

CASLE 2016



**Sustainability of the surveying profession and national development
in the 21st Century**

The Commonwealth Association of Surveying & Land Economy (CASLE)

in collaboration with

**The Nigerian Institution of Surveyors (NIS), The Nigerian Institute of Quantity
Surveyors (NIQS) and the Nigerian Institute of Estate Surveyors and Valuers (NIESV)**

**21st to 23rd April 2016
Kado, Abuja – Nigeria**

CONFERENCE COMMUNIQUE

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CASLE 2016 Conference
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INTRODUCTION

Delegates from African countries numbering approximately Two-Hundred and Sixty-Seven (267) attended the CASLE 2016 Conference which was held at NAF Conference Centre, Kado, Abuja from 21st to 23rd April 2016.

The 3-day International Conference was sponsored by CASLE in conjunction with University of West England (UWE) and the Department for International Development (DFID). Among the participants were CASLE President; CASLE President for Africa; Honourables from the National Assembly; Representatives of the Honourable Minister for Power, Works and Housing and the Federal Capital Territory Administration (FCTA).

The countries represented at the Conference included Nigeria, Ghana, Cameroon, Kenya, etc.

THEME/SUB-THEMES

The theme of the Conference was “Sustainability of the Surveying Professions and National Developments in the 21st Century”. This theme covers the following areas:

- Urban Sustainability
- Urban Government
- Property Tax
- Cost Management
- Construction and Procurement
- Construction Law/Contracts/Dispute Resolution
- Land Tenure System – both Traditional and Innovative

OBJECTIVE

The overall objective of the 3-day Conference was to explore issues around the Surveying professions and the difficulties, prospects and modalities that encircle national developments in the 21st Century.

CONFERENCE PAPERS

To achieve this overall objective, facilitators who are drawn from the academics, public and private sectors took their turns to discuss extensively on:

- Sustainable Education for the Surveying Profession in Sub-Sahara Africa
- Advancing Professional ethics within the built Environment
- Big Data and Technology: The impact of the Surveying Profession

Over the three-day period and in addition to the above; four Workshop Sessions were held. These workshop sessions centered on:

- A. Property:
 - A resilient cities network for Nigeria
 - Using social housing as a means of development in the developing nation
 - Framing affordable housing governance for the Nigerian markets
 - Effective Facility Management of residential properties
- B. Construction:
 - The implementation and assessment of distributed leadership in UAE construction
 - Impact of quality management techniques on construction projects
 - Effects of rework on public building projects
 - Cross jurisdiction enforcement of interim measures in international arbitration
 - Impact of public procurement reforms on project delivery in South West Africa
 - Integration of risk management approach into procurement rules towards a sustainable highway infrastructure in Nigeria
- C. Urban Management:
 - Improving urban management in Nigeria
 - Equitable and sustainable consideration in peri-urban land management in Ghana
 - Managing flood disasters in South-Eastern geopolitical zone of Nigeria: issues and strategies towards sustainability in national development
 - Urbanization research Nigeria programme

D. Land Surveying and Management:

- The effects of increase in land-in-dispute in Eastern part of Nigeria
- Land Dispute: Surveyors as an expert witness in court
- Assessment of the impact of land use/land cover and climate change in the South-Eastern geopolitical region of Nigeria for a sustainable national development
- Development Control: A panacea to manmade disasters in residential neighbourhood
- An evaluation of geometric data acquisition using LandSAT Imagery

HIGHLIGHT OF PAPERS PRESENTED

SUSTAINABLE EDUCATION FOR THE SURVEYING PROFESSION IN SUB-SAHARAN AFRICA BY PROF. PAUL OLOMOLAIYE

- Without good governance there can be no meaningful development
- Based on GDP, 7 out of 10 fastest growing economies are found in the African Continent
- 40% of youths in this world by 2060 will be Africans by statistics and they will need Housing & Infrastructure to live in and as life expectancy improves, the people will live longer.
- Effective and intelligent use of what is currently accessible for now is of paramount importance.
- The formalization of Land Title Documents is key to restructuring the economics of land
- Mass education should be pursued and organized in order to eliminate the impoverishing consequence of sub-sequent generations from managing their Land transfers and inheritance poorly.
- Our African Universities are weak because their Research & Enterprise bases are weak.
- For education to be successfully sustainable, it must be demand-led & not supply-led.
- Schools alone cannot guarantee good graduates but professional bodies must participate as well.
- The universities should be made to partner with stakeholders in the industries in order to reduce the rate of unemployable graduates in the country.
- The formation of a Universities League Table through which parents and guardians can be informed of which universities to send their children or wards to.
- Global collaboration by forming global alliances with schools and professional bodies outside the country because global partnerships are key in preparing global-class professionals in the surveying commonwealth
- The surveying education must urgently seek to transcend professional boundaries in order to sustain education in Africa

QUESTIONS

- The issue of security & land tenure systems
- Hoarding of information in Nigeria

RESPONSES

- Technology can be used to intervene in the problems raised above. With the advent of technology, information can be made accessible to everyone. For instance, everyone in the UK knows who owns every measured area in the UK because the information is readily available online. Also, a representative of Google can be reached in order to see how technology can be deployed in speeding up the growth of the economy.
- Government is the only party that can carefully manage the issue of security and deal with the conflict between Land owners and cattle grazers.

REMARKS

The President of the NIS, Surv. Bern Omo Akhigbe who was the Chairman of this session rounded off by saying that the NIS can effectively manage the situation of mapping and other services as may be provided by Google ONLY if they are given a chance

ADVANCING PROFESSIONAL ETHICS WITHIN THE BUILT ENVIRONMENT BY DR. PATRICK MANU, SENIOR LECTURER & PROGRAMME LEADER, UNIVERSITY OF WEST ENGLAND

- Ethics talks about right or wrong, appropriate or inappropriate
- Societal ethics are derived from a collection of personal values and professional ethics are based on societal ethics/ values.
- We can narrow the gap through CPDs and educating our young ones through built environment courses in tertiary institutions, professional ethics should become a core part of the school curriculum.
- Professional bodies can set up working groups/ commissions to debate/ consult/ discuss grey areas/ issues & propose solutions.
- Professional bodies can enforce codes of ethical conduct such as that of the NIS

QUESTION

- With regard to the research, did the presenter look at the public's perception affecting professional ethics?
- Did the research consider that there are different models deployed in different societies in controlling & monitoring ethics for the professional bodies?

RESPONSES

- There is no amount of control that the regulatory bodies can give without the input of the professional bodies
- The practitioners are major stakeholders and play a major role in the improvement of ethics in any given society irrespective of the model that is in place. This is closely followed by the employers and lastly the various professional bodies.

A RESILIENT CITIES NETWORK FOR NIGERIA

QUESTIONS

- Do we have cities or just urban agglomerates? Because according to the 1992 Town Planning Act, there is no locality that matches the description of a city.
- What can we do as an individual/ organization to accelerate emerging cities?

RESPONSES

Even though the Nigerian Constitution doesn't recognize cities but Local Government Areas, a total of 5 state governors have agreed to participate in the Resilient Cities Programme as a pilot project in Nigeria. The Federal Government plays an advisory role on how cities are developed because it is mainly in the hands of the State Government.

USING SOCIAL HOUSING AS A MEANS OF DEVELOPMENT IN THE DEVELOPING NATION BY WASIU AKEWUSOLA

- Social Housing is affordable housing
- A key function of social housing is to provide accommodation that is affordable to people in low incomes.
- Limits to rent increases set by law mean that rents are kept affordable.
- It is noted that developing countries to which category Nigeria falls into, are rising without development control. One of the reasons why this is so is because of Rural-Urban Migration.

QUESTION

What is the Nigerian Government doing so that housing can be affordable to the end-users?

FRAMING AFFORDABLE HOUSING GOVERNANCE FOR THE NIGERIAN MARKETS

Some of the problems facing affordable housing include:

- Lack of access to finance
- poor capital & budgetary allocation
- poor monitoring of mortgage institutions
- inefficient land market
- disproportionate number of speculators
- poor infrastructure
- Conflicting legal requirements (Land Title Documents)
- Poor performance of the Nigerian Construction Sector
- The continuous private sector participation level in providing the costs for funding such projects
- Insatiable appetite for luxury

Some of the interventions though not fully operational include:

- National Housing Fund
- National Housing Scheme
- Federal Mortgage Bank of Nigeria, etc

QUESTION

- How can we provide housing for our people? Is there any role the professional bodies have to play?

CONCLUSION

- We need more data from stakeholders in order to plan properly and the only body saddled with that responsibility is the National Bureau of Statistics
- We need to make definite policies & regulations
- The government needs to take up social housing as a core basic amenity and can do so by taking up the cost of procuring raw materials for the job and paying-off the contractors for their labour only. Also, providing the basic infrastructure as roads, water, electric supply in order to stimulate the economy.
- The concept of adequate housing should also be adopted whereby an individual/family lives in the type of housing that suits the needs of the individual/ family progressively.
- The same funds to construct a 3 Bedroom set of apartments in an estate whereas such funds can be used to build service Apartments (1Bedroom) in the same estate.
- The government can come up with Housing Governance that will address most of the issues as regards housing (including accurate figures) with active participation from all stakeholders in the housing industry.
- The government should understudy some Asian countries which emerged out of a housing crises such as Malaysia where the Government acquires the land, builds the houses, gives it out for rent and mortgages & provides good opportunities to acquire such houses over time.

Provided opportunities to participants to discuss revolving issues around land disputes so as to find lasting solutions to headstrong and re-occurring disputes associated with land, and boundaries. There were also presentations made to further drive home points on the various pertinent sub-themes.

HIGHLIGHT ON THE DISCUSSIONS AT THE WORKSHOP

Property

1. Issues bordering on housing shortage in Nigeria were examined in line with the programme of the Department for International Development (DFID). More cities are encouraged to key into the programme while Local Governments are encouraged to cooperate and collaborate. Government is thereby encouraged to embark on a vigorous enlightenment campaign and awareness especially among the Lower Class. In the same vein adequate regulatory, maintenance and monitoring mechanisms are to be put in place by the government.
2. Regulatory bodies are advised to guide developers on the need for proper survey and Environmental Impact Assessment (EIA) before any housing development is to be carried out.
3. Government regulatory bodies are to collaborate with the urban planners for sustainability of the city. In this way, Government is to support the Urban Planners to stick to the Master Plan.
4. Major cities should have their own capital development authorities
5. Observation of Professional Ethics at all levels should be encouraged.
6. Every surveying profession should encourage their members to be in politics.

Construction

1. The conference noticed that there is always a gap of getting ideas/communiques through to government. It is therefore advised that known professionals in Government to support any recommendations. Professionals can as well team up to sponsor a dedicated and committed candidate as a member of the National Assembly. Perhaps more members will boost decisions and policies as it affects the surveying profession.
2. Professional bodies to facilitate an enabling environment for members to practice all aspects of their disciplines.
3. Government to fund regulatory bodies (eg QSRBN, ESVARBON etc) in the Built Environment so that they can effectively carry out their oversight functions as it is done in the Engineering and Legal Profession.
4. It is also recommended that there should be only one body to represent the broad surveying disciplines like the RKS has done; so as to present a common front and enhance numerical strength.
5. Government bodies to follow (due diligence) while undertaking construction projects e.g. follow public procurement Act 2007.
6. Professional bodies to look at better ways of engaging the public and enhancing public policy.
7. There should be improved engagement between professional bodies in Built Environment and the government on construction matters.
8. There should be a line of demarcation between design for construction & costing.

Urban and Management

1. The conference commended government's efforts for their input in the enforcement and maintenance of sewage channel.
2. The conference also recommended that government should set up monitoring machinery on rainfall research in order to forestall future flood disaster in Nigeria. Resettlement policy & building embankment should also be considered for area prone to flooding.
3. Enlightenment campaign on the education and sensitization of the masses on refuse dumping and indiscriminate disposal of waste.

Urban and Management continued

4. There should be maps for land use & enforcement at the Development Control Unit. This will guide developers on purpose clause, building code, land use and zoning system and other Town Planning Regulations. This includes the production of maps for sub-urban planning and land policies.
5. The government should provide adequate resources & funding for monitoring agencies.
7. Government should make concerted efforts so that Professionals would be allowed to head sensitive government agencies as against politicians.
8. In a case of resettlement, government must involve all stakeholders for effective product delivery.
9. Government should be proactive and strategic in the planning of satellite town.
10. There should be a good synergy among all surveying institutions.
11. In taking peri-urban land and improving on it, government must be able to give back to the original owner ensuring participation of all stakeholders in the planning process.
12. Government should be available and encourage payment for compensation where personal land has been acquired for over-riding public interest.
13. Land that is ripe for development must conform to government plan and part partnering with owners and other stakeholders like private surveyors to ensure uniformity.
14. Legislate urban development authorities to be out of the control of government.
15. Ensure all state master-plans are properly enforced.
16. More legislative bills to be proposed and sponsored at the National Assembly.

Land Surveying and Management

The conference observed that there is inequality of the application of the law based on status variation – the richer wins all! To this end, there is loss of life and properties. The conference therefore recommend as follows:

1. There should be
 - Proper documentation of land titles.
 - Proper boundary delineation/demarcation.
 - Encourage more robust synergy amongst allied professions – cadaster or Automated land information system./SDI
2. Government should adequately map/demarcate boundaries of Local Government and State to avoid communal clashes due to land dispute.
3. Government must enact policy to de-emphasize the role of land agents and land speculation.
4. Government should sensitize the populace properly on their responsibilities in respect of ROW.
5. Government should as well sensitize/educate the political sector (government) on the need to patronize the services of a cognate professional irrespective of the financial implications. The issue of Mass titling in Ogun, Kwara and Niger State should be handled with professional care and caution. NIS and SURCON must be on guard also to protect the interest of surveyors in such states.
6. Educate the judiciary in the legal process relating to land dispute.
7. The surveyor must display his interest in court. As an expert witness, he/she represents the Federal Government and not necessarily protecting the interest of a client.
8. Every professional body has the responsibility to protect its professional members working in government.
9. Most surveyors have shallow knowledge base in GIS and Remote Sensing. Consistent MCPD is strongly encouraged.
10. Individual surveyors should be strongly encouraged to promote self-development.
11. Geographers must be brought into the picture in the regulation process for remote sensing methods.
12. The student should be informed on image processing and the teaching methods should be improved.

CONFERENCE COMMUNIQUE

1. Noted that there is the need for proper survey and Environmental Impact Assessment (EIA) before any housing development is to be carried out. This will largely help in the regulatory role which according to participants should be handled by government.
2. Further noted there is a gap in getting ideas through to the government whilst stressing the need for government to constantly involve known professionals in its dealings.
3. Recognized the need for government bodies to be law-abiding (due diligence) while undertaking construction projects. An example is public procurement Act 2007. There is also the need for improved engagement between professional bodies in Built Environment and the government on construction matters.
4. Called for the enforcement and maintenance of sewage channel to help with managing flood disaster in Nigeria and coastal zones. There is also need for the setting up of monitoring machinery of rainfall research as well as sensitizing the masses on the dangers of indiscriminate dumping of waste. The provision of resources and funding for monitoring agencies was also reiterated just as the need to have more surveyors in politics was also canvassed.
5. Canvassed for a separated budget that will solely cater for capital city development. Also canvassed was the need to ensure that all cities have their own capital development authorities.
6. Stressed the role that government must play in finding lasting solution to the problems of land disputes by mapping out boundaries of Local Government and the state to avoid unnecessary communal clashes.
7. Called for the need to educate the political sector on why they need to patronize the services of a cognate professional irrespective of financial implication. The issue of Mass titling in Ogun, Kwara and Niger states needs to be handled with professional care and caution.