</p> |

consequences, as it will surely breed numerous social vices that words may not be capable to describe.

One of the points noted is that women's access to opportunities that will enable them to own their homes should be enlarged and encompassing. Thus, the subsistent income realized, as a result of no-husband, will be optimally spent instead of being vulnerable to the exorbitant house rents demand of our landlords. The saving will also go a long way to assist in providing for allowances to nurture her dependants without fear of intimidation or oppression.

Further, the paper takes a look at the history of housing development and its attendant provisions around the world, with a view to borrowing a lesson that is adaptable to our own socio-cultural milieu.

This paper also looks at the issue of professionalism and women's participation in the housing delivery process, and the need to encourage more women to take active role in this new drive such that the accompanying benefits could be generalized.

Lastly, this paper took a cursory look at the present housing policies and thus, reviewed them with a view to suggesting how to strengthen the new policy thrust, and other implementation strategies that will engender ownership of houses by women to rise phenomenally.

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11 Mr Noble Hemuka

URBAN SLUMS AND THE NIGERIAN ENVIRONMENT- WHICH WAY FORWARD?

Urban decay and environmental degradation has reached such embarrassing proportion in Nigeria that there is hardly any town or city that has not suffered from the problem. From the growing rate of urban decay and the intractable nature of the problems it poses, slums have become an inevitable phenomenon of the urban landscape. The urban crisis in Nigeria is not only manifested in the acute shortage of dwelling units, but also in over-crowding, high rents, slum settlements, inadequacy of basic infrastructural facilities and social services, such as pipe-borne water, electricity, roads, schools and health institutions.

Three types of slums can be identified in Nigeria- traditional slums arising in a town from the decay of existing urban structures built in semi-durable materials and in environments lacking in physical planning standards. This type can be seen in older cities like Lagos, Ibadan, Enugu, Kaduna and Port Harcourt. They are characterised by squalor, ramshackle structures, garbage, stinking open waste dumps and lack of environmental sanitation. The second type are the spontaneous slums created by squatters or illegally acquired lands. This type is characterised by total absence of planning, absence of basic social services and infrastructures. Lawlessness, crime and abject squalor in the order of the day in these slums.

The third type is what I call "planned slums", these are planned estates or environments built to standard with basic services and social infrastructures, but allowed to decay by lack of a maintenance culture. A good example is the FESTAC and the GOWON ESTATES in Lagos. These estates, which were once seen as oasis of perfection in 1977 when they were built, are today described as "paradise of squalor and suffocating urban jungles."

Successive governments in Nigeria have shown an abject lack of interest in maintenance as a culture. Rather than maintain existing structures, they prefer to build new ones where

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| | <p>they can award juicy contracts and collect kickbacks for their personal aggrandizement. Where they are forced by public condemnation to make repairs, such repairs are more of palliatory than permanent solutions. The result is that environmental decay continues to erode all hope for the occupants of these slums to have easy access to their homes. Gutters, where they exist, are filled to the brim with all types of waste that stink and breed mosquitoes thereby endangering human life. Yet because of the crazy desire to enjoy city life, the population in these areas continues to grow uncontrolled.</p> <p>For how long will this trend continue? What are the major causes of this development of slums in Nigeria? Why have successive Governments in Nigeria failed to tackle the slum problem despite the oil wealth of the country? What can be done now- which way forward? The paper will x-ray these problems and with practical examples seek to proffer lasting solutions to this endemic development of slums and environmental degradation that have remained an affront to human dignity over the years in Nigeria.</p> <p>back to top of abstract back to schedule of papers</p> |
| 12 | Mr Timothy Olunubi |
| | <p>HOUSING PRODUCTION AS A PANACEA TO POVERTY ALLEVIATION IN NIGERIA</p> <p>HOUSING DEFICIT IN NIGERIA TODAY is about 8 million units while urban dwellers spend between 40-60% of income on rent reducing spendable income and aggravating poverty. Poverty assessment variables are mostly housing related e.g. access to water, electricity, health, occupancy ratio. The paper through extensive literature review and secondary data established the deplorable level of poverty in Nigeria, which is one of the worst in the world. Past measures of poverty alleviation were enumerated and analyzed. These are seen to be mostly consumption driven or inducer and not productivity oriented. The characteristic of housing process from land acquisition to actual construction and marketing were examined to reveal its potentials towards poverty alleviation –among which are: House building model that is incremental, procurement system that are labour intensive with capacity to assimilate unskilled labour and generate employment for millions of people and wealth creation in terms of building materials which the nation is greatly endowed with.</p> <p>The multiplier effects of these include savings in rent, better productivity and increase in spendable income. It was therefore recommended that government should carefully and deliberately initiate, create, facility an enabling environment, capable of increasing housing products; formation and support of co-operative housing schemes; loan to establish cottage industries for local building materials production; Land for housing and establishing sustainable finance system. The paper concluded that if government sincerely embark upon various programs to build the estimated 8 million units, needed in the country using local building material and labour intensive procurement method. Poverty in Nigeria will soon become a history and the nation will be laying a foundation for socio- economic stability.</p> <p>back to top of abstract back to schedule of papers</p> |
| 13 | Joseph Babade |
| | <p>AFFORDABLE HOUSING FOR URBAN POOR IN NIGERIA: Issues, Constraints and Challenges.</p> <p>Despite the 1988 General Assembly resolution of Global Strategy to provide shelter for all by the year 2000, good affordable housing is still a mirage to an average urban poor in most developing countries, including Nigeria in Africa, four years after the deadline. Today, about half of the world's population is living in cities with one billion homeless, or inadequately housed and living in abject poverty. Often, the images of housing poverty</p> |

which characterise the developing countries are manifestations of slums, ramshackle squalors and shanty towns. The expansion of such informal housing is the response of the urban poor to the non affordability of the decent housing in the urban areas which further portrays the ills from the evils of uncontrolled capitalism to the perils of uncontrolled fertility. This topic is important because the health or ill-health of a nation is often measured by its housing sector's performance, and once its urban poor has easy access to affordable housing, then housing problem shall be over and the quality of life of the citizenry shall be enhanced tremendously.

Nigeria with 10.1% of population in urban areas in 1950 moved to 35.2% in 1990, 45.1% in 2000 and it is expected to be about 47.9% by the end of this year 2004 (UNWUP, 1994). Based on my experience as a former Land Administrator in the Lagos State Government and now a Lecturer/Researcher in Urban Studies, I shall discuss the issues, constraints, threats, challenges and prospects of affordable housing programme for urban poor as it is in Nigeria, I would also review the housing policies and programmes as they affect the urban poor in the country.

The discussion shall include; the fundamental issue of wide inequitable distribution of national wealth aided by the endemic corruption, that grossly affects the Nigerian poor who are more than 75% of the country's population; the constraints of the public and private sectors in housing delivery; the threats of the acute housing shortage to the national security and economy; the challenges of all participants in the housing delivery sector to provide the staggering shortfall of 5.95 million housing units by the year 2010; and the national prospects derivable from successful implementation of affordable housing programme for the urban poor in Nigeria.

To this end, I suggest a comprehensive approach programme that transcends the housing sector for a realistic solution. The strategies include those to fight corruption; aids of various forms for housing urban poor; broad-based economic enhancement schemes and promotion of cottage industries; promotion of private-sector driven housing delivery system including NGOs and Community-Based Organizations CBOs; better access of urban poor to land assets; better housing finance scheme; promote use of researched local building materials; reduction of the present expensive housing standards, land sub-division standards, and revision of building regulations. These would ensure the affordable housing programme for the urban poor to be realistic in Nigeria and such could also be a model for other developing countries having similar problems.

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14 Prof Dr Alan Spedding

15 Dr David Omulo

ENVIRONMENTAL IMPACT ASSESSMENT (EIA) FOR SUSTAINABLE DEVELOPMENT

The growing awareness of environmental issues and the need to minimize adverse impacts of major development projects on the environment have been the origin of EIA both at the national and international level. The days when it was assumed that the best way to achieve economic development and thus to reduce poverty and raise standards of living, was to encourage and facilitate any major investment without regard to environmental concerns are now fast disappearing even in the developing countries.

In the industrialized countries, EIA has grown in response to public awareness of frequent harmful effects of such undertakings. Experience globally has shown that failure to incorporate EIA into a project at the outset results in high expenditure later for curative measures. This realization has taken longer to be fully appreciated and implemented in

developing countries, and the effects are all painfully evident particularly in the urban areas.

Currently, there is an increasing understanding of the relationship between sustainability of economic development and the sustainability of the environment. Through the works of such bodies such as World Commission on Environment and Development (WCED) and conferences such as United Nations Conference on Environment and Development (UNCED), it has been recognized that economic benefits cannot be achieved in the long term unless the form of that development takes account of its environmental impact.

There is a need to fully integrate environmental factors and decision-making in development programs and projects. Thus the environment should not be considered as an isolated topic in development policy and programs but as an issue that impinges upon all sectors of development and should be considered in drawing up all policies and proposals.

In order to implement sustainable development, there are a number of environmental priorities that should be part of development policies. In debate following UNCED, it has been suggested that five formal conditions should be met in all development projects, programs and policies in order to achieve sustainability.

- Limit population growth rates to below the sum of rates of capital accumulation and technical change.
- Alleviate poverty and reduce income disparities .
- Maintain ecological balance, renewable resource basis , cultural stocks, human made capital stocks, and assimilative capacity of the environment.
- Avoid irreversible changes to the environment
- Attenuate development activity to allow the gathering of necessary information in cases where there is considerable uncertainty.

The practice of EIA offers a valuable mechanism through which such tangible steps can be taken towards meeting the above conditions. This paper therefore seeks to examine the extent to which EIA can contribute to sustainable development in both developed and developing countries. The paper seeks to do this by examining the meaning of EIA, the stages evolved in a full EIA and the importance of each stage . Lastly the paper will also examine the scope of application of EIA.

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16 Dr Brian Coutts, A J Bevin & D B Grant

DIGITAL CADASTRAL RECORDS: A NEW ZEALAND EXPERIENCE

In 1995 New Zealand embarked on a programme to address a number of issues around the storage, availability and use of cadastral data. In essence, this programme was to provide the country with an automated cadastral record system, which was to include information about the surveys that had been undertaken in order to create title to land, and the title record itself. The title record in New Zealand includes the "definition" of the land area (external dimensions and area) and the ownership of the land in question. This system has accumulated over 150 years of land dealings.

This system was to build on the existing expectations of the New Zealand public that there would generally be no dispute about the extent of specific ownerships and who owned which particular area

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| | <p>of land,. This project, to later become known as Landonline, would alleviate concerns about the continued use of a fragile paper record, would improve the time taken to get new proposals through the official process, and would utilise the latest in digital technology.</p> |
| 17 | <p>Mr Eugene Silayo</p> <p>THE ROLE OF THE CADASTRAL SYSTEM IN POVERTY ALLEVIATION IN TANZANIA</p> <p>Upon gaining independence from the British colonial rule in 1961, the Government of Tanzania (then Tanganyika) identified Poverty, Ignorance and Diseases as the main problems, which the young nation faced in its economic planning and development strategies. It resolved to overcome them. Today it is over forty years on, and the problems still persist.</p> <p>As for the case of poverty, the levels are high. One half of all Tanzanians today are poor, spending less than 2 USD per day. About one-third of the poor live in abject poverty, spending less than 1 USD per day. Non-income poverty, which is related to access to land, secure land tenure, housing and infrastructure is also high.</p> <p>Accordingly, the Government of Tanzania has instituted a development 'Vision 2025', which stipulates the vision, mission, goals and target to be achieved with respect to economic growth and poverty eradication (or alleviation as it is also known) by the year 2025. To operationalize the Vision 2025, the Government has formulated the National Poverty Eradication Strategy (NPES), which provides overall guidance and framework for coordination and supervision of the implementation of policies and strategies of poverty eradication.</p> <p>The objective of this paper, therefore, is to outline the role of the cadastral system in the implementation of the strategies on the eradication of poverty in Tanzania. The focus is on informal/unplanned urban settlements where over 70 percent of the urban population lives and about 60 percent of the urban housing stock are found.</p> <p>back to top of abstract back to schedule of papers</p> |
| 18 | <p>Mr James Kavanagh</p> |
| 19 | <p>Ms Liman Mao & Mele Rakai</p> <p>TOWARDS OPERATIONAL LAND INFORMATION SYSTEMS: LESSONS LEARNT FROM CANADA AND CHINA</p> <p>Canada and China have different social and economic backgrounds and thus different land tenure and land management systems. The differences have influenced the path that each country has taken to develop their land information systems (LIS). The objective of this paper is to review the LIS implementation strategies of two selected provinces: Alberta in Canada and Yunnan in China. The paper begins with an overview of the land tenure and land registration systems of the two provinces. It then describes some of functions and digital mapping features of the LIS being implemented in each of the provinces, namely the SPIN system in Alberta province and the CMLRIS in Yunnan province. This is followed by a comparative analysis of the two systems from a technical and institutional perspective, in order to ascertain what lessons can be learnt from the two systems.</p> <p>back to top of abstract back to schedule of papers</p> |
| 20 | <p>Mr Ajibola Salami</p> |

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| | <p>PROVIDING INFRASTRUCTURE FOR SUSTAINABLE DEVELOPMENT: AN INTEGRATED AFRICAN INITIATIVE</p> <p>This paper will strive to define and adopt a mechanism for the establishment of the required infrastructure for sustainable development in Africa, but this time around encouraging the participation of the private sector. This will eventually lead to a coherent tripartite partnership framework between states, financial institutions, and the private sector (a three- sided partnership instead of the usual duo: State-Donor)</p> <p>back to top of abstract back to schedule of papers</p> |
| 21 | <p>Mr Haji Adam Haji Mr Ali Mohd Ali</p> |
| | <p>SUSTAINABILITY OF LAND REGISTRATION PROGRAMME: Experience and Reflections for the future of Zanzibar Land Management Project</p> <p>Zanzibar, which is part of the United Republic of Tanzania comprises of two major islands of Unguja and Pemba and about 50 mostly uninhabited smaller islets formed on coral ground. It has a land area of 2332 km², of which good agricultural land constitutes only 31 percent and the remaining is covered by coral rag, settlement, forest reserves and other uses. As per the recent population census, in 2002 Zanzibar had population of 984,625 indicating that the land per capita is only about 0.24 hectares. Its economy is highly dependent on a single agricultural crop – cloves that contribute over 80 per cent of foreign exchange earnings and about 60 per cent of employment generation.</p> <p>Being a small agricultural economy, the need and importance of proper land registration in Zanzibar needs not to be over emphasized. Thus, the proposed paper attempts to look on different issues underpinning land registration programme initiated in 1992. The discussion is divided into five main sections:</p> <p>First part looks on the existing, often perceived as confusing land tenure systems in the Isles. It analyzes the fundamental problems caused by those types of tenure systems in the context of general socio-economic development and agricultural productivity in particular.</p> <p>The discussion in the second part focuses on the evolution of land registration initiatives by looking on earlier efforts by colonial as well as independent governments. It goes further by looking on the main important clauses in the Land Adjudication Act (1990) and Registered Land Act (1991), which both facilitate the registration exercise. It provides brief background information on what was later known as Zanzibar Integrated Land and Environmental (ZILEM) project, which was receiving financial and technical assistance from Finnish International Development Assistance (FINNIDA).</p> <p>The third section assesses the performance of the Land Management component (within ZILEM project), which was responsible for the land registration programme since its inception in 1992. The immediate objective of the registration exercise was to solve</p> |

problems related to insecurity of land ownership by providing secure titles to land owners. The future or ultimate goal of the exercise is the attainment of general economic growth through increasing agricultural productivity, easing of fundamental problem of rural poverty and strengthening of rural development in general. Different stages of registration process are briefly discussed. Inputs such as financial and human resources as well as supporting infrastructure to the Land Management component are examined. Then it looks on the performance; what has been achieved through the registration exercise mainly in the context of short-term objectives of the programme. Success and failure of the programme are critically assessed in this section.

In June 1996 FINNIDA and other bilateral donors withdrew their assistance to Zanzibar due to political reasons. This move severely affected the capability of the Land Management unit in carrying out registration exercise. Structurally, the Land Management component was no longer in existence since the land registration activities were spread and absorbed in the ill prepared Department of Lands and Department of Surveys and Urban Planning within COLE. This state of affairs also created confusion of its own kind.

Therefore, the fourth section of the paper assesses the performance of registration programme during the donors' boycott period. The assessment will be based on the annual budget allocation of each department and priority attached to the registration exercise. How the registration activities were being carried out and what has been achieved during that period will be examined. The discussion provides answers to the fundamental question of sustainability of the land registration programme in particular and that of donor funded projects in general. It attempts to establish whether the government can sustain the programme or can the programme sustain itself through fees charged for the services rendered.

In August 2003, Finland is expected to resume its technical and financial assistance to Zanzibar. A new project but with more or less similar framework, vision and objectives (to that of ZILEM) will be in operation for what is called "preparatory phase" of eighteen (18) months. The project will bear the new name of Sustainable Management of Land and Environment (SMOLE). As it was the case during the implementation of ZILEM project, substantial amount of money has been budgeted for land registration programme. The amount of money and other resources allocated for registration exercise surpass that of all other activities. Therefore, the last part of the discussion is devoted to conclusions and recommendations. Hopefully, the conclusions derived and recommendations drawn would provide some useful inputs to the reshaping of focus and approach of the newly established project.

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22 Mr Robin Waters

23 Ms Clare Hadley

24 Dr Spike Boydell

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| 25 | Prof Richard Bullard |
| | <p>POVERTY ALLEVIATION BY LAND REFORM</p> <p>Despite the efforts of many governments, both in the developed and the developing countries, the effects of poverty seems to be increasingly more difficult to alleviate rather than what one would expect, an improving situation.</p> <p>Some major factors which aggravate the poverty situation are population increase, reducing quantity of land suitable for agriculture, global warming, increasing drought, shortage of potable water, uneven distribution of wealth, and restrictions placed on World trade. A forbidding selection of factors, many of which are closely interrelated.</p> <p>The survey and land economist professionals have important roles to play to counter the above factors, though political will and social acceptance of changes to life style could also improve the hardship experienced by those caught in the poverty trap.</p> <p>The contribution that we might take is to improve the wealth, housing and land and/or job allocation to those in poverty. It is a UN ideal that we must adequately feed, house and clothe the people of the world. An adequate supply of food needs sufficient land suitable for agriculture, or the availability of imports that do not destabilise the local food markets. Housing requires land at low price with attendant infrastructure together with inexpensive building material and techniques which could ideally be used by the occupier for a self-help building process. Clothing can be locally produced, especially where the raw materials and skills exist. Creating local clothing markets increases employment and hence reduces poverty.</p> <p>What must be made clear is that by giving every citizen in a country an equal land allocation, especially from the arable land available, is no way to implement a land reform activity. The seizing of commercial farms in Zimbabwe is a tragic example of a misguided land reform process that is dominated by political expediency to keep a dictator in power. Up to 1990 the land reform process in Zimbabwe was achieving some of the objectives intended, even if they were not ideal.</p> <p>As a result of seizing commercial farms and disrupting the agricultural process, peoples' lives are at risk, unemployment has increased, urban migration and squatting has resulted and poverty is worse.</p> <p>The emphasis of this paper will be to show how with the survey and land economist's help poverty could be reduced, even if it could not be entirely alleviated. The paper will also address some of the factors that are the direct cause of poverty as listed above. To also show how land reform can be both beneficial and constructive.</p> <p>back to top of abstract back to schedule of papers</p> |
| 26 | Dr Kit Weddle |
| | <p>INTENSIFIED URBAN DEVELOPMENT AROUND THE COMMONWEALTH: a Shorthand to help Foreign Developers (commercial or philanthropic) judge the accessibility of a Market and its hurdles.</p> <p>A Paper to consider the map making abilities of the use of 'Structure and Agency' following the work of P Healey and also A Giddens.</p> <p>The Use of Structure and Agency is discussed as a tool to examine real estate development in the Japanese commercial property market and its subsector: warehousing development on greenfield sites.</p> |

Taking the experience and the hurdles noted for Japan, one of the world's most expensive property markets, the administrative structure is examined and then the response of the agents considered. As a system by which to destructure perhaps the most complex capitalist market in the world, structure and agency can be used in order to create a roadmap of the major and the principal hurdles within the system.

It is argued that if this can be achieved in the most expensive market in the world, that in lower value or even 'marginal' global real estate markets, that in fact the same tools and processes can be called upon in order to provide determined investors (commercial or philanthropic) with effective and protective means with which to approach such markets.

The theme is considered to be a useful contribution to the raw material of investment, development and portfolio managers on a global scale and argues that if appropriately used it can assist draw upon global funds for the enhancement of the property user and owner throughout the Commonwealth, whether through increased security of tenure, better infrastructure provision or further substantial progress in the alleviation of temporary settlements and all their associated problems. This is a means by which investors and philanthropists can judge and accept the risks of investing in the low and ultra low cost housing sectors.

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27 Mr Felix Hammond & Dr A Y Antwi

AN ECONOMIC MEASUREMENT OF URBAN LAND POLICY IMPACTS IN SUB SAHARAN AFRICA

This paper will examine the various quantitative techniques available for measuring economic impacts of urban land policies with the view to exploring their applicability to the urban sub-Saharan African land market. Ultimately, the paper aims at deriving a replicable quantitative model for measuring economic impacts of urban land policy in sub-Saharan Africa. The current conflicting research findings (Coldham, 1987; Feder & Feeney, 1991; Migot-Adholla, Hazell, Blarel, & Place, 1991; Platteau, 1992; Platteau, 1996; Sjaastad Espen & Bromley Daniel W, 1997; Payne, 1997; Toulmin & Quan, 2000; Quan, 2000; Platteau, 2000; McAuslan, 2000; Delville, 2000; Okoth-Ogendo, 2000; Cousins, 2000; Palmer, 2000; Antwi, 2000) on the impact of urban land policies in sub-Saharan Africa provide ample justification and the need for a more objective assessment of urban policy impacts in the region. Most of these studies relied on qualitative approaches with value judgements influencing findings. To contribute towards redressing these conflicting views, it is pertinent that a quantitative technique, which is independent and devoid of value judgement, is derived to aid land policy impacts measurements.

Though economists are polarised on the economic considerations that should provide the basis for government interventions (Pigou, 1962; Coase, 1960) there is now an awareness that the economic activities of government on some occasions entail substantial costs (Coase, 1960; Friedman, 2002; Tisdell, 1974; Hardey & Tisdell, 1981). Most of the times when we observe that government intervention lead to unintended consequences it turns out that the costs implications of the intervention, which were invariable not considered before the intervention, do not warrant the benefits from the intervention. As a result there is in recent years growing interest among economists to devise techniques that will help make explicit the actual economic effects of extant policies in many economic fields (Hartley et al., 1981; Friedman, 2002). This interest is apparently motivated by the desire of economists to improve understanding of the real consequence of government activities and to provide guidance for prospective policy design. Quantitative techniques now exist for the measurement of the economic impacts of government policies (Harberger & Jenkins, 2002). Interestingly, these traditional techniques have not found much usage within the urban sub-Saharan Africa land context even though in the region the land sector appear most heavily intervened by governments (Feder et al., 1991; Brobbey, 1991; Mattingly, 1993; Larbi, 1994; Antwi, 1995; Brandao & Feder, 1995; Toulmin et al., 2000; Deininger, 2003; Antwi & Adam, 2003). It is against these backdrops that this paper examines the feasibility and applicability of these techniques in the context of urban real estate markets in sub-Saharan Africa. The paper hopes to arrive at a decision on the

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| | <p>most suitable technique for measuring the economic impacts of urban real estate policies in the region.</p> <p>back to top of abstract back to schedule of papers</p> |
| 28 | Mr Rotimi Obileye |
| 29 | Mr Rob Home |
| 30 | Mr James Nisbet |
| 31 | Mr Tony Westcott |
| | <p>THE POTENTIAL OF EDUCATION IN QUANTITY SURVEYING TO REDUCE POVERTY BY GENERATING INVESTMENT AND EMPLOYMENT</p> <p>Within the conference theme of alleviation of poverty, this paper focuses on quantity surveyors (Qs) and asks whether their education and training can help them make a useful contribution to the reduction of poverty. Do Qs only follow capital investment or can they help stimulate it? Do they encourage conflict in the construction industry, or can they be a force for change in encouraging more sustainable development that helps to create a society characterised by greater equity and equality amongst the world population? Can education help to improve this, generate a more equitable spread of investment and employment, and reverse the trend towards a growing divide between the “haves” and the “have nots”? Whilst this paper only begins to scratch the surface, it does aim to present some modest but hopefully significant ideas for future improvement.</p> <p>back to top of abstract back to schedule of papers</p> |
| 32 | Ms Diane Dumashie |
| | <p>BUILDING MATERIALS IN AFRICA</p> <p>“Housing for all”!!! The popular slogan that characterized manifestos of most political campaigns is gradually fading into the thin air. Nonetheless, the issues regarding housing and its attendant problems still remained with us as it were.</p> <p>In this paper, the focus is shifted from having to generalize issues to providing specific solutions to the need to empower and facilitate women to actively participate and benefit from various housing schemes as been done by their male counterparts.</p> <p>However, because the paper is designed to provide accommodation succour to women, it has become necessary to define what is referred to as “women” in this context. Since the project is a developmental and economic one, it is no gainsaying that the most eligible amongst women should be the widowers, the divorcees, the single-parent mothers, etc. Given that these women have been saddled, either by natural accidents or uncontrollable circumstances, with the responsibilities of the men.</p> <p>Thus, the need to canvass for this opportunity becomes more amplified in the light of recent global developments where women out of those natural events were somehow deprived of social and economic privileges. And even, population news also confirmed that the ratio of woman to man is disproportionately on the increase thus, aggravating the scenario. (World Population, 2002).</p> <p>In the light of the foregoing, if the poverty alleviation programme of the Federal Government must succeed, then the need therefore arises to weighing the social/economic consequences of having to keep this category of women away from participating in the house ownership schemes. This trend may portend grave social consequences, as it will surely breed numerous social vices that words may not be capable to describe.</p> |

One of the points noted is that women's access to opportunities that will enable them to own their homes should be enlarged and encompassing. Thus, the subsistent income realized, as a result of no-husband, will be optimally spent instead of being vulnerable to the exorbitant house rents demand of our landlords. The saving will also go a long way to assist in providing for allowances to nurture her dependants without fear of intimidation or oppression.

Further, the paper takes a look at the history of housing development and its attendant provisions around the world, with a view to borrowing a lesson that is adaptable to our own socio-cultural milieu.

This paper also looks at the issue of professionalism and women's participation in the housing delivery process, and the need to encourage more women to take active role in this new drive such that the accompanying benefits could be generalized.

Lastly, this paper took a cursory look at the present housing policies and thus, reviewed them with a view to suggesting how to strengthen the new policy thrust, and other implementation strategies that will engender ownership of houses by women to rise phenomenally.

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33 Dr Jane Drummond

34 Mr Buddley Ronnie

REACHING THE UNREACHED – PLANNING FOR CUSTOMARY LANDS IN SOLOMON ISLANDS

This paper will highlight the need to reach the grass root people where their own land can be better utilized and developed within some form of legal framework. The vast majority of people in the Solomon Islands live in the rural areas where the land is traditionally owned or customary. Controversially the Town & Country Planning Act that intends to regulate proper development of land can only be applied in the few urban areas. It was almost accepted in Solomon Islands the misconception of villages are meant for ad hoc and unplanned settlements whilst the towns are the place for permanent buildings and the rich people.

Focus will be mainly on justifying the need to reverse the planning for the limited state owned lands. Further disappointed by the outdated Town & Country Planning Act with the zoning and spatial segregation, a workable planning system sympathetic to the cultures and traditional values and covering all the land both customary and crown land is crucial. The existing planning legislation affects the very few people in the provincial centres declared to be control areas. I will also challenge the present system as having loopholes and gives room for corruption in land allocation and development. While there is a need to extend the reach of planning to the rural areas where in terms of resource allocation is favorable and contains the critical mass, now is the time to generate consensus on the need for change.

Linking the experience of land-use planning in the developed countries especially the UK to the understanding of the uniqueness of the diverse culture of Solomon Islands is seen as the base for formulating the appropriate policies that will lead to the desired change. The geographical setting, tribal type ownership of land and the unstable political development are barriers in themselves. While absolute poverty may not be visible in Solomon Islands, the rural areas have the abundance of resources and the people and their land must not be left unplanned.

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CONSERVATION AND PRESERVATION OF STONE TOWN OF ZANZIBAR

The historic Stone Town of Zanzibar was inscribed in the UNESCO World Heritage List in December 2000 at Cairns, Australia. This was a big achievement after fifteen years of hard inputs. During that period, we failed in getting listed in two attempts. The Town which has about 2000 buildings with a population of about 20,000, serves a variety of uses which include residential, commercial and institutional. The Town was nominated under three criteria out of a total of six – criteria (ii) (iii) and (vi).

- (ii) The Stone Town of Zanzibar is an outstanding material manifestation of cultural fusion and harmonization.
- (iii) For many centuries there was intense sea borne trading activity between Asia and Africa, and this is illustrated in an exceptional manner by the architecture and urban structure of the Stone Town.
- (vi) Zanzibar has great symbolic importance in the suppression of slavery, since it was one of the main slave-trading ports of East Africa and also the base from which its opponents such as David Livingstone conducted their campaign.

The Stone Towns faces a number of challenges – to manage it as a world heritage site within existing resources both institutional and financial as well as identifying sources for future needs. To contain the ongoing development pressures by landlords, and to promote public awareness and appreciation of the status of a world heritage site, hence to maintain its authenticity.

Huge efforts are needed to preserve the diversity of cultures with its fabric by the ever increasing influx of tourists with their environmental consequences.

The paper will address the various interventions required to conserve and preserve the Stone Town as a world heritage site.