

## CASLE Newsletter

NO. 33

April 2008

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

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





# CASLE MANAGEMENT BOARD

**President:**

Dr Jacob Opadeyi

**Regional Presidents:**

Atlantic  
Asia  
Africa  
Pacific  
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Prof Chitra Weddikkara  
Mr Joseph Ajanlekoko  
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Asia  
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Europe  
Pacific

Sr Abdullah Thalith Md Thani  
Mr Eugene Silayo  
Ms Michelle Bernhardt  
Mr Mike Lenz

**Hon Treasurer:**

Mr Barry Woodman

**Admin Secretary:**

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after 31.5.08

## HONORARY FELLOWS

V B Amevordzie FRICS FGIS

B J Coutts JP FRICS FNZIS MNZPI AAMINZ

Dr C T Dann MBE FRICS

B.Goldson, OD, FRICS

A.MacLeary FRICS FRTPI FRSA FIMgt

G.Martin

W J Rodrigues FRICS IRRV

W A G Scott

Prof Dr A H Spedding FRICS MStructE

R Steel CBE BSc LLD

**Ghana**

**New Zealand**

**United Kingdom**

**Jamaica**

**United Kingdom**

**Australia**

**St Lucia**

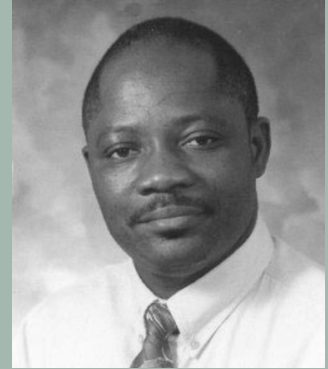
**Barbados**

**United Kingdom**

**United Kingdom**

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

**I**t is with great pleasure and a high level of appreciation that I write this letter to all members of CASLE and the readership of the CASLE Newsletter. At the 11th General Assembly held in October 2007, a new Board of Management was elected into office and I humbly accepted the Presidency of the Association. The members of the new Board wish to express their gratitude to all past Board members, particularly Past President Brian J. Coutts for his sterling contribution to CASLE. We do look forward to your support and guidance. The new Board is faced with the following challenges which require the full support of all its members and stakeholders. The challenges include:



*Dr. Jacob Opadeyi*

- Increasing its visibility in all Commonwealth Countries
- Expanding its membership to all disciplines of Surveying and Land Economy
- Reshaping its relevance in relation to emerging societal benefits
- Enhancing membership benefits
- Fostering sustained linkages with other professional associations and CSOs

The challenges are in fact opportunities for us to leverage on our correct capacities and improve on the effectiveness of our services. To this end, the Management Board has embarked on a number of initiatives. These include:

- Development of a strategic plan
- Re-design of the CASLE Web-page
- Championing the meeting of land registrars
- Active participation at the Commonwealth People's Forum at CHOGM

We cannot do any of these without your full support both in terms of active participation and financial contributions to our programme of work. We would be 40 years old in 2009. This is a significant milestone. It is a moment that will present to us a platform to celebrate our achievements, recognize our forebears and also a time to retool and refocus our energies on the challenges of the new world: climate change, disaster risk reduction, urban poverty, and affordable shelter.

As I embark on the role of presiding over the affairs of the association in the next 3 years, I do humbly look forward to your kind support and suggestion on how we could raise our standards higher.

Best wishes,

**Dr. Jacob Opadeyi, President**

**PLEASE NOTE** – Change of Email address for Susan Spedding. I shall be retiring from RICS on 31st May 2008. My new email address from that date will be as follows **susan.spedding@uwe.ac.uk**

## 2 CASLE Seminar and 11th General Assembly



The CASLE Seminar, General Assembly and associated meetings took place between 29th October and 2nd November 2007 at the Christchurch Convention Centre in Christchurch, New Zealand as part of a collaborative event which included:-

- The 9th South East Asian Survey Congress (SEASC 2007)
- The 119th New Zealand Institute of Surveyors Annual Conference
- The 6th Trans Tasman Surveyors Conference
- FIG Commissions 4 & 5 Workshops



*John Hannah, President New Zealand Institute of Surveyors*

The theme of the main Congress was 'Developing Sustainable Societies'.

CASLE Officers and members flew into Christchurch from all over the world at all times of the day and night between the 27th and 29th October. We were extremely grateful to Brian Coutts and his wife Roberta for endeavouring to meet most of the CASLE contingent from the airport and for arranging a series of trips for the accompanying persons.



*Outgoing CASLE Management Board, L to R top - Eddie Borrell, Anstey Scott, Cyprian Riungu, Brian Waldy. L to R bottom - Clifford Dann, Susan Spedding, Brian Coutts, Mele Rakai*

written reports tabled for the General Assembly to be augmented by up-to-the-minute oral reports.

CASLE had been looking forward to and planning for this event since the previous General Assembly and all the expectation and hard work was rewarded by a most successful event due in no small part by the organisation and hospitality of the New Zealand Surveyors.



*Brian Coutts giving a keynote address*

The outgoing CASLE Management Board meeting took place in the Christchurch Convention Centre on the afternoon of Thursday 1st November. There was an extensive agenda and the meeting had to be adjourned on Thursday evening and re-convened on Friday morning at 'The Christchurch Club' where Eddie Borrill was staying. The Board completed its work and looked with satisfaction at the numerous

The General Assembly took place on the afternoon of Friday 2nd November at the Christchurch Convention Centre. A Powerpoint presentation was given by retiring President, Brian Coutts on ways of changing the management structure of CASLE and oral reports were given by the Secretary General, Brian Waldy and the Hon Treasurer, Eddie Borrill. This was followed by the election of officers to the new CASLE Management Board, as follows:-

<b>President</b>	
Dr Jacob Opadeyi	(Trinidad)
<b>Regional President, Africa</b>	
Mr Joseph Ajanlekoko	(Nigeria)
<b>Regional President, Asia</b>	
Prof Mrs. Chitra Weddikkara	(Sri Lanka)
<b>Regional President, Atlantic</b>	
Mr W Anstey Scott	(Barbados)
<b>Regional President, Europe</b>	
Mr Andros Pantelli	(UK/Cyprus)
<b>Regional President, Pacific</b>	
Dr Mele Rakai	(Fiji)
<b>Vice President, Africa Region</b>	
Mr Eugene Silayo	(Tanzania)
<b>Vice President, Asia Region</b>	
Sr Abdullah Thalith Md Thani	(Malaysia)
<b>Vice President Pacific Region</b>	
Mr Mike Lenz	(Australia)
<b>Secretary General</b>	
Mr Brian Waldy	(UK)

A detailed and productive discussion was held into the possible future direction CASLE might take, considering its objectives and resources, and the ideas put forward and suggestions made were given to the new Management Board to consider.



*CASLE New Management Board members - W.Anstey Scott, Mele Rakai, Jacob Opadeyi, Susan Spedding & Brian Waldy*



During the General Assembly CASLE Honorary Fellowships were conferred on Mr Brian Coutts, Dr Clifford Dann, and Mr Walter Anstey Scott for their outstanding contributions to CASLE over many years.

A meeting of the new CASLE Management Board took place after the General Assembly. At this meeting the appointment of Mr Barry Woodman (UK), as Honorary Treasurer, was confirmed and the Administrative Secretary, Mrs Susan Spedding, was re-appointed by the Secretary General.



*Brian Coutts handing over to Jacob Opadeyi*



*Eddie Borrell, Susan Spedding, Alan Spedding*



*Mele Rakai, Paserio Samisoni, Roberta Coutts, Brian Coutts*



*Kate Waldy,  
Brian Waldy,  
Shirley Scott*



*Pat Borrell, Kit Weddle, Cyprian Riungu*



*Cyprian Riungu, Jacob Opadeyi, Tricia Dann, Clifford Dann*

There was a Cocktail Reception on the evening of Tuesday 30th October and the Congress Dinner was held on the evening of Thursday 1st November. A substantial lunch was served every day in the Convention Centre and there were refreshments available during the tea and coffee breaks, which provided plenty of opportunities and a very pleasant atmosphere for networking.

The CASLE Seminar entitled 'Building Sustainable Communities in the Commonwealth' took place on Wednesday 31st October and Thursday 1st November in the Christchurch Convention Centre. The first session was chaired by Mr Brian Waldy, Secretary General of CASLE. After the opening remarks made by the CASLE President, Mr Brian Coutts, Mr Stephen Ellis, the Chairman of RICS Oceania, based in Sydney, Australia spoke on the fundamentals of sustainable development, which set the scene for the whole seminar. Dr Jacob Opadeyi followed with his paper on benchmarking tools for natural disaster risk management in the Caribbean. Mr Teo Chee Hai, Past President of the Institution of Surveyors of Malaysia then presented a paper on the evolving role of the quantity surveyor, prepared by Mr Chua Siow Leng who unfortunately was unable to attend due to illness, and Dr Clifford Dann gave the final paper on dispute resolution.

The second session was chaired by Professor Dr Alan Spedding, the immediate Past President of CASLE, and included papers by Mr Cyprian Riungu, Mr W Anstey Scott and Mr Brian Waldy. Mr Riungu's paper considered empowerment in relation to building sustainable communities and Mr Scott's examined the use of spatial technology in assisting West Indian Sea Island Cotton agriculture in the Caribbean. Mr Waldy's paper was on the role of the surveying profession in promoting good governance and, in summing up the

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session, Professor Spedding discussed professionalism and what it meant in the context of surveying.

The third session was chaired by Mr Brian Coutts, President of CASLE and focused on the Pacific region. Dr Mele Rakai looked at fostering sustainable land management professionals and Dr Spike Boydell's paper examined how to build valuation capacity for sustainable south pacific communities. After this a very lively Question and Answer discussion ensued and recommendations from all three sessions of the seminar were carried forward to the main Congress by the Rapporteur, Mr Brian Waldy.

These recommendations were included in the Main Congress Communique and were as follows:-

- Surveyors should be encouraged to extend their areas of expertise by learning and developing mediation skills and then to involve all stakeholders so that collaborative solutions can be achieved for a wide range of problems.
- Surveyors should market their expertise in dealing with a variety of problems that face governments and can enhance the standing of the profession by advising in a non-partisan ethical, credible and accurate way.
- Having identified the problem of attracting suitable people to form the next generation of academic educators and trainers, for all disciplines, that is being felt globally, an action plan must be formulated with urgency.

## Abstracts

We are publishing the abstracts which were submitted for the seminar, as follows, and anyone who is interested in receiving a copy of the full paper, should contact Mrs Susan Spedding, Email: [sspedding@rics.org](mailto:sspedding@rics.org) after 31.5.08 [susan.spedding@uwe.ac.uk](mailto:susan.spedding@uwe.ac.uk)

## Panel of Referees

CASLE is very grateful to the panel formed to referee the abstracts for the CASLE Seminar and which also reviewed papers submitted to it. The panel comprised:-

Chairman:

Brian Waldy, MPhil, FRICS, Barrister.  
Secretary General, CASLE

Professor Alastair Adair, BA, PhD, Cert Ed, FRICS, FIAVI  
Head of School of the Built Environment,  
University of Ulster

Dr Fiona Grant, BSc, PhD, FRICS, MCIOB, F Inst CPD  
School of the Built Environment, Heriot-Watt University

Professor Robert Home, MA, PhD, MRTPI  
Professor of Land Management, Anglia Ruskin University

Dr Neil Stuart, BSc, PhD  
School of Geo Sciences, University of Edinburgh

## BUILDING VALUATION CAPACITY FOR SUSTAINABLE SOUTH PACIFIC COMMUNITIES

Spike Boydell (Australia)

Land, or more correctly the lack of clearly defined property rights to land and the resources associated with access, is commonly cited as a major cause of dispute and resultant instability in the developing island nations of the South Pacific region. Land is different in the South Pacific in that the majority of it was not alienated under colonisation, and as a result some 83-97% of land remains vested in the stewardship of customary guardians. Because of colonisation, the western term 'ownership' has been inappropriately adopted where land is held under communal, tribal or familial arrangements. The problem raised by the confusion over 'ownership' is compounded as the economic importance of land is at the nexus of customary norms and the emergent aspirations of individualised materialism in these post independence nations. Moreover, there is a widespread lack of appreciation of the broad range of property rights held by the multiple stakeholders in the resource rich nations of Fiji, Solomon Islands, and Papua New Guinea.

Tasked with negotiating these challenges are a small cohort of property professionals. The majority are land management graduates from the University of the South Pacific or the Papua New Guinea University of Technology, who have studied their degree in their second (or third) language. Unlike their counterparts in developed countries, these graduates often return to senior positions in Government lands departments, without the support of mentors or professional bodies to help them navigate the early years of their career.

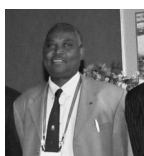
This paper draws on case studies from two Commonwealth nations in the Pacific, Samoa and the Solomon Islands, where recent USP graduates found themselves in the position of Chief Valuer and Valuer General respectively. Both have moved to progress valuation legislation and are keen to proctor the support of professional institutions. They, and their new private practice counterparts, need institutional support to assist with governance issues and the evolution of valuation models (particularly leasehold approaches) that are appropriate for the appraisal, marketing, economic development, and financial management of inalienable customary land. Currently the size of their immature property markets, income levels, and lack of professional mentoring make it difficult to obtain membership of



an international or offshore property institution. The paper concludes with an agenda suggesting how CASLE can take a leading role in initiating support to build valuation capacity for sustainable communities in developing Commonwealth Nations in the Pacific.

### **EMPOWERMENT FOR BUILDING SUSTAINABLE COMMUNITIES IN THE COMMONWEALTH – SOUTH IMENTI PERSPECTIVES**

Cyprian.K. Riungu (Kenya)



Rural and Urban Communities of the world face enormous challenges in their quest for the promotion of sustainable development. However, rural communities are challenged more than their urban neighbours. Even in the wealthiest countries of the developed world, rural communities have fewer opportunities for advancement than their urban and sub-urban neighbours. In developing countries, rural communities are at their frontlines of sustainable development challenges. For their water, education, sanitation and infrastructures are minimal. Yet in developed and developing countries, there is promise and possibility in initiatives taking place at the local levels.

This paper defines empowerment, examines the methods of empowering communities for sustainable developments, identifies some of the pertinent challenges associated with empowerment for sustainable development and documents the ways in which the people of Imenti South District in Eastern Part of Kenya have addressed this challenge. And this paper concludes with the way forward and suggestions on ways of replicating some of the experiences learnt to other communities.

### **NATURAL DISASTER RISK MANAGEMENT BENCHMARKING TOOL: A MECHANISM FOR MITIGATING DISASTER IMPACT IN THE CARIBBEAN**

Jacob Opadeyi & Balfour Spence (Trinidad)



The Caribbean is vulnerable to natural hazards such as hurricanes, earthquakes, volcanoes, and flooding. In order to achieve sustained growth, the region should formulate and implement meaningful actions to measurably reduce its disaster risk profile. Approaches to disaster risk reduction in the region varies. Some countries do have national disaster management policies and plans but lack resources for its implementation. Majority of the countries lack overarching frameworks to address disaster preparedness and mitigation. Even though technical assessment regarding the region's risks and the design of appropriate solutions has been undertaken, however, specific action agenda directed to achieving a measurable reduction in the risk profile is lacking.

Motivated by the need to introduce the concept of benchmarking and disaster risk reduction as a means of promoting economic growth, the Organisation of Eastern Caribbean States (OECS) in collaboration with the United States Agency for International Development (USAID) funded the development of a Disaster Risk Management Benchmarking Tool (BTool) for the Caribbean. The tool is part of a series of activities designed to improve the ability of national governments, civil society organizations, and the private sector to proactively plan and implement actions to reduce vulnerability to natural disasters and create greater economic resilience. The BTool comprises of a series of indicators that may be used to assess the readiness of risk management infrastructure of local or regional organizations. The BTool contains benchmarking questions in the following six (6) key components of disaster management: hazard identification, hazard mitigation, risk transfer, disaster preparedness, emergency response, and recovery. The BTool is being used to:

- evaluate the adequacy of current disaster risk management tools;
- evaluate the readiness and capability of institutions to deal with disaster risk;
- provide best practice recommendations for disaster risk management; and
- benchmark the adequacy of national risk reduction programmes in the region.

The paper provides an overview of issues and challenges to disaster risk reduction in the region. It then presents elements of the BTool, the rationale for its development, the design parameters, the collaborative process used for its adoption, and samples of the benchmarking questions. The paper also presents the results of BTool implementation in the following six countries: Antigua and Barbuda, Dominica, Grenada, St. Kitts and Nevis, St. Lucia, and St. Vincent and the Grenadines as well as the scores and the ranking of the countries in this sub-region of the Caribbean. The current ranking shows that St. Vincent and the Grenadines has the highest rank while Dominica has the lowest rank in the sub-region risk reduction index.

### **SUSTAINABLE DEVELOPMENT AND HIGHWAY DEVELOPMENT PROJECT IN JAMAICA**

Sheila Farr & Susanne Lyon (Jamaica)

In July 1996, the National Land Policy was laid on the table of the Houses of Parliament. Jamaica's National Land Policy goals and objectives are to ensure the sustainable, productive and equitable development, conservation used and man-made resources and promote comprehensive and integrated development in urban and rural areas. The policy recognizes that failure to adopt appropriate rural and urban land policies and

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prevailing land management practices was a primary cause of inequity, poverty and inadequate economic development.

Major Highway projects undertaken during this period include:

- North Coast Highway Improvement Project.  
The North Coast Highway Project comprised 270 kilometer (168 miles) started in March 1997 and involves the construction of a single roadway from Negril, Westmoreland in the west to Port Antonio, Portland in the east of the island. The corridor has been divided into three segments:
  - Segment One – Negril to Montego Bay
  - Segment Two - Montego Bay to Ocho Rios
  - Segment Three – Ocho Rios to Fair Prospect.

Segment One has already been completed and Segment Two is substantially completed. Segment Three started in 2006 and is scheduled for completion in June 2008. Other activities pertinent to the project included land acquisition; resettlement, civil works and utility pole relocation.

## Highway 2000

Highway 2000 project is a public-private partnership, which on completion will see the construction of a 230-kilometer highway running from Kingston to Montego Bay and Ocho Rios. This is Jamaica's first toll road. The partnership comprises National Road Operating and Constructing Company Limited (NROCC) a state owned company with obligation to design, finance, construct, maintain and operate highway 2000 and TransJamaica Highway Limited (TJH) is a private company owned by Bouygues Travaux Publics (66%) and Autoroute du Sud de France (ASF) (34%).

The project is divided in two phases; each phase is further divided into two.

### Phase 1A

- Old Harbour Bypass dualization (13KM) and Vineyard Toll Plaza
- Kingston to Bushy Park (21km) and Spanish Town Ramp Plaza
- Portmore Causeway and Hunt's Bay Bridge Toll Plaza

### Phase 1B

- Sandy Bay to Williamsfield

### Phase 2

- Bushy Park to Ocho Rios and Williamsfield to Montego Bay

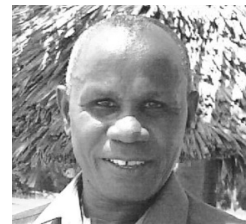
The total cost of the project is set at U\$ 390 million (J\$18 billion).

In this context the paper presents an understanding of

the land management policy and its application to the development of the two major highway projects. It will look at the objectives for the investment and measure whether they have proven to be sustainable and the socio-economic impact of these highways on the communities along the corridors with particular focus on the Portmore community as a case study.

## A STRATEGY FOR SUSTAINABLE CAPACITY BUILDING IN DEVELOPING COUNTRIES

Eugene Silayo (Tanzania)



All scientific institutions: private, public or government need well-educated and skilled manpower, equipment and favourable institutional environment to execute various jobs for which they have been established. In addition to 'doing', the institutions also need to conceive new ideas not only to sustain life of the institutions and individuals, but also to bring about purposeful change.

A search in the internet reveals that the term 'capacity building' has different meanings depending on the core mission of the organization offering the definition. However there are common elements which when put together give the following definition which focuses on the vision of this paper. Capacity building may be considered as a process which includes acquisition of knowledge, skills and capability needed by an organization/community in its core activities to effectively manage change.

In various international conferences, including the Africa Region CASLE Conference held in Bagamoyo, Tanzania in March 2006, as well as local conferences where 'land' is a theme; we have often heard that conventional land administration approaches in developing countries have failed, and thus unconventional options should be sought. This requires innovative thinking, which is a derivative of capacity building.

While delivering his opening speech at the Bagamoyo Conference, the Guest of Honour (Minister for Lands, Housing and Human Settlements Development, Tanzania) noted that there was, in Tanzania, limited capacity for policy analysis, planning and project implementation. This position is corroborated by various sources of literature including current national land policy documents such as those of Tanzania, Kenya, Rwanda and Malawi.

On a more technical note, various sources have unequivocally stated that cadastral surveys take too long to be completed thus delaying timely land development,



are too costly and therefore are not propoor as the poor cannot afford them. This position is supported by the statement that “... most African countries have only about 1% cadastral coverage”. Several other sources state that the functions of land delivery, (in Uganda, Malawi, Cambodia, etc.), have been impeded by inter alia, shortage of qualified personnel. This could account for the fact that as much as 60-80 percent of urban development in Tanzania, and elsewhere in Africa, is informal settlement, a euphemism for squatter or slum development. These are challenges that the land sector professionals have to face.

In the context of this paper, the role of education in creating, transmitting and applying knowledge as a strategy to solve community problems in the developing countries is discussed as the option to enable the land-sector professionals to proactively tackle land development challenges and so build successful communities. Successful communities can generate wealth for community's well being and thus alleviate poverty.

### **DISPUTE RESOLUTION IN MATTERS AFFECTING REAL ESTATE PROPERTY**

Clifford Dann (United Kingdom)



An alternative title for this paper might be ‘Did Solomon get it right?’ Ownership of land and of everything above and below the surface, is not quite as simple. Disputes arise by the myriad, and can be very demoralising, damaging to health and – in the extreme – fatal. Many cases end up in a Court of Law, usually at great expense. In contrast, the training of the surveyor (in its widest sense) provides opportunity for resolving disputes without recourse to the courts.

Procedures will be examined relating to arbitration, expert determination, adjudication and mediation. The requirements of expert evidence are also considered.

In the United Kingdom legislation relating to arbitration dates from 1698. There have been numerous Acts since, but today the essential principles are recognised worldwide in the form of the UNCITRAL provisions. These criteria are considered in detail. Arbitration is private. The arbitrator or tribunal makes decisions on the evidence adduced. There may be oral hearings lasting many days or weeks; in contrast a procedure of written representations may be adopted. Whatever method is adopted the enforceable result is the publication of an Award.

The nature of some disputes (e.g. commodities) requires an expert to make his or her own investigations and determination, giving rise to specific procedures.

Adjudication in some countries relates particularly to building construction disputes, but in others it has a special application to ownership boundaries. These processes will be examined.

Mediation is a process whereby disputing parties reach a mutually acceptable solution, with the assistance of a third party – the mediator or conciliator. The role of such persons is critical in the process but does not involve the search for solutions; rather it is a professional and neutral approach to acting as a go-between. The procedure is informal with the mediator listening first to one side and then, separately, to the other. At the end of the day the parties make a commercial decision, but it becomes binding only when all parties have agreed in writing.

The paper concludes with a reference to the proposed new edition of the CASLE manual on the subject.

### **SUSTAINABILITY OF HOUSING DEVELOPMENT IN NIGERIA**

Joseph Olusegun Ajanlekoko (Nigeria)



Of all man's basic needs, housing arguably constitutes and indeed poses the greatest challenge and ranks topmost. Nigeria's present population is conservatively put at 140 million. Of this number about 30%-40% live in the urban cities compared to about 19% in 1963.

This rural urban drift has posed serious problems to the existing housing stock in the urban areas leading to acute housing shortage. It has been projected that the total annual housing needs amount to between 500,000 and 600,000 units for the next 15-20 years considering the prevailing occupancy ratio of about three to four persons per room.

If this estimated annual requirement was to be provided at an average cost of construction of \*N500, 000.00 per unit (rather conservative) the costs would be enormous and unrealizable given our present economic predicament. The cost alone would be between N250 Trillion and N300 Trillion excluding the cost of infrastructures; far in excess of the Federal Government annual Budget.

The immediate consequence of these statistics for housing was that the demand from the increasing concentration of population was not matched by the supply of housing and infrastructure services.

The phenomenal rise in population, number and size of our cities over the past few years have manifested in the acute shortage of dwelling units which resulted in overcrowding, high rents, poor urban living conditions, and low infrastructure services levels and indeed high crime rate.

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Apart from the inadequacy of housing provision in the economy, government direct interventions in housing provision, especially during the period of (1990-200), have created some socio-economic challenges. These challenges include inadequacy of housing stock, shortage of housing finance, high cost of building materials, difficulty in acquiring land, inadequate capacity to low private sector participation.

This paper will therefore attempt to give insight into (i) the state of the Housing (ii) the strategies that can be adopted to increase the housing stock and (iii) the financing options for sustainable construction of housing in Nigeria. While taking a look at the existing financial structures and the framework specified in the New National Housing Policy of the Country, design and construction materials rationalization and optimization will also be duly examined.

\* Note US\$1 = N132.00

## THE INTRODUCTION OF SPATIAL TECHNOLOGY IN WEST INDIAN SEA ISLAND COTTON AGRICULTURE IN THE CARIBBEAN

W Anstey G. Scott (Barbados)



“White Gold” is a historical and appropriate term for cotton, the natural fibre which continues to play an important role in the economies of China, India, Pakistan, and the United States, with the US cotton industry creating more than 340,000 jobs and generating over \$60 billion of business in the United States - the greatest of any U.S. crop. Cotton is the largest natural fibre supplying the global demand for textile products.

The global Extra Long Staple (ELS) cotton market which includes West Indian Sea Island Cotton (“WISIC”) represents approximately 3.5 percent of the total world cotton supply. Currently, there are five prominent types of cotton being grown commercially around the world. *They are Egyptian, Sea Island, American Pima, Asiatic and Upland.*

By a unique combination of nature and nurture, West Indian Sea Island Cotton (WISIC) can only be grown to perfection in the small landmasses of the Caribbean’s island states.

Our cotton is the rarest in the world; only 4/10,000 of 1% of the world’s cotton is West Indian Sea Island Cotton; it is possibly rarer than diamonds. For almost 400 years Barbados and the other WISIC producing Caribbean islands have sold this world-class cotton as only a primary commodity.

Sea Island is a very high quality product with a long tradition behind it. Back in the 1930’s, the WISICA (West Indian Sea Island Cotton Association) introduced this superior type of cotton trademark. WISICA still controls every kilogram of Sea Island Cotton grown, and assigns to it the certificate of authentication.

Surveying Techniques, including remote sensing, photogrammetry, global positioning systems (GPS) and geographic information systems (GIS) have long been used in cotton agriculture in many other countries in the world. The usage in cotton as mapping, planning and monitoring tools has not been explored to its full potential here in Barbados and the region. This paper seeks to examine how spatial technology can be used in the revival of the cotton industry to help build a more sustainable agricultural sector.

## THE EVOLVING ROLE OF THE QUANTITY SURVEYOR

Chua Siow Leng (Malaysia)



Change management and the theories related to it including innovation, has been receiving increasing attention in recent years. The paper explores many of the current macro and micro drivers of change, particularly in management, including globalisation, changing world economic structure, B.R.I.C. (Brazil, Russia, India & China), the emergence of the Asian Economic Region (Asean Plus Three) the formation of the Knowledge Society, and the electronic revolution driving the whole set of computing, information and communication initiatives. A broad review of the quantity surveying profession is given, together with the major changes experienced already, including from apprenticeship to post-graduate education. Then the potential for future change is considered and some of the major inhibitors of change discussed. These are set within the framework of a changing construction industry and an attempt will be made to consider the impact on the quantity surveying profession, present and future.

## FOSTERING SUSTAINABLE LAND MANAGEMENT PROFESSIONALS IN THE PACIFIC

Mele Rakai (Fiji)



The scarcity of trained surveyors, land economists and allied professionals in Fiji and the South Pacific has left a glaring gap to find enough trained and qualified land management professionals to develop sustainable societies in the South Pacific region. Furthermore, the isolation of those professionals that do exist in the scattered, small island countries of the Pacific means that in most cases there is no professional body to support

the development and growth of those existing land management professionals. There is consequently, a need for resources (such as equipment, staff and funding), for training to keep abreast with changing technologies and changing socio-economic needs, to update the skills and knowledge of surveyors, land economists and allied land administration professionals, and to establish and maintain professional links between these land management professionals. A response to these needs is a recent initiative by CASLE and the Fiji Institute of Surveyors (FIS) to establish a regional body of surveyors and associated valuers, planners and land management professionals in the Pacific.

This initiative began with the hosting of the *Inaugural Commonwealth Association of Surveying and Land Economists (CASLE) Mini Congress for the South Pacific Region* on June 29th and 30th, 2007 in Suva, Fiji. Representatives from Commonwealth Countries and Professional Associations in the South Pacific were invited to present their country reports on the status of surveying and allied land administration professions in their country; the current services offered by surveyors and allied professions; the number of surveyors and allied professionals; and the need for a regional institution for surveyors and allied land administration professionals.

As a result of the June mini congress, issues involving the establishment of a regional Institute – such as its constitution, roles, mission, goals, membership composition, membership fees and other important issues are currently being addressed.

This paper will review and report on the progress of the initiative to develop sustainable land management professionals in the Pacific.

## THE ROLE OF THE SURVEYING PROFESSION IN PROMOTING GOOD GOVERNANCE

Brian Waldy (United Kingdom)

The role of the surveyors qua surveyors and their professional organisations in promoting good governance has, in the main, been seen as a self-contained matter relating to the proper running of the profession in their area of operation (geographical, by surveying discipline), concentrating on the governing of the profession itself (institutions' councils and committees) and regulating the professionals (rules of conduct and enforcement procedures), all of which to be carried out in the best interests of the commonweal.

In an age when 'good governance' has become a live issue, its importance is now 'front page news' eg where international aid to a country is being linked to improvements in the governance of that country.

While surveyors in various countries have become involved as individuals in politics, (but to a considerably lesser extent than other professions eg lawyers), the professional institutions concerned with surveying have generally adopted a policy of not entering the political arena in a 'party political' sense.

In the UK, for instance, the Royal Institution of Chartered Surveyors (RICS) has developed a high-profile public affairs agenda offering informed opinions on existing and proposed legislation concerning property and on manifestos produced by the main political parties: it has however, maintained a neutral political profile, despite media attempts to portray the RICS as linked to particular interest groupings eg property landlords.

The question this paper seeks to address is to what extent changing social and political ideas in a globalised world now require professions and professionals (and in particular the profession of the land), in pursuing their over-riding vocation to practice for the public good, to engage more directly with the pursuit of good governance at all levels of society.

In examining this question the paper will consider the Governance and Democracy Programme of the Commonwealth Foundation and the role CASLE might play in encouraging and assisting member professional societies around the Commonwealth to become more involved in promoting good governance in their countries of origin.



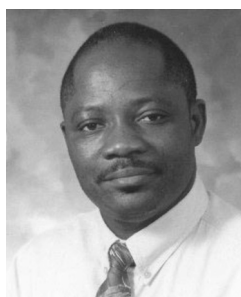
Brian Waldy talking to members of RICS Oceania



At the 11th General Assembly the new roster of CASLE Officers were elected or appointed. The new Management Board (set out on page 2) is a blend of experience and 'new blood' and has ambitious plans for the four-year term to the next General Assembly. This month the Management Board elected Michelle Bernhardt to fill the vacancy of Regional Vice President for Europe. In this issue and the next we are including brief biographies of the people who will be taking CASLE forward.

## Jacob Opadeyi

Dr Jacob Opadeyi, the new President of CASLE, is Head of the Department of Surveying and Land Information and the Coordinator of the Centre for Geospatial Studies of the Engineering Institute, Faculty of Engineering, The University of the West Indies, St. Augustine, Trinidad, West Indies. He holds a PhD in Land Management from the University of New Brunswick, Canada; and MBA from The University of the West Indies, and an MSc (Surveying) from the University of Lagos, Nigeria. He is a member of the Royal Institution of Chartered Surveyors.



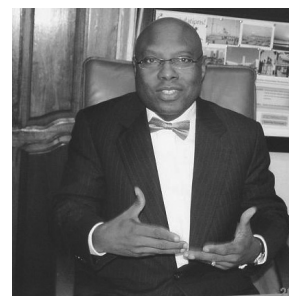
He has conducted research and published in the following areas: GIS applications in environmental analysis and modeling; natural hazard and risk mapping; land management; surveying and land information management. His current research include: GIS modeling heavy metal and sediment in Watersheds, natural hazard mapping techniques, land cover change monitoring, and telephonic flood hazard early warning systems.

He has membership in the following professional bodies: Steering Committee of the Global Water Partnership - Caribbean; Survey Review Editorial Board; Earth Charter National Committee of Trinidad and Tobago; American Congress on Surveying and Mapping. He is also the Manager of the Caribbean WaterNet, a capacity building network for integrated water resources management.

Following Christchurch he has already made a visit to the UK and attended a programme of meetings in London and Farnborough, including the Europe Regional Committee.

## Joseph Ajanlekoko

Joseph Segun Ajanlekoko is the CASLE Regional President for Africa, having been the Regional Vice President for West Africa for a number of years. He is also the immediate Past President of The African Association of Quantity Surveyors (AAQS).



He is a past president of the Nigerian Institute of Quantity Surveyors (NIQS) (2000-2004). He is currently the chairman of the proposed Construction Development Bank (ACDB) - a specialized bank for quick and rapid development of the infrastructure and the Construction Industry which he championed. He is a fellow of the Nigerian Institute of Quantity Surveyors (NIQS) and The Institute of Construction Industry Arbitrators (ICI Arb). He is also a corporate member of the Association of Project Management of UK (APM) and Association of Cost Engineers of UK (ACE).

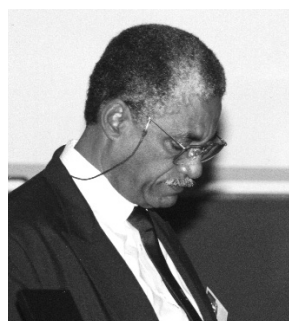
Joseph has over 26 years experience as a quantity surveyor in practice. He is the Managing Partner of CEP Ltd, a frontline construction economists, quantity surveying and project management company in Nigeria with a branch in Ghana established in 1986.

He graduated from Willesden College of Technology in London, UK in 1979. He was named as one of the 2000 outstanding intellectuals of the 20th century by the International Biographical Centre Cambridge. He is a prolific writer and resource person. He has written over 35 technical papers. He co-authored the 1st Construction Cost Information Book in Nigeria.

He has also received numerous awards both locally and internationally for his contributions to the growth and development of quantity surveying and the built environment.

## W Anstey G Scott

Anstey Scott hails from Barbados, West Indies. He is a Land Surveyor in Private Practice and the continuing CASLE Regional President for the Atlantic. Anstey sits on many Boards, including the Barbados Land Surveyors' Board and is a founder and Director of a number of companies involved in Land Development, Housing and Agriculture. One company which specialises in Affordable Housing is presently undertaking the largest



Private Sector Development in the country. He is also the Chairman of Exclusive Cottons of The Caribbean Inc. (ECCI), a Regional company which buys West Indian Sea Island Cotton from the farmers, gins it, and then manufactures it into fabric and final products for sale globally.

Anstey is a DIY enthusiast and has many hobbies including photography, gardening, and fishing. He also loves good music.

### **Dr Mele Rakai**

Dr Rakai is Head of Department at the Department of Land Management in the Faculty of Islands & Oceans at the University of the South Pacific in Fiji. She gained her BSc from the University of Otago, Dunedin, New Zealand in 1984, her MSc from the University of Melbourne, Australia in 1994 and her PhD from the University of New Brunswick, Canada in 2005.

Mele has worked as a land surveyor in Fiji, and was also involved with developing Fiji's national land information systems (FLIS), before joining academia in 1997. She has since taught cadastral surveying, GIS and planning subjects, and her research has been in aboriginal land tenure systems, land information systems (LIS), aboriginal rights, webGIS & traditional knowledge; and community planning & neotraditional design principles.

Dr Rakai was the recipient of the International Federation of Surveyors (FIG) "Young Surveyors Award for best treatise" in 1994. She has been associated with FIG and with various surveying associations in Fiji, New Zealand and Western Canada, and she is a Registered / Licensed Surveyor in Fiji. She agreed to serve as the CASLE Regional Vice President for the Pacific to replace Mr Robert Curley, who had moved to Alaska and in Christchurch was elected CASLE Regional President for the Pacific.

### **Barry Woodman**

Barry Woodman, who was appointed the new CASLE Treasurer, is a retired Chartered Quantity Surveyor. He was educated at Whitgift School, Croydon and trained full-time at the then Regent Street Polytechnic. He spent the whole of his working life with Walfords Chartered Quantity Surveyors (formerly G.D. Walford & Partners) in London, where he became Senior Partner (London).



Barry is a member of the Board of Trustees, and Treasurer, of The College of Estate Management, Reading, the current President of the Surveyors' Club (founded 1792), Chairman of the Judging Panel for the London Region of the RICS Awards, a long-established and well-respected, international competition covering Building Conservation, Sustainability, Regeneration and Community Benefit categories.

He is a Past Master of The Worshipful Company of Masons, a Livery Company of the City of London and a founder Liveryman of the Worshipful Company of Chartered Surveyors.

In a busy retirement, Barry enjoys overseas travel, fine music and fast cars – but not necessarily all at the same time! He and his wife, Victoria, have two grown-up children and live in Twickenham, Greater London.

In the next issue we shall cover:-

**Professor Chitra Weddikkara**

**Andros Pantelli**

**Sr Abdullah Thalith Md Thani**

**Eugene Silayo**

**Michelle Bernhardt**

**Mike Lenz**

## **4 Land Registrars**



C·A·S·L·E

### **CASLE Working with UN-HABITAT**

Report by Clifford Dann on the Expert Group Meeting of Land Registrars in Africa jointly organised by UNHabitat, GLTN and CASLE, 26th to 27th November 2007, Gigiri, Nairobi.

The meeting brought together African and international representatives to explore how to share knowledge and discuss (a) how land registries and recorders can respond to requests from local communities for security of tenure, and (b) a roadmap on how to document pro poor approaches.

21 participants from 12 countries attended the meeting. Participants represented significant areas of the continent and different approaches, both Anglophone and Francophone.

Resolutions were made covering (a) services and operations of land registration and recording systems, (b) gender equity, (c) managing disputes and conflicts over land, (d) policy and programmatic advocacy and (e) building capacities.

A full report can be found on [http://www.gltn.net/index.php?option=com\\_content&task=view&id=90&Itemid=17](http://www.gltn.net/index.php?option=com_content&task=view&id=90&Itemid=17)

A 3-day follow-up meeting was scheduled under the auspices of GLTN and CASLE in February 2009 to assist African registrars to improve knowledge sharing. Invitees would include agencies such as UNECA, FAO, MCA and others.

The aim is to form an Association of Land Registrars in Africa, and to explore the possibility of establishing similar associations in different regions of the globe.

This idea was conceived as a result of the CASLE Bagamoyo conference in 2006 on 'sustainable land management'.

On behalf of CASLE Dr Clifford Dann agreed at that time to research the identities of land registrars in the Commonwealth countries in Africa, and this was later extended to the non-Commonwealth countries with some assistance from Dave Sharp (who was then Secretary of ELRA). For the purpose of the Expert Group Meeting, Clifford acted as the organiser.



*Expert Group Meeting of Land Registrars in Africa in November 2007*

## Creation of CASLE Land Administration Group

Following the success of the Expert Group Meeting, the Management Board of CASLE decided to establish the CASLE 'Land Administration Group' as a 'special committee' under the CASLE Constitution to further the work of CASLE in connection with land registrars and indeed with land administration generally. Dr Clifford Dann has agreed to chair the group and is assembling an impressive list of members. Regional Presidents will ensure regional participation and the group will conduct much of its business electronically. This is an important initiative for CASLE and updates on the Land Administration Group will appear in forthcoming issues of the newsletter to inform you of its progress.

## 5 Reports from the Regions



### Africa

#### UGANDA CONFERENCE

In November 2007 surveyors and students assembled at the Ridar Hotel in Mukono for a conference on 'Housing and Livelihoods' organised by CASLE and the Institute of Surveyors Uganda (ISU). The event attracted 130 delegates, all but 11 being Ugandans; there were 6 from Kenya and others from Tanzania, Zambia and Ghana. A special feature was the attendance of some 30 students, a number of whom had been sponsored by the Aubrey Barker Fund ([www.abfund.net](http://www.abfund.net)).



The conference was opened by the State Minister for Housing and Urban Development, the Hon. Michael Werikhe. In a wide-ranging and challenging speech the Minister stated that the numerous concerns of Housing and Livelihoods had to be addressed in the context of good governance, for which he categorised seven criteria, namely, Sustainability, Decentralisation, Equity, Efficiency, Transparency and Accountability, Civic

engagement and Security. In regard to land and security of tenure, the Minister said there had been a significant improvement in Uganda, and that the use of land had to be optimised - now possible with the condominium law in place. The full text of the Minister's speech can be found at [www.casleconferences.org](http://www.casleconferences.org).

The keynote address was given by Dr Remy Sietchiping from UN-Habitat under the title 'Documenting land rights: challenges and opportunities'. He referred especially to the question of securing land rights for the most vulnerable groups, thus avoiding forced evictions and unfair distribution of land; and to the numerous obstacles to security of tenure. Dr Remy referred to a continuum of land rights necessary to achieve formal land rights. He called for improving land administration by way of a social tenure domain model, and the Global Land Tool Network. ([www.gltn.com](http://www.gltn.com)) ['How to Develop a Pro-Poor Land Policy' is particularly relevant].

#### The programme which followed included papers on

- The Poverty Eradication Programme in Uganda (Dr. Batungi)
- Land Titling of Customary Tenure (Dr Stephen Kituuka)
- Improving Tenure Security in peri-urban areas (Mr Paul van Asperen)
- Developing a real estate geographical information system (GIS) (Ms Irene Nanyonjo)



- Monitoring urban sprawl using satellite imagery (Mr. Moses Oteng)
- Development planning and livelihoods (Mrs Chilombo Mbilikita)
- Atrophied Human Settlements and appropriate housing development (lessons from Sefwi, Asawino, Ghana) (Mr R A Oppong)
- Reproductive health and livelihood security (Dr Deborah Mulumba)
- Challenges to land administration, Tanzania (Dr F N Lugoe)
- Ecosan systems: turning waste into resources (Mr R A Oppong)



*The Bwaise slum area on wetlands*



*Naalya new condominium housing*

On the second day there were field trips to the Bwaise slum area and the new condominium development of Naalya Housing Estates. Following the tour Mr John Musungu, chairman of the LOC, explained that the slum area had evolved on wetlands and structures

were sinking gradually due to periodic flooding; as a “solution” residents remove the roofs, add a level of bricks, re-roof and continue living there. Waste contaminates the water and environment, which leads to cholera and other diseases. It was pointed out that the whole of Kampala was an extension of Lake Victoria and thus a natural swampy area. There needed to be political will to bring about improvements and long-term solutions.

Progress was already being made through the National Housing and Construction Corporation, developing a planned area at Naalya with good roads, harmonious environment, schools and playgrounds. However, this did not include housing for the poor, and this had yet to be addressed.

Mr Tuymuhairwe, the tour guide, suggested that land professionals could use influence in relation to planning, infrastructure, financing schemes, and establishing a building code.

Before delegates broke out into discussion groups, the CASLE Regional Vice-president Mr Eugene Silayo (Tanzania) gave an address on ‘Ethical Performance among Surveyors’, and this was followed by Mr Cyprian Riungu (Kenya), immediate past Regional President for Africa, on professional ethics in a globalised world.

The group discussions were well focussed and lively. Many of the conclusions reached had a direct bearing on the theme of the workshop which would be taking place the following week in Kampala as part of the pre-CHOGM Commonwealth People’s Forum in which CASLE would be taking part. The major points that emerged in the form of resolutions covered the following:

### **Group 1, Land Tenure, registration and information systems**

- Documentation of land rights is essential if sustainable development is to be achieved
- A continuum of all rights, including those of the community, must be documented
- GIS must be recognised by, and where necessary funded by, Governments as an essential tool. This includes remote sensing technologies.

### **Group 2. Housing development, infrastructure, project management**

- Regulations should be reviewed to achieve minimum plot areas, appropriate densities and good standards
- Community participation at all stages should be encouraged
- Housing Associations are important agencies
- Employers should provide housing for their workers
- Infrastructure provision needs input by governments as well as by district authorities.

### **Group 3. Health and Settlements. Professional ethics**

- There must be re-settlement of people living in environmentally hazardous areas into properly planned housing schemes
- Policy makers and planners need to involve surveyors and land economists in the initial stages
- Public authorities should seek advice from the surveying profession when setting up camps for internally displaced people (IDP camps)
- Innovative schemes for the management of waste and its re-use should be given top priority by all stakeholders
- The fight against corruption must be pursued with all vigour to secure delivery of services and goods efficiently and on time: professional bodies must be vigilant, promote the highest standards among their members and be prepared to apply sanctions.

### **The closing of the conference**

Dr Clifford Dann, former CASLE Regional President Europe and past President of the Royal Institution of Chartered Surveyors (RICS) was invited to close the conference. In doing so he paid tribute to all those who had been involved in its organisation, particularly Mr Charles Kibirango who had brought impetus to the planning following meetings in Nairobi earlier in the year. Dr Dann referred particularly to the Minister’s meaningful opening address, and thanked Dr Sietchiping for his insight into the work of UN-Habitat which was fundamental to addressing the continuum of

land rights. There was no doubt that Uganda was fully alert to the pressing need to secure development that will stand the test of time, and the Government's strategy was to be applauded; he hoped the surveying profession would play its full part.

Dr Dann announced that he considered Mrs Chilombo Mbilikita's presentation was worthy of special recognition, and that a monetary prize would be awarded by CASLE through the sponsorship of the Aubrey Barker Fund. (The full paper can be found on [www.abfund.net](http://www.abfund.net)).

He also expressed special thanks to Jennifer Byokusheka who had been tireless as the secretary/administrator of the conference.

Finally Dr Dann reminded the delegates that CASLE is a federation of professional bodies, and it is a matter for them to ensure that they promulgate highest standards and adherence to a code of conduct among their members. He called on all those present to carry out their work dutifully and ethically, and so bring to bear the maximum impact on the provision of housing and livelihoods without which no country had a future.

## THE STUDENTS' VIEWPOINT

Those students who had been sponsored by the Aubrey Barker Fund to attend were required to submit a written assessment of the usefulness of the conference to them. Here are a few quotes from their reports.

*"It was a big opportunity for us ...an opportunity to learn from the professionals through their discussions..."*

About the discussion period: *"this opened our minds not only on the land problems Africa is facing but also the possible solutions and opportunities it has.....The dominance of Land Surveying and Valuation but no representation of Quantity Surveying was a drawback.....Most delegates were not keen on socialising"* [with the students]. Mpaata Philly, President of Makerere Students.

*"The conference was useful to students in quite a number of ways. It acted as an opportunity for them to meet and interact with professionals on a professional level; it helped students get aware of the problems affecting their career in the field; it eased access to training opportunities making it easier since students are able to know the people and companies to contact for training; and it provided room for conversation with the students of other universities..... On the other hand... involvement of the students was minimal... if there could be a few presentations by the students it would be more meaningful".* Chandi Isabella, 2nd year, BSc quantity surveying, Makerere.

*"The papers presented were all on issues pertinent to the students' studies, and a finalist or semi-finalist could have easily walked away with a well researched dissertation topic".* "Dr Clifford Dann expressed CASLE's interest in students and set up a private meeting with them during an

*interlude.....he also referred to bursary opportunities available"* [through the Aubrey Barker Fund [www.abfund.net](http://www.abfund.net) - See note on page 22].

*"As I found my way home I gazed at the setting sun forming a golden lining at the horizon and said to myself, the pearl of Africa has made her mark!"* Biko Ismail, final year, BSc quantity surveying, Makerere.

## WORKSHOP IN KAMPALA, UGANDA 2007 Commonwealth People's Forum

The Built Environment Professions in the Commonwealth (BEPIC) held a workshop on Urban Development on 19th November. This was part of the pre-CHOGM programme and brought together the Commonwealth Associations of Engineers (CEC), Planners (CAP), Surveyors and Land Economists (CASLE), and Architects (CAA).

The opening session was chaired by the workshop organiser Dr Clifford Dann (CASLE), and participants attended from many countries. The speakers were Christine Platt (CAP President), Hooper Brooks (CASLE and Prince's Foundation for the Built Environment), Mark Olweny (CAA Uganda), Eugene Silayo (CASLE Africa), Yusuf Kiwanuka (CEC), Pamela Ayebare (CAP Uganda).



*The opening session*

Speakers addressed many issues arising from rapid urbanisation, with a particular focus on sustainability and cross-sectoral approaches and the challenges heightened by over 300 million people in slums and ever increasing.

In the discussions it was emphasised that the mismanagement of urbanisation is already impacting on climate change and economic growth; that a partnership is needed between governments and civil society, and that the development and deployment of professional skills is vital; and that effective and transparent implementation of policy is a key to good governance.

The workshop recommendations were in two sections – action by civil society and action by CHOGM. In summary, civil society should (i) ensure high standards

of ethics and integrity in their practice, (ii) find appropriate local solutions through research, and (iii) promote networking amongst professionals. The complexity and urgency involved require collaboration within BEPIC, and the challenges must be addressed in a participatory way, including the involvement of women, youths and the poor.

Follow-up action by The Commonwealth Heads of Government Meeting requires (i) recognition that rapid urbanisation, climate change and the needs of poor people need Commonwealth action if MDGs, NEPAD objectives and economic transformation are to be achieved, (ii) production of a State of the Commonwealth's Cities report for the next CHOGM, which would assess opportunities and threats of urban growth and recommend inter-governmental actions, and (iii) identification of quantitative and qualitative capacity shortfalls, and ways in which inter alia the Commonwealth of Learning and the Commonwealth Fund for Technical Co-operation might address the needs.

It was resolved that the recommendations and outcomes be vigorously pursued to bring about concrete action and implementation before the next Heads of Government meeting scheduled for Trinidad & Tobago in 2009. A follow-up BEPIC workshop is now planned for the UK, to take place on 27th July 2008 in London.

Thanks go to those who presented papers and all the participants, and especially to Prof. Cliff Hague (CAP) who acted as rapporteur.



*Mr Hooper Brooks explaining the Prince's Foundation projects in Rose Town, Jamaica, and Freetown, Sierra Leone.*

## 6 Forthcoming CASLE events in 2008



6th June 2008	Trinidad	<b>Regional conference on climate change &amp; disaster management.</b>
27th July 2008	London, UK	<b>BEPIC Workshop at the Prince's Foundation for the Built Environment.</b>
27th - 29th August 2008	Belfast, Northern Ireland	<b>Conference on urban development, regeneration &amp; finance.</b>
September 2008	Barbados	<b>Regional conference on sustainable development - financial viability &amp; funding.</b>
13th - 17th October 2008	Nanjing, PRC	<b>CASLE attendance at World Urban Forum 4.</b>
November 2008	Nairobi, Kenya	<b>Seminar on equitable access to land in Africa – the rights of women, orphans &amp; marginalised communities.</b>



His Excellency the Rt Hon Don McKinnon, Commonwealth Secretary-General retired on 31st March 2008. The following is an extract from his farewell message where he thanked all the organisations worldwide which bear the name 'Commonwealth' for their support over the past eight years.

*Each of our Commonwealth organizations is unique, and yet none stand alone. All are part of an association and family of shared values, history and institutions – as well as deep personal and national bonds – which make up the modern Commonwealth. In taking my leave now of what the Head of the Commonwealth once called 'the other worldwide web' I am happy that it is in good health and heart.*

The new Secretary-General, the Rt Hon Kamallesh Sharma will give the key note opening address at the forthcoming Commonwealth CSO Consultation meeting on 21st May 2008 which CASLE will attend. The Commonwealth Secretariat and the Commonwealth Foundation working with Commonwealth Parliamentary Associations will focus on the relationships and partnerships between Civil Society and National /Regional Parliaments in promoting good governance and accountability.

## FRIENDS of the Commonwealth

For a number of years, Clifford Dann (CASLE Honorary Fellow) and Brian Waldy (Secretary General) have been involved, in an individual capacity, as Trustees of the Friends of the Commonwealth Foundation. In November last year, at the Commonwealth People's Forum in Kampala, Uganda, the Friends were re-launched in a new format. Clifford Dann and Brian Waldy have continued as Trustees as they are both enthusiastic about what the Friends (a registered UK charity) can achieve. The Friends is an overarching Commonwealth people's organisation, that is philanthropic and based on the shared principles and values of the Commonwealth. In this issue of the Newsletter you will find a leaflet\* explaining how to join the Friends. It's free and open to all. Please look at the leaflet and we hope many of you will then wish to join.

\* If the leaflet is missing please log on to [www.commonwealthfoundation.com/friends](http://www.commonwealthfoundation.com/friends) to find out about the Friends and sign up there.



## Survey Review

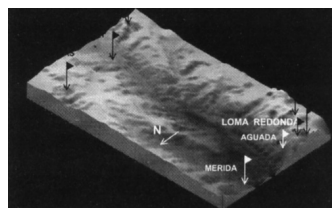
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Tri-dimensional digital surface showing GPS sites and orthometric heights (Vol. 38/302)



Three-dimensional model of the hórreo (Vol.38/300)

### SCOPE - Areas of interest include:

- Global Positioning Systems ■ Geographic Information Systems
- Geomatics ■ Mapping ■ Data analysis ■ Geodesy
- Land management and cadastre

### KEY ARTICLES

- The use of GPS for the estimation of precipitable water vapour for weather forecasting and monitoring in South Africa, **R T Wonnacott** and **C L Merry**
- The impact of land market processes on the poor in rural Vietnam, **W Smith**, **I Williamson**, **A Burns**, **T K Chung**, **N TV Ha** and **H X Quyen**
- Prototype Internet RTK GPS for bridge deformation monitoring, **X Meng**, **A H Dodson**, **G W Roberts** and **M Andreotti**
- Geodetic reference frame transformations, **C Mitakaki**, **A M Agatza-BaLodimou** and **K Papazissi**
- Surveying in the United States, 1930 to present, **S Frank**

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## 9 Back to Basics



### Back to Basics

Survey Review has published a number of articles in recent years, explaining the principles underlying survey techniques and electronic equipment to help clients and students. This material is now available in CD-ROM format, allowing easy printing of the articles, their loading to an Intranet, and their use with students. The CD also contains a range of other information, including the cumulative index of Survey Review (since 1931). The CD-ROM is available at a special price of £95 to educational institutions, in countries that are members of CASLE. Cheques should be made payable to 'Survey Review' and sent to the CASLE Office, details as follows:

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## 10 Technical Article



### Barbados' coastal management initiatives and relevant coastal policies for Land Surveyors

Presented to The Barbados Land Surveyors Association by Dr. Leo Brewster, Director Coastal Zone Management Unit, Ministry of Energy and the Environment as part of the Barbados Land Surveyors Association Guest Lecture Series held at the Island Inn Hotel, Aquatic Gap, St. Michael, Barbados June 2006.

### Introduction

This paper presents a review of the recent coastal zone management initiatives currently being implemented by the Barbados government that are of special relevance to the land surveying fraternity in Barbados. The paper presents a brief background on the Coastal Zone Management Unit (CZMU), the island's coastal conservation programme, and some of the recent initiatives that have been recognized by the CZMU as relevant to the and surveyors of the island.

### Background

Coastal zone management is best defined as follows: "... a continuous and dynamic process by which decisions are made for the sustainable use, development, and protection of coastal and marine areas and resources... The process is designed to overcome the fragmentation inherent in both the sectoral management approach and the splits in jurisdiction among levels of Government at the landwater interface." (Cicin-Sain and Knecht 1998)

It clearly defines the need for an integrated approach when dealing with the numerous sectoral issues that are often experienced along the coastal fringe of most countries.

### The Coastal Conservation Project Unit

Coastal Conservation Project Unit was established in 1983 to deal with coastal erosion issues and to work with the consultants in the execution of projects within the coastal conservation programme and to manage the projects after the coastal conservation programme was completed.

By the early 1990's it became apparent that the existing administrative system and legislation were incapable of allowing for effective coastal zone management. The Coastal Zone Management Unit was established in 1995 with a long-term objective to ensure that the coast retains a vital and pivotal role in the development of the island's coastline. As part of this process it was necessary to develop and implement a Coastal Zone Management Plan (CZMP) for the island. In order to develop the CZMP, numerous studies had to be carried out to answer four main questions:

- What do we have?
- What condition are they in?
- What are the primary threats?
- What can be done to reduce the level of impact being experienced?

It was felt that the best way to address these questions was to establish the coastal conservation programme on three 3 levels focusing on:

- Multidisciplinary Research and Engineering design considerations: this was essential in developing a useful baseline data set to help diagnose and describe the coastline
- Institutional and Legal Mechanisms: this was to help in the reform of the project unit into a full fledged line agency in government
- Development of a Coastal Zone Management Plan: to assist with the sustainable development of the island's coastline

In short there had been considerable early research and scientific studies in the late 1970's and early 1980's that raised a "red flag" to the potential for coastal problems to develop into long term issues for the coast. They revealed generally the primary threats to the coastal environment were nearshore pollution, coral reef health, inappropriate coastal development, and an unstable coastline.

## Barbados Coastal Conservation Programme

The project has been systematically implemented over the last twenty five years. A synopsis of the programme is presented below.

### 1983 - 84 Diagnostic Study and Pre-Feasibility Coastal Conservation Study (executed by PROCTOR & REDFERN) First project

- Designed to determine and assess causes of coastal erosion and to make recommendations on remedial strategies;
- Identification of core monitoring requirements for coastline;
- Identification of staff structure requirements;
- Identification of advisory relationship role with other key government agencies;

### 1991 - 95 Feasibility and Pre-Investment Coastal Conservation Study (executed by DELCAN) Second project

- Study to research and define strategies for:
  1. Beach creation and stabilization  
- included use of pilot projects for potential replicability;
  2. Water Quality Improvement;
  3. Legal and institutional arrangements through development of draft CZM plan for west and south coasts;
  4. Procedures for the implementation of investment phase.

### 1991 - 93 Feasibility and Pre-Investment Coastal Conservation Study (executed by WILLMS & SHIER) Institutional Strengthening Section:

- Assess ICZM in Barbados and make recommendations for changes in administration, legislation and financing;
- Out of this study came the recommendation for the establishment of the CZMU.

### 1996 - 98 Barbados Coastal Conservation Programme - Phase 1 (executed by HALCROW Group) Third Project

- Diagnostic and Pre-Feasibility Study of the North, East and South East coasts:
- Development of CZM Plan for the North, East and South East coasts, as well as a synthesis of this information with the South and West coasts.
- Institutional strengthening for the Unit
- Completion of feasibility design for the Investment Programme (Phase II).

### 2002 - 09 Coastal Infrastructure Programme (executed by BAIRD & ASSOCIATES) Fourth Project

- 7 coastal engineering projects derived from the preceding feasibility studies;
- Based on priority site lists established between 1991 and 1998;
- Works focus on 4 of the 5 coastlines (W, S, SE, & E).

### Legislation

The principle legal framework, setting out the operational basis for the process, is in the formation of the:

- Coastal Zone Management Act
- Marine Pollution Control Act
- Both of these statutes were approved by Parliament in December, 1998.

### Why was the legislation needed?

- Inadequate legislation formerly existed with very little regard to regulation to protect the coastal area directly;
- Existing legislative provisions were fragmented and widely dispersed across Ministries, Government departments and Statutory Bodies. As a result there was very little enforcement occurring and the lack of effective regulations also resulted in little consideration being given to the existing legislation;
- Potentially effective legislation was enacted, but the continued lack of appropriate supporting regulations rendered these statutes unenforceable;
- No unifying policy context which provides coherence among statutes or uniformity of penalties. It was determined that the Coastal Zone Management Plan would be the unifying policy instrument.



## Coastal Zone Management Act (Government of Barbados 1998)

The Act's function is defined as: *"An Act to provide for the more effective management of the coastal resources of Barbados, for the conservation and enhancement of those resources and for matters related thereto."*

**Main elements of the Act are covered by the** following legal subsections:

- Coastal Zone Management Plans
- Coastal Management Area
- Preservation and enhancement of marine areas.
- Coral Reef Protection
- Beach Protection
- Coastal Zone Inspectors

### Main functions of CZMU

The primary role of the Coastal Zone Management Unit is to work to ensure that the coast retains its vital and pivotal role in the physical, social and economic development of the country. In order to execute this mandate, it is necessary to work closely with several other governmental, non-governmental and private sector agencies. The Unit has 7 key primary areas of responsibility (see Table 1):

**Table 1: Primary Functions of the Coastal Zone Management Unit (Brewster 2005)**

Primary Function	Responsibility
Oceanographic assessment	Beach profiling Coral reef surveys Wave data collection and analysis
Coastal research	Beach access identification Dune revegetation and management Coral transplantation Coastal legislation identification Cliff vulnerability assessment
Project execution	West and South Coast Pre Feasibility & Diagnostic studies; Institutional strengthening Study; West and South Coast Feasibility study; East Coast Pre Investment Study; Coastal Infrastructure Project
Education outreach	Public lectures School visits Media programmes
Community participation	Community projects that demonstrate good CZM practice and initiatives
Development control	Providing assessments on coastal development applications for TCPO
Coastal engineering	Providing advice on shoreline protection methods, design criteria and structure inspection & evaluation

## Coastal initiatives of relevance to land surveyors

There are several initiatives being developed within the Government that the CZMU considers to be relevant to the island's land surveyors:



### Establishment of Global Positioning System

#### Base Station

CZMU had a GPS base station installed as part of the Caribbean Planned Adaptation to Climate Change (CPACC project in the mid 1990's.

The station is managed by NOAA National Geodetic Survey and has been integrated into a global network of similar stations. CZMU maintains the station. Data is freely accessible.

Data is archived several times in the day to the following site: [www.ngs.noaa.gov/cgi-cors/corsage.prl](http://www.ngs.noaa.gov/cgi-cors/corsage.prl)

Information is provided on the location, data availability, and time series. It is hoped that this data will encourage the greater use of GPS on the island.

### Coastal cliff top development assessment

- Cliff stability and vulnerability has been placed in high prominence over the last 18 months resulting in the need for detailed geotechnical studies in cliffed areas.
- Setbacks for development are measured from the most landward point of undercut on a cliff top. In situations where the cliff face is vertical with no undercut, the setback is measured from the cliff edge.
- In Barbados there are few cliff areas without undercuts, fracturing or failure. This results in the mandatory use of the undercut or the landward point of cliff top fracturing, being used as the measured point for establishing setbacks for construction.

### High water mark survey

This activity is currently arranged by Lands and Surveys Department, with notification going to other relevant government agencies.

- Concerns
  - CZMU has noticed that notifications come in very

late sometimes the night before a proposed site visit - CZMU normally requires one week's notice. Several surveyors adhere to this and it is appreciated. Others need to adhere.

**CZMU will no longer be able to respond to short notices. CZMU will not respond to more than 2 surveys in a day.**

## Standards for Hydrographic Surveying

Hydrography is defined as the measurement and description of the features of the sea and coastal areas for primary purposes of navigation, coastal zone management, environmental protection, maritime boundary delimitation, and maritime defence. Of significance for Barbados is the Permanent Court of Arbitration Ruling April 11, 2006, as it:

- Created history for our country and SIDS;
- Created history by demonstrating the importance of hydrographic data, and how it should be collected & presented;
- Highlighted the fact that there is now a need to establish standards which are measurable and replicable.

## Current status of hydrography

### Legislation

- Currently no standards or laws under the existing survey legislation speaking to hydrographic surveying resulting in practice of using land surveying approaches in the marine environment – this is not suitable or acceptable in this day and age.
- Role of hydrography will become more important in the next 18 months as Barbados attempts to define its Extended Continental Shelf by 2009 (defines the maximum outer limit of jurisdiction of a coastal state) International Hydrographic Office (IHO).

### IHO Role

- Mandated to provide and upkeep the issue of standards and laws governing the collection, archiving and presentation of hydrographic data.

### Focus

- Mainly on surveying standards to support nautical charting. However value of hydrographic data has been recognized as important to broader audiences (maritime and coastal modeling, legal and jurisdictional determinations, environmental monitoring to list a few).

## Initiatives in Hydrography

### Barbados Hydrographic Committee

- Barbados plans to become a signatory to the IHO – Meeting held 21/06/06 to formulate the committee's establishment with IHO

It is clear that it will become mandatory to follow internationally acceptable standards for hydrographic surveying. This has implications for the current non standardized approaches to hydrographic surveying. It also has implications of the increased use of GPS for reliable positioning accuracy especially as there

is no clear policy on the role and use of GPS for the island. Work is under way to establish a national GPS transformation reference system to the Barbados National Grid System.

## Establishment of classification survey standards

- **Special Order** – restricted to specific critical areas with minimum under keel clearance; bottom character hazardous to vessels;
- **Order 1** – intended for harbours and approaches, inland navigation channels; high commercial traffic areas; geophysical character of seafloor less hazardous to vessels
- **Order 2** – intended for areas with depths less than 200m not covered by special order or order 1; general description of seafloor to ensure no obstructions.

## Summary

This paper has tried to present several of the relevant issues that the Coastal Zone Management Unit considers important as relates to its interaction with the Land Surveyors Association. However it is clear that:

- Development of CZM ongoing since the early 1980's and has resulted in the development of CZM Policy documents that outline how CZM should be implemented.
- CZM encompasses science, engineering, legislation & social issues. It takes time for implementation and results to be seen and appreciated.
- It is clear that greater linkages need to be established with the Land Surveying Association especially on the new initiatives being developed in the areas of hydrography and GPS application on the island.

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This UK-based charity makes grants in support of education, training, research and projects related to the disciplines of geomatics (land surveying), quantity surveying and land economy, in developing countries.

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If travelling from outside Europe, delegates should check with their nearest British Embassy or High Commission for relevant information. If delegates require a letter of invitation for visa purposes please contact the CASLE Administrative Secretary on [sspedding@rics.org](mailto:sspedding@rics.org) or [susan.spedding@uwe.ac.uk](mailto:susan.spedding@uwe.ac.uk). Do not leave applications for visas to the last minute.

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