



CASLE Newsletter

NO. 34

March 2009

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

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





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Prof Jacob Opadeyi

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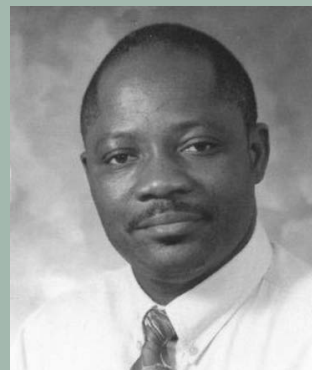
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Since the last edition of this newsletter CASLE, through its regional organs, has been hard at work promoting its mission of commitment to the advancement of the profession of Surveying in the Commonwealth, and the enhancement of the skills of Surveyors and Land Economists in the management of the natural and built environments for the common good.



Prof Jacob Opadeyi

In the Atlantic Region, an international workshop on disaster risk reduction was held with great success. At the workshop, papers on the roles of surveying, mapping and land management in disaster risk reduction were presented. The presence of the CASLE Secretary General, Mr. Brian Waldy and the Atlantic Regional President, Mr. Walter Anstey Scott was greatly appreciated by the workshop participants. The region, through the efforts of its President, also held a national workshop on the evolution of money lending in Barbados. The workshop was graced by the presence of Senator the Hon. Maxine McClean, the Minister in the office of the Prime Minister who presented the keynote address. I was privileged to present the opening and closing remarks to the workshop.

The Europe Region hosted a well attended international conference on Urban Development, Regeneration and Finance. This conference provided the forum for the sharing of knowledge on global development issues. Participation from every part of the globe used the conference to share ideas, renew old friendships, and for the establishment of professional contacts.

In a very buoyant mood, Mr Joseph Ajanlekoko, Regional President for Africa, stepped down as the President of the African Association of Quantity Surveyors. In recognition of his contribution to the association, many CASLE members turned out to salute his stewardship. On behalf of CASLE I sincerely thank Joseph for the sterling contribution that he has made and continue to make to our profession all through the years.

In the current year, 2009, CASLE will be celebrating its 40th anniversary. Arrangements are being made to ensure that this historic moment is commemorated and celebrated in a fitting manner. The next Commonwealth Heads of Governments Meeting (CHOGM) is scheduled for November 2009 in Trinidad and Tobago. As it has done in the past, CASLE intends to organise a workshop at the civil society forum. On behalf of the CASLE management board, I welcome the ideas and support of members towards the successful hosting of these two important international events.

Best wishes,

Prof Jacob Opadeyi, President

CASLE President appointed Professor at the University of the West Indies

Our congratulations go to Dr Jacob Opadeyi, whose career in the surveying world has enabled him to make a significant contribution to the profession as can be seen from the outline which follows.

Jacob has published over 50 papers in scholarly journals and professional conferences, and many technical reports for various Caribbean projects. He has also presented some 55 technical papers at conferences worldwide, and can truly be described as peripatetic. As Head of the Department of Surveying and Land Information in the University of the West Indies, he has played an important role in ensuring RICS accreditation of the BSc degree programme, and has also been responsible for establishing the first MSc degree programme in the department. In order to broaden his knowledge base, he is now studying for an MSc degree in Disaster Risk Management at the University of Leicester.

Computerised spatial databases are vital, and Professor Opadeyi has been involved in the development of such a database built on Geographical Information Systems (GIS) software. The profession worldwide faces many challenges, not least of which are Disaster Risk Management and Flood early-warning systems. Jacob has had a significant impact in these areas, e.g. in the production of a benchmarking tool, the first technical manual for creating flood hazard maps, and telephonic community-based flood early-warning systems for the Caribbean.

Among no less than 28 research activities his engagements have covered spatial databases, water quality monitoring, computerised environmental information systems, lease management and impact of climate change.

Two books have been co-authored, and of the many refereed journal articles, one was published in *Survey Review* and others in journals of engineering; and a paper submitted to *Survey Review* on 'Impacts of Land Registration Programme' is of special importance in the CASLE/UN-Habitat joint venture of establishing an Association of Land Registrars (initially in Africa and later global).

Of the many Project Research reports produced by Professor Opadeyi, one of universal significance for the



Dr Jacob Opadeyi

The profession has an ongoing responsibility to make governments and agencies aware of GIS as a land use management tool. It is key to progress in achieving the Millennium Development Goals and sustainable development, but is not fully recognised. Professor Opadeyi has done much to address this. A particular example was the outcome of his visit to Guyana in 1999 when he gave a paper on the effective use of GPS for cadastral surveys; Dr Clifford Dann was also involved on that occasion and afterwards they had the opportunity to explain to the President of Guyana Her Excellency, Janet Jagan, the need for surveying tools, and through Jacob's good offices this resulted in the country acquiring a number of survey stations: a very positive contribution to the economic wellbeing of that country.

In June 2007 Dr Opadeyi gave the keynote address at the CASLE conference in Sri Lanka, the theme of which was 'Achieving Growth and Sustainable Livelihoods'; his address re-defined the roles and relevance of the surveyor in the 21st century. He also presented a paper on similar lines at the CASLE conference in New Zealand in November 2007, when the theme was 'Developing Sustainable Societies'. It was at the General Assembly on that occasion that he was elected President of CASLE.

In public service Dr Opadeyi has provided gratis-consulting assistance to the Government of Barbados (training for LIS/GIS), to the Fisheries Division on Integrated Coastal Fisheries Management and to the Ministry of Agriculture on the Agricultural Land Information Systems project. He is also a volunteer member of the Editorial Board of *Survey Review* and is on several panels of referees.

3 Commonwealth News the Commonwealth @ 60



The following message was given by the Commonwealth Secretary-General, Kamallesh Sharma, on the 60th anniversary of the Commonwealth in 2009.

"2009 is a big year for the Commonwealth. The 60th anniversary of the London Declaration falls at the end of April: that was the moment when the British Commonwealth came to an end, and the Modern Commonwealth was born.

With the independence of India, Pakistan and Sri Lanka, an organisation that had its roots as far back as the 1870s saw its then membership of eight countries agreeing that from now on they would be, as the wording had it, 'freely and equally associated'.

Today, that association numbers 53: a quarter of the world's countries; a third of its population; a fifth of its trade and multitudes of its young.

A diamond anniversary is an important milestone – for us in the Commonwealth Secretariat, for the 90 or so Commonwealth associations worldwide, but most important for the governments and peoples of the Commonwealth.

It's an anniversary for us all.

How do we try and encapsulate what I have called the 'great global good' that is the Commonwealth?

Perhaps in its headline political work – never more than in dismantling apartheid in Southern Africa in the 80s and 90s – or in the way it has set down its democratic values and lived by them – suspending five members to date who have flouted them, and working our hardest with those countries, to bring them back to the fold.

Or perhaps in its headline development work in areas like debt relief, helping small states in multilateral trade negotiations, managing flows of health-workers and teachers, ensuring equal democratic and development opportunities for women as for men, for girls as for boys?

But so much of our work, of course, goes unsung, and does not make the headlines. Much of it is not intended to. It happens behind the scenes, in the work of Commonwealth staff and experts on the ground in our member countries, sharing the best of our Commonwealth knowledge and experience, bettering lives, and quietly helping members down the road to democracy.



This is the work of the Commonwealth as the trusted partner, the valued and practical friend. But our achievements in the past are only really meaningful if we show ourselves to be relevant in the here and now, the present; and if we show ourselves to be visionary in setting our sights on the future.

Indeed we have chosen a theme for the year – **'the commonwealth@60 - serving a new generation'** – which is entirely focussed on the future, and the people who will inherit this century.

They will grow up in a world of greater prospect and opportunity than their parents ever knew.

But so, too, will they be handed the legacy of persistent poverty, fractured societies, continued insecurity between and within countries, environmental degradation and global warming, and both the merits and the demerits of a compacting, globalising world.

And they will face young people's struggles – from time immemorial – to grow up and get on in life: in jobs, health, community and hope.

The 60 year old Commonwealth will have to invest the bulk of its time and energy on the half of its citizens – nearly a billion people – who are under 25, and the quarter who are under 5.

Even today, I am immensely proud of what we do for these people.

Proud, but not complacent: there is so much more to do. This road had no resting places.

If we continue to do the things that our member countries want and need of us, it is my firm belief that this Commonwealth of ours will still be dynamic and relevant for the next 60 years, and every bit as special as it is now."

We hope all Member Associations will participate, as members of CASLE, a Commonwealth accredited NGO, in **the Commonwealth @ 60** events in their own countries.

4 The Built Environment Professions in the Commonwealth (BEPIC)



Facing up to Climate Change

A seminar was held on 29th July 2008 at the Prince's Foundation for the Built Environment (PFBE) in London on 'The future of cities and how to respond to the challenges which arise from climate change'. This was a follow-up to the workshop on 'Realising potential through urban development' held in Kampala prior to the last CHOGM.

This multi-disciplinary event was organised jointly by BEPIC (the Built Environment Professions in the Commonwealth) of which CASLE is a member, the other three being the Commonwealth Associations representing architecture, engineering and planning. Attendance was by invitation, and included practitioners, consultants, academics and local government.

In a welcome address to a full house Dr **Clifford Dann** thanked the Prince's Foundation for generously providing the venue for the occasion – a privilege appreciated by all. He referred to the ever-increasing challenges arising from ever-increasing urbanisation and the effects of climate change, and the responsibility of the professions to respond, not only through their own expertise, but by delivering powerful messages to governments through their ministers.

Hooper Brooks, Director of International Programmes, presented examples of how PFBE is creating an effective network of partners, and illustrated schemes of development and regeneration including Sierra Leone and Rose Town, Jamaica. The Foundation focuses on three areas: practice, learning and constructive engagement, and teaching.

'Integrated Urbanism' was the theme of **Pablo Lazo's** presentation. An architect and urban designer with the Urban Design group of Arup, he explained their methodology used to approach urban projects. By integrating design solutions that balance social, economic, physical and temporal parameters, the projects made the case of creating unique and authentic new urban environments and, in the long term, any urban proposal has to find its way to decouple economic growth against environmental impact. His integrated urbanism concept was summarized in key factors and the way they mix together:

- Understanding the issues associated with contemporary living
- Learning from successful places
- Applying innovation and appropriate technology

Clive Harridge, Vice President (Europe) of the Commonwealth Association of Planners gave a presentation entitled 'Reinventing planning to tackle global challenges'. Faced with rapid rates of urbanisation and urban poverty against a background of rapid climate change, Clive championed the need for new approaches to urban planning which are pro poor and inclusive. Using a case study of partnership working between the city of Bo in Sierra Leone and local authorities in Warwickshire Clive showed the mutual benefits to be gained from international local government partnerships.

Quite a different perspective was given by **Duncan Preston** FRICS, chairman of the Cambridge International Land Institute, who spoke on 'Commercial drivers for greening non-residential buildings'. He began by looking at the 'circle of blame' for not initiating the green agenda into the speculative development of commercial property. It is possible to construct a scenario where the developer blames the designer who blames the funder who blames the occupier who will not pay the rent which covers the increased costs. He looked too at how in the life cycle costs of a commercial building the occupier has very little control on the costs of design and build in the first 3 years, but then has the operational costs accounting for 70% of the building's overall lifecycle costs having had no input at the outset. He believed that in the changing times occupiers are now interested and their stakeholders are keen to see a green agenda and there could be a lack of suitable product leading to higher rents and better investment returns.

The final speaker was **Adrian Cooper**, an associate director with Atkins. Under the title 'Urbanity with attitude – inviting a change of culture' he spoke on the need to reduce consumption and re-model human societies in order successfully to meet the challenges of resource depletion and climatic change.

There followed a highly-concentrated discussion period chaired by Professor **Tony Ridley**, president of the Commonwealth Engineers' Council. There were many contributors, and Professor Ridley suggested that delegates should write in with their 'three imperatives'. A sample of those submitted appears below.

The event was rounded off by convivial networking enhanced by some excellent wine and canapés.

Some of the imperatives suggested by delegates

- Develop strategic city plans for dealing with energy, waste and water; discourage air conditioning and promote renewable energy.

- Promote bio climatic approach to design of buildings and public spaces – requires design guidance, tools, lessons from the past (importance of thermal mass – avoidance of excessive glazing).
- Promote community architecture and self-build but working within a masterplan and design code discipline based on sustainable principles.
- Educate the professionals in sustainable development issues and, in particular, foster the growth of integrated teams; involve FM specialists and occupiers in the design

- Educate the occupiers to act in sustainable ways - and these will ripple out amongst the general population through the workforce generally
- Implement proven technology as soon as possible (time is not on our side)

To be continued ...

a follow-up seminar in London is being planned for 30th April 2009 and anyone interested in being notified should please inform Mrs Susan Spedding (e-mail: susan.spedding@uwe.ac.uk).

5 CASLE OFFICERS



We continue our series of pen portraits of CASLE Officers with portraits of the Regional President for Asia, Professor Chitra Weddikkara and the Vice-President for Europe, Michelle Bernhardt.

Prof. Chitra Weddikkara

Prof. Chitra Weddikkara has the unique distinction of being a Chartered Architect, a Chartered Quantity Surveyor and Project Manager, and has well over 30 years of experience in the Design and the Construction industry both in Sri Lanka and abroad.



While in Australia she served in the capacity of an Architect in many leading Architectural practices handling projects ranging from multi-million dollar shopping complexes, multi storied under cover car parks and community centres. The work included design documentation and supervision, and as a Project Quantity Surveyor on numerous projects of varying magnitude, work including preparation of Bills of Quantities, Cost forecasts, Feasibility studies, Cost Planning, Processing of contractual claims, Variation orders and other related Pre and Post contract management functions.

In the capacity of an independent consultant Quantity Surveyor she has well over 28 years of experience, ranging from multi-million rupee five-star luxury hotels, luxury condominium units, factories, restaurants, housing schemes, and semi-luxury housing schemes, sports complexes, warehouses and many projects of varying magnitude and nature. Her experiences span work carried out in Australia, Dubai, Qatar, the Republic of Maldives and Sri Lanka.

Currently she is the Principal Partner in a Private practice in Sri Lanka that carries out consultancies in Preparation of bills of quantities Pre and Post contract Management Cost Monitoring and Management of cost in buildings, preparation of Cost plans and Preliminary Estimates, Contract Administration, Construction audits, Preparation and assessment of insurance Claims and Assessment/ preparation of due diligence reports on buildings. She acts as an Arbitrator and a Mediator in Resolution of Construction disputes. She is currently the President of the Institute of Quantity Surveyors Sri Lanka and a Fellow of the Royal Institution of Chartered Surveyors and is the current Dean of the Faculty of Architecture at the University of Moratuwa in Sri Lanka

Michelle Jane Bernhardt

Michelle is a 37-year-old member of the RICS with over 13 years post-qualification experience, having graduated from Nottingham Trent University in 1994. She is a strategic, forward thinker, who relishes new challenges and opportunities to develop professionally. She has a strong commitment to education and training and is an APC assessor and 'doctor'. She was the Chairman of RICS Matrics (junior surveyors) in 2006-7.



Michelle's varied work experience has included Suffolk County Council where she dealt with agency issues, she was an economic development officer at Ipswich Borough Council and a senior valuer for the West Sussex County Council. Since 2003 she has been in private practice dealing with property management.

6.1 Africa Region

6.1.1 Ghana

As mentioned in the President's Pitch on page 3 the CASLE Regional President for Africa, Mr Joseph Ajanlekoko, has recently stepped down as President of the Africa Association of Quantity Surveyors (AAQS) and we set out his keynote address on 'Advocating Quantity Surveying Excellence in Africa' given at the AAQS Triennial General Assembly and Conference which took place in Ghana in August 2008.

While Mr Ajanlekoko is primarily addressing his remarks to the AAQS, his comments may well be relevant to many other organisations. In the bicentenary year of the birth of Charles Darwin, it would be appropriate to observe that it would seem to be the case for organisations as well as for individual species that it is 'the survival of the fittest' and we ignore this at our peril.

Mr Segun Ajanlekoko started by expressing his deep appreciation to the Ghana Institution of Surveyors (GIS) the organizers of the summit for the opportunity afforded him to attend and address the gathering. His address was as follows:-

"Professionals have a strategic role to play in driving the process of economic growth of her nations in geometric proportions if the nations in Africa are to be reckoned with in the increasingly changing global economic order. Therefore gatherings such as this are necessary because they provide the very platform for generating ideas, rubbing minds, crystallization of innovations, preaching excellence (the buzz word of this conference), promoting good governance for the sustainability, good health, moving forward of our profession and indeed of the continent towards the ideal; for the betterment of the membership and the citizenry!

INTRODUCTION

It is an incontrovertible fact, that to meet the 21st Century Global Challenges, professions must continue to promote efficiency, high ethical standards, innovate and ultimately strive to achieve excellence in their fields of endeavours; if they are to deliver world class services.

WHAT IS EXCELLENCE:

Conventional wisdom has ascribed to the word "Excellence" to mean a thing that is superior, of great worth, of great virtues and surpassing others in good quality.

GRAPHIC

Excellence could therefore be described as the act of achieving the ideal, the sublime, and the best! As I have indicated in this presentation. Excellence is envincing of perfection in all that we do! It could be termed the art of recreating paradise on earth.

THE BIRTH OF EXCELLENCE:

Problem is the precursor of search for excellence. Most of our critical problems are not in the world of things, but in the world of people. Problem is synonymous with human existence. Man and problem are inseparable hence he perceives it is as an enduring legacy. Human problem predates antiquity and emanated as far back as Adam and Eve when the duo ate the forbidden fruit in the Garden of Eden. Since then, human life had never been the same or problem-free, hence he has been constrained to battle or contend with one problem or the other.

Problem, however, could serve as a lubricant that lubricates the continuous fulfilment of life goals if seen as a challenge. Man has designed and deployed difference strategies to surmount barriers and hindrance that trigger problem. Human problem could be multi-dimensional ranging from social, political, economic, religious, domestic, local, national and or international to mention just a few. History is replete with an avalanche of problems, many homes have been broken, businesses collapsed, many lives lost in conflicts (Iraq, Afghanistan, USA, Pakistan, Israel, Somalia, Liberia, etc)

What is problem? There are no specific terms that can give a holistic insight into this term. However, for the purpose of this discourse, it can be succinctly defined as:

- a deviation from the norm;
- when something is not behaving, performing, conforming and, or acting/reacting as it should be
- an occurrence when an organism or a predictable system does not know how to, or could not proceed from a given state to a desired goal/state as expected.

Based on this understanding, the next concern is, what, then is problem solving? Problem as it is established above is a big concern that continues to drive human emotion into motion in order to succeed, survive and sustain a purposeful existence. Man has designed and deployed different coping strategies to contain or curtail different problems confronting him. Problem-solving forms part of creative or critical thinking. It is the most complex intellectual function. Goldein and Levin define problem-solving as a higher – order cognitive process that requires the modulation and control of more routine or fundamental skills. It occurs when a given system,

structure, process or person does not know or could not proceed from a given state to a desired goal. Problem-solving, apparently forms part of the layer process that includes problem finding and shaping.

In view of the fact, that the world belongs to the discontented, man is regularly challenged to apply the principle of situational approach to problem-solving. This discontented state prompted man to advance to and apply creative problem-solving in order to eliminate anything that deviates from the norm.

Creative problem-solving is the mental process of creating a solution to a problem. It is a special form of problem solving in which the solution is independently and creatively applied rather than learned with assistance or intuition. Creative problem-solving always elicits creativity, ingenuity, newness, novelty and thinking out of the box. Creativity does not necessarily imply that what is created has value or is appreciated by other people. Any creative approaches to problem solving must either add value, clearly solve the stated problem or be appreciated by someone for whom the situation improves.

SOLUTION

(The Emergence of AAQS) – There are four strategies that Miles and Snow emphasised in their adaptive model for organizations survivals viz:-

- i) Prospector Strategy:- Taking risks, seeking new opportunities, forming new alliances, innovating and growth.
- ii) Defender Strategy:- Avoiding change, seeking stability and perhaps retrenchment
- iii) Analyser Strategy:- Maintaining stability while exploring limited innovation
- iv) Reactor Strategy:- Responding to events but without a guiding strategy.

Prospector strategy can only be pursued by risk taking, foresighted leaders. The quantity surveyors that met in Harare in Zimbabwe in 1995 to brainstorm to bring into formation the Africa Association of Quantity Surveyors (AAQS) must have adopted the Prospector strategy! Without doubt, the main underlying reason for AAQS formation is to promote excellence through best practices in the continent.

Excellence is tantamount to transforming something from good to best. Thus a vehicle was established that was to be the purveyor for setting the ideal in quantity surveying profession in Africa.

WHAT IS AAQS MISSION:-

Our objective of promoting excellence is encapsulated in our vision statement & objective.

VISION STATEMENT:

To be the Dominant and Driving force for the

sustainability of the Cost Management and Quantity Surveying Profession in Africa through the promotion of best practices, educational standards, cost and research information and employment opportunities in the continent.

OBJECTIVES:-

It is essentially to bring under one umbrella all Quantity Surveying Professional Bodies in the African Continent in order to foster and promote, collaboration, cooperation, educational and professional excellence.

ASPIRATIONS & FUNCTION:-

- To initiate, define and assist in the implementation of joint programmes and co-operation in quantity surveying education, practice, research and development throughout Africa
- To collect and disseminate information on a regional and world-wide basis relevant to the activities of the AAQS
- To prepare and publish periodically updated directories of members and various aspects of quantity surveying research and development, journals, newsletters and magazines of the AAQS
- To identify the needs of Africa which might be met by the quantity surveying profession
- To assist in generating training opportunities for quantity surveyors and students and organizing staff and student exchanges amongst members
- To organize study tours, seminars, workshops and other meetings on general and selected aspects of quantity surveying, education, research and development in Africa
- To carry out any other activities as the AAQS considers conducive to the attainment of its objectives."

CASLE congratulates Joseph Ajanlekoko on his successful presidency of the AAQS and looks forward to continued collaboration between CASLE and the association.



*Dr Corne De Leeuw (South Africa)
- Past President AAQS,
Mr Dan Kimoro (Kenya)
- Incoming President AAQS,
Mr Segun Ajanlekoko (Nigeria)
- Out-going President AAQS*

*Mr Segun Ajanlekoko
in discussion with
Ghana Vice President
Alhaji Aliu Mahama*



*Mrs Lola Ajanlekoko
Mr Segun Ajanlekoko
Mr Alhaji Aliu Mahama
Mr Dan Kimoro
Mr Jonathan Abossey
Mrs Abossey
Mr D K Kyere*

6.2 Atlantic Region

6.2.1 Barbados

The CASLE joint meeting on Professional Practice

This meeting was hosted by the Barbados Land Surveyors Association (BLSA) and held in association with the Barbados Association of Quantity Surveyors (BAQS) and the Barbados Association of Professional Valuers (BAPV). It took place at the Island Inn Hotel, St. Michael, Barbados on the 10th June, 2008. It was attended by about forty participants most of whom were land surveyors. The invited speaker was Mr. Brian Waldy, Secretary General of CASLE.

Mr. Anstey Scott, Atlantic Regional President of CASLE was also present.

The BLSA has a Continuing Professional Development (CPD) programme in effect which is aimed at encouraging members to update and broaden their knowledge and which has generally improved interest in this type of event.

The presentation touched on the history of the RICS in developing professionalism and the movement away from scale fees for much professional work. It introduced the seven new tenets of the RICS rules of conduct viz scale, proportionality, accountability, integrity, consistency, targeting and transparency that replaced the old format (which was enshrined in detail in several large volumes) by a comparatively small booklet.

Mention was also made about sustainable development in the new 'green' era and the need to be more environmentally conscious by pursuing a carbon neutral policy.

In this regard professional associations could play a role by commenting in a non-partisan manner on political policies such as land usage, housing and planning matters.

There was a refreshment break after the presentation which was followed by a general discussion that included the impact of the removal of the land surveyors scale of fees by the local Fair Trading Act, the introduction of the land surveyors CPD programme and the small number of complaints brought by clients to the BLSA or the Land Survey Board.

Joint CASLE/BAPV Conference on Credit Unions



At Head Table: Shawn Franklin, President BAPV, Senator Maxine McClean, Presenter and Anstey Scott, CASLE President Atlantic Region

CASLE and the Barbados Association of Professional Valuers (BAPV) held a joint conference on the 14th October 2008 on the theme of 'Evolution of Credit Unions in Barbados and their impact on the financial services sector'. The conference was chaired by the CASLE Regional President Mr W Anstey G Scott who first introduced the President of the BAPV, Mr Shawn Franklin.

The Minister, the Honourable Senator Maxine McClean, Dr. Jacob Opadeyi, President CASLE, members and guests were welcomed by Mr Franklin and appreciation expressed to the same for their presence at the conference despite the weather. A summary of the significance of the credit union movement in Barbados in terms of members was provided and it was suggested that the large credit union membership base would serve Barbados and Barbadians well in the current climate of financial turmoil. The Credit union movement had played a major part in maintaining the stability of the mortgage market. In recognition of the fact that wide scale overvaluations would eventually result in the deterioration in the security held on the books of financial institution, Mr. Franklin stated that the BAPV placed an emphasis on the provision of well researched information as input to their valuations and also focused on the continuing education of the profession.

Following the welcome, the opening remarks were made by the CASLE President Dr Jacob Opadeyi

Dr Jacob Opadeyi:

The topic "*Evolution of Credit unions in Barbados and their impact on the financial services sector*" was cited as an excellent choice of focus for the Conference. Dr. Opadeyi expressed the hope that this trend of topic selection would continue. He went on to say that the phenomenon of money lending was essentially based on trust – financial institutions trust that they would be repaid and they trust that the collateral underpinning the extension of finance had been reliably valued. Consequently, the role of the BAPV was important and was crucial in maintaining an environment of standardization which negated the occurrence of inflated values. It was emphasised that the BAPV possessed a commitment to deliver to the public, to the credit unions and other financial institutions as expected especially in the context of the current economic environment where the events of Wall Street would impact upon the Caribbean possibly within the next 6 months. Following such economic upheaval he cautioned, there was a need to restore public confidence since valuation impacts upon the finance provided.

In conclusion, Dr. Opadeyi made special mention of a Bachelor of Science programme in Valuation which had recently been introduced at UWI, Trinidad and he exhorted members to be involved in that programme not only in terms of encouraging their employees to undergo such education but also in offering themselves as guest lecturers, etc.

The main speaker at the conference was Senator the Hon. Maxine McClean, Minister in the Prime Minister's Office:

In her address Senator McClean quipped that she hoped despite the current torrential rains, the land would

remain intact leaving property for the BAPV to value. Sen. McClean revealed that she possessed a great passion for the credit union movement and that for the last 25 years, had been involved in the movement. Accordingly, she was proud to make this particular presentation which would include a reflection on the value of the credit union in Barbados. The relationship between the BAPV and the credit union movement and its membership, apart from the credit union providing the BAPV with a client base (potential and actual), lay also in the fact that the credit unions possessed significant investment in properties. The credit union movement therefore possessed significant financial clout. It was noted that in the context of Barbados, the credit union movement remains the only indigenous financial institution **owned and controlled** by local residents.

Evolution of the credit union movement in Barbados:

The credit union phenomenon had grown significantly over the last 60 years possessing its origins in the 1940s (with the Shamrock Co-operative Credit Union Ltd. being the oldest credit union in Barbados). The contribution of founding member, Ms. Gloria Selby was recognized. Membership of credit unions in Barbados was approximately 151,777 at December 2007, a size which relative to the working population signified the potential within the membership base of the credit union movement in the financial sector.

Within the region, two types of forces led to formation of movement, that is:

- (i) The needs of the poor segments of the population fuelled by the economic and social conditions of the 1930s:

Such conditions triggered initiatives by the poor such as meeting turns (also referred to as sou sous). (Interestingly, similar community efforts could be found to exist across the Atlantic within early societies in Africa and Asia); Having developed along cooperative principles, the credit union phenomenon had become a basic part of the development of the Caribbean.

- (ii) The role of the British Colonial Administration:

The findings of the Moyne Commission and challenges of government resulted in the encouragement by the powers of the day, of self help among the population as well as of the support of the development of such entities as the Friendly Societies. There ensued the pooling and investment of monies which created interest income that was shared among members. The financial strength gained as a result would not otherwise have been acquired by the individual poor person since the financial banks did little business in that era with poor individuals. In addition, the involvement of the British Colonial Administration served to ensure the implementation of a well regulated framework within which credit union operated.

Definition of a Credit Union:

A credit union was defined as a financial cooperative **owned and run by its members** offering an accessible saving facility and low interest loans to members.



With other delegates at the workshop: Mr Keith Bourne, Founder of B'dos Public Workers Credit Union

Common/ fundamental Principals of operation:

(i) Democratic structure:

The credit union did not discriminate between 'the haves and the have nots' since each member had one vote regardless of the amount of savings held. Consequently, there did not exist as with the commercial bank, control by a limited number of persons.

The three prongs of the democratic structure were:

- (a) Open & voluntary membership:
In Barbados, about 30 credit unions existed and relied heavily on volunteers. Credit unions were voluntary, cooperative organizations, offering services to people willing to accept the responsibilities and benefits of membership.
- (b) Democratic control:
The credit union was a democratic organisation owned and controlled by its members - one member, one vote, with equal opportunity for participation in setting policies and making decisions.
- (c) Non-discrimination:
Benefits of membership were offered without gender, social, racial, political or religious discrimination.

(ii) Service to members:

The underpinning philosophy of the credit union was as per the saying "Not for profit, not for charity but for service".

Service to members was executed within three contexts:

- (a) Distribution to members
- (b) Building financial security
- (c) Focus on social & educational development of members

With the credit union movement, the *modus operandi* was not the maximization of profits as was characteristic of other financial entities. This objective of profit maximization engendered a primary concern with the return to shareholders so that primary loyalty lay first to shareholder and then to customers.

With the credit union, the generation of profits was secondary to the extent that the terminology used reflected the same philosophy e.g. 'Profits' was not utilized but 'surplus' in describing excess earnings. The surplus of the credit union was generated due to efficiency and was distributed to members in the form of dividends or patronage refunds. The credit union offered loans at the lowest interest rate considered feasible and declared the highest amount of dividends that it financially deemed wise. Members were therefore provided with the highest return on their savings. All of these policies all constituted a philosophy aimed at the building of financial security of its members.

Another difference between commercial finance institutions and the credit unions was that the credit union placed particular importance on educational opportunities and financial education for their members along with the honouring of a social responsibility. Members had the opportunity to register with their credit union to take various courses, a privilege that was not sufficiently taken advantage of by members;

(iii) Cooperation between cooperatives

Impact of Principles on the operation of Credit Unions:

These fundamental principles of operation indicated that the credit union was a unique entity within the financial services sector not so much in *what* it did but more so in *how* it did business. At the heart of the movement were people helping themselves. Understanding the *how* and *why* of the credit union movement was important.

Given these fundamental principles, one might examine how they impact on the functioning of the credit union and how the same principles were operationalised within the context of the current and anticipated business, social and economic environment.

Examples of the way in which principles influenced operations of the credit union:

(i) Attitude towards delinquency: where a member ran into financial difficulty, the principles of the credit union dictated that the loan would not be 'called in' but that the member would first be counselled. Essentially, the credit union should bring a more human face to transactions and concern for people must drive all that is done in the organisation.

(ii) Types of products and services offered:

The movement focused on products and services which added value to its members. The credit union had moved beyond offering traditional services, e.g. now could have access to group medical insurance at significantly reduced prices because of the numbers. Ancillary services were also offered which enhanced value of membership.

(iii) Approach to offering products and services:

- Pricing of products and services.

Interest on loans extended by the credit union was calculated on the reducing balance compared to amortization of loan over the entire period, the method commonly employed by the commercial

banking sector.

Under this method (the reducing balance) the borrower could make early repayment and save on interest payable in remaining period. This was unlike the amortization method under which there was no saving of interest by early repayment.

- Interest charged by hire purchase entities tended to be approximately 30% or more than the favourable interest rate offered by the credit union. Credit unions offered loans for consumer items making it more economical for members to borrow from their credit union and purchase consumer items for cash rather by hire purchase.

Competitive advantages of credit unions:

These principles (which were over 100 years old) had been and were translated to create a cutting edge strategy and result in the achievement of competitive advantage by the credit union movement:

(i) Common bond experienced among members. Credit unions were formed according a common bond existing among potential members e.g. cooperatives of the workers of UWI or of all public workers (i.e. Barbados Public Workers Co-operative Credit Union Ltd.) of a particular community such as workers in Bridgeton (the City of Bridgetown Co-operative Credit Union Ltd).

(ii) Greater level of member satisfaction

(iii) Member education – greater level

(iv) Low cost leadership resulted in:

- Cheaper cost of services
- Lower staff turnover
- Tax concession
- Greater level of employee satisfaction
- Shareholder objective of non-profit maximization

(v) Types and pricing of products and services:

As credit unions grew in terms of savings and services, commercial banks had been forced to change their own policies regarding products offered as well as adjust the prices of products e.g. some banks now offered loans with interest calculated on the reducing balance as well as extend loans based on lending times one's savings (similar to the policy of credit unions).

(vi) Influence on marketing approach:

The marketing approach adopted by the commercial banking sector had changed in tandem with the growth of credit union membership with the target market being revised in recognition of the significant numbers of persons who now belonged to credit unions.

(vii) Opportunities for collaboration:

The significance of the credit union membership as a potential customer base (and the recognition thereof by the commercial sector) had strengthened the movement's success in enhancing value of membership through the forming of various collaborative ventures with the commercial financial sector e.g. Insurance companies had moved to create strategic alliances with credit unions with regards to medical and health insurance; banks had also formed collaborations with credit unions to offer special deals relating to housing & bridging loans.



Senator Maxine McClean, Presenter, George Ramsay, Real Estate Agent and Jacob Opadeyi, CASLE President

Conclusion:

Ode to founder member: Senator McClean introduced Mr. Keith Bourne, founder of the Barbados Public Workers Credit Union Ltd. and lauded his efforts in strengthening the credit union movement in Barbados. Volunteers like Mr. Bourne had ushered in the modern period of the credit union movement and their diligence resulted in the growth of membership to the extent that the total membership of the movement now possessed significant 'clout'. Accordingly, several persons today could and had testified that they were only able to acquire e.g. home, vehicle because of the credit union. Sen. McClean recalled an encounter with a porter at the Grantley Adams International Airport who told her "All that I have I owe to the credit union movement".

The way forward: There currently existed a requirement for the movement not to lose sight of the fundamental principles and to mobilize members forward from merely meeting day to day financial needs towards the generation of wealth. Investment in real estate currently appeared to be the most obvious medium for the credit unions to foster wealth creation opportunities. Credit unions should become involved in land development not necessarily as an institution but through the support and encouragement of members in directly investing in real estate.

One way of doing this would be to encourage members to pool resources in same way as they did in a credit union and form e.g. a housing cooperative which borrowed money from the credit union itself to invest in real estate.

The credit union had been able to mobilise resources of ordinary people in an approximate amount of USD 470

million in shares and deposits in Barbados and approximately USD2 billion across around the region. The movement currently impacted greatly on the socio-economic situation of most ordinary Barbadians and also influenced the business practices of other players in the financial services sector.

Question & response session

Question: What was the Barbados Government doing to support and strengthen the credit union movement?

Response: Recent budget proposals had included the reinstatement of some allowances since research indicated that a high number of people could not satisfy the requirement of 5 year hold on savings as required under the 2007 change in tax concession. The credit union movement had grown not because of tax concessions but because of volunteers like Mr. Bourne who encouraged membership and development. This was still needed and members needed to be educated in opportunities available within the movement. The movement needed to develop new financial models such as agricultural cooperatives.

The Role of government lay in its function as regulator to ensure proper standards were maintained; to facilitate and create an enabling environment in which good governance is observed and the interest of people are protected.

Question: What was the qualifying age to be a member and would the speaker comment on the high number of members given the population of Barbados?

Response: One must be 18 years and over in order to qualify for full membership. Whilst special accounts for juniors had been introduced, one must be at least 18 to be a fully participating member.

Multiple membership was indicated given the numbers regarding membership. Persons were members of more than one credit union. This was because of size of some unions and also because of the different types of common bond of membership available in credit union as well as the various products offered by different credit unions.

Whilst there might not be too many credit unions in Barbados, the various unions needed to increase collaboration and take advantage of opportunities to share facilities such as the maintenance of records etc.

Question: Why didn't credit unions allow the bi-weekly repayment of loans given that interest cost would be lowered for members?

Response: Bi weekly repayment of loans reduced income and therefore there might be some hesitation by the market to introduce this but the speaker agreed that for the people, this should be introduced; some credit unions might not have thought of it. However, the credit unions should not prevent members from making repayments on a bi weekly basis.

Vote of thanks by Dr. Jacob Opadeyi

Dr Opadeyi said that it was a privilege to have the conference present such a topic. He noted that the credit

movement served the people and that in Nigeria, the Women's Credit Union possessed a membership of 1 million women who made contributions of \$1 a day. They effectively had voting power politically of 1 million. Power he opined lay in the influence of the members of the credit union and not necessarily in the dollar value of their savings. The credit union in Nigeria was therefore empowering these women.

The passion and wealth of knowledge of the presenter was lauded. The profession was exhorted to do more of such conferences/ presentations and widen the audience exposed to the same. The education of members of the profession was absolutely necessary. The persons who organized the conference including those working behind the scenes were thanked and the conference closed.

6.2.2 Trinidad

The CASLE International Workshop on Disaster Risk Reduction

This workshop was held on 6th June 2008 at the University of the West Indies (UWI), St. Augustine, Trinidad. The opening ceremony was chaired by Dr. Charisse Griffith-Charles. During the opening remarks Mr. W. Anstey Scott, President of the Atlantic Region of CASLE, defined risk management and identified strategies for achieving it. Mr. Brian Waldy, Secretary General CASLE, then spoke about CASLE and the Commonwealth and in particular about the Commonwealth response to Climate Change and its implications. He informed the audience about the Commonwealth Peoples' Forum, at which CASLE would be represented and the Commonwealth Heads of Government meeting both scheduled for Trinidad in November 2009.



Mr Brian Waldy, Secretary-General, CASLE and Mr W Anstey G Scott, Atlantic Region President, CASLE.

Dr. Opadeyi, Head of the Department of Surveying and Land Information and the president of CASLE then offered the Vote of Thanks to several organizations including CF, CDRR, CASLE, DSLI, RICS and ODPM. He informed the gathering that the UWI's Centre for Disaster Risk Reduction was established as recently as the previous year. He also stated that his department was developing a programme to address disaster risk reduction. He identified a need to get Commonwealth

governments interested in the issues surrounding risk reduction and saw the conference as a way of gaining the interest of Caribbean governments. A representative from CDERA (Caribbean Disaster Emergency Response Agency) was not present but the participants were informed that the organization was awaiting a report of the workshop to identify areas of possible involvement by the agency.

Dr. Opadeyi delivered the first presentation that was entitled, "Disaster Risk Reduction: The Roles of the Land Professionals". He commenced with an overview of disaster experiences of CDERA members. These occurred due to environmental factors such as location and topography as well as socio-economic factors such as demography and economics. He also explored the nature of these impacts. He defined Disaster Risk Reduction and saw the need to use the definition to determine what role the Caribbean land professionals can play. He explored in detail the components of Comprehensive Disaster Risk Management, namely Risk Identification, Risk Mitigation, Risk Transfer, Disaster Preparedness, emergency Response, Rehabilitation and Reconstruction.

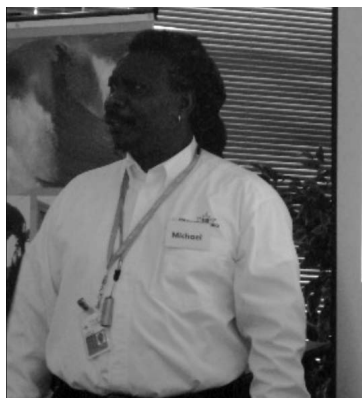
One of the components of Risk Identification was hazard mapping and Dr. Opadeyi revealed that in Trinidad and Tobago nobody shouldered the responsibility for hazard mapping. Risk Identification, Risk Mapping and Risk Transfer, according to Dr. Opadeyi, had not been addressed in the Caribbean region. Work, had been done in the area of Disaster Preparedness. He then explored the land manager's key role in disaster risk reduction during both the pre-disaster and post-disaster stages and the importance of geoinformatics as a tool. He stressed that land managers' needed to be key players in decision making rather than just suppliers of data. He identified the types of GIS and their uses for Disaster Risk reduction. He defined land management and identified the multiple users of hazards maps in the Caribbean. He also identified the limitations of flood hazard mapping as well as the purposes and limitation of vulnerability assessment. Issues in the uses of digital maps were also discussed. He presented several recommendations in terms of production, dissemination, use and updating and highlighted the need to explore the role of national agencies. He presented possible future priorities in terms of risk governance. A question was posed to Dr. Opadeyi at the end of his presentation as to why he did not address volcanic hazards. He responded that he had not done extensive work in this area but appreciated its importance to the discussion.

He concluded that the need to retrain surveyors on recent developments in the profession.



Dr. Jacob Opadeyi, Head, DSLI and President of CASLE

Dr. Michael Sutherland's presentation was centered around "Spatial Information Support for Climate Change Adaptation and Mitigation: some Canadian experiences", where he looked at a Canadian project he worked on that focused on climate change. The project had occurred in October 2006 and was called "Impacts of Sea Level Rise and Climate Change on the Coastal Zone of Southeastern New Brunswick". He suggested that every activity occurred in space and therefore had a spatial context and could be mapped. This was important as it made it easier to understand places at risk if one could visual them. In his discussion on sea level rise, he noted that tectonic plate movements was a factor that contributed to sea-level rise and that sea-level rise first affected the coastline. He presented maps that illustrated that a significant number of tropical storms affected the Caribbean eastern coast and that the effect of climate change affected a great extent of the world. Canada was affected mostly by winter storms that affect their roads, physical infrastructure, houses, planning and such like. The adaptation and mitigation strategies highlighted a need to map hazardous areas. He presented a model on Building Adaptive Capacity that identified a link between the natural and socio-economic environments. He listed the various roles of land professionals in issues of sea-level rise including sea-level rise modelling, climatology and meteorological modelling, storm surge modelling, socio-economic impacts assessment. He concluded by reiterating the need for land professionals to think not only about the how but also the why in geo-informatics relating to the social, economic, environmental sectors in the environment.



Dr. Michael Sutherland

The third presenter was Mr. Craig Batstone, Managing Director, GeoOrbis, Inc. His presentation was entitled, "Disaster analysis and Response with High Resolution Satellite Imagery" and focused on planning, acquisition, delivery and recovery. He identified three main satellites, QuickBird, WorldView 1 and WorldView 2 (the latter still to be launched) and their characteristics. He highlighted the importance of proper planning through an investigation of the Grenadian experience after Hurricane Ivan where his company produced satellite images of pre and post Ivan conditions. Their challenges included a delay in order that led to a delay in delivery as well as loss of equipment during Ivan in 2004. In terms of recovery, his company was able to provide risk mapping which could immediately be used in the recovery process, develop base-line data on disasters, post disaster assessments and validation of risk assessments and vulnerability analyses and sector

planning for example in the areas of housing, agriculture and tourism. He recalled that in the aftermath of Hurricane Ivan 90% of housing was destroyed or damaged, with 92% defoliation. Grenada's airport however, remained relatively unscathed in the aftermath of the hurricane with damages occurring only to surrounding buildings. There was a problem with the accuracy of existing aerial photographs in the Caribbean during the post hurricane period and this led to a need for satellite imagery to obtain information. He also presented satellite images provided by his company of the aftermath of Hurricane Katrina in New Orleans in August 2005 and the aftermath of the tsunami in Banda Aceh, Indonesia in December 2004.

After Mr. Batstone's presentation, two main questions were raised. Who determined the estimated figure of losses after a natural hazard and how was the figure derived? Another participant enquired about the utility of Google Earth images. The presenter responded to the latter question by indicating that no one has control over when the data were updated and that the Google Earth data were inaccurate and changes were therefore expected to occur.



Mr. Craig Batstone, Managing Director GeoOrbis

Dr. Charisse Griffith-Charles presented on the topic "Disaster Rehabilitation and Reconstruction: The Role of Cadastral Records". She addressed the issue of what could be done by land surveyors to ensure that land records withstood natural disasters. She identified the types of cadastral records and where they were located, placing the issues in context by drawing on Trinidad's experience; where in some cases knowledge of cadastral information was undocumented and when available, existed in either analogue or digital format identifying the need for standardization of records. She also highlighted the importance of cadastral records in rehabilitation or immediately after a disaster such as in preventing discrimination, land grabbing and evictions. The importance of these records in reconstruction or at the point when the affected society is ready to rebuild was also discussed such as the prevention of discrimination against vulnerable groups such as women, children and ethnic groups. The system of cadastral records has possible risks in the Caribbean region and these risks can occur at different levels, namely local and national. Problems also arose due to information relevant to cadastral records being housed at different levels and at different locations. She identified several important roles that cadastral records can play in disaster rehabilitation. These included assisting in identifying where people are located, whose land rights might be infringed upon, preventing land grabbing in the case of a natural disaster and preventing people from

remaining on their land during a potential disaster especially for fear of losing it. Cadastral records can prevent discrimination against vulnerable groups of society but only if there is confidence in the records would one invest in them.

Dr. Griffith-Charles reinforced the need to employ appropriate responses to protect cadastral records. Again using Trinidad and Tobago as an example, it was estimated that approximately thirty percent of parcels (on both state and private lands) were undocumented. The existing records consisted of both analogue and digital records. A need for more work to be done on standardization and documentation in terms of completeness and comprehensiveness was stressed. She identified the role of Land Surveyors as being involved in how data were preserved and archived with focus on proper and accurate documentation. Land Surveyors' roles include data preservation, advising of clients and state, standardization of available information and more comprehensive documentation. She addressed the issue of the protection of people's rights relative to land boundaries following a natural hazard by looking at two case studies: Tsunami, Aceh and Hurricane Katrina, New Orleans. She concluded by asking the thought provoking question in terms of protecting cadastral records as to how ready Trinidad and Tobago was. She proposed that Trinidad and Tobago was physically closer to New Orleans but its cadastral records more reflected those of Aceh.



Dr. Charisse Griffith-Charles

Dr. Raid Al-Tahir presented on the topic "Advancing Disaster Mitigation Capacity: The Role of Geo-imaging Technologies". His session focused on existing geo-imaging technologies and how they could be applied to disaster mitigation measures. He introduced his presentation by defining a disaster, disaster management and mitigation as well as identifying the stages in the disaster management cycle. Through his presentation of Geo-imaging systems he explored photogrammetry, softcopy workstations, digital aerial cameras, the blimp, high resolution satellites, synthetic aperture radar and Quick Bird and how these could aid in disaster mitigation approaches. He presented some examples of



Dr. Raid Al-Tahir

how these technologies were used in Trinidad and Tobago such as Geo-images for Landslide Studies. He concluded by stressing the inevitability of natural disasters and the need to prepare for same. This can only occur effectively with availability of information,

but there is a shortage of reliable and compatible data sets presently in the Caribbean region. Geo-imaging technologies was presented as having the ability to assist this problem and could lead to long-term benefits of hazard mitigation.

Mr. Brian Waldy chaired the group discussion. He suggested questions that should be addressed during the smaller group discussions. These included issues surrounding the possible outcomes of disaster risk reduction and what was the responsibility of stakeholders, including the academic and political world; whether there was a demand for what is done by land professionals; the role of women and youth. The participants were divided into three smaller groups. There was emphasis on the need for comprehensive land use maps identifying areas prone to risk disasters such as landslides, volcanoes, flood plains, tsunamis. The need for research and proper management was also highlighted as well as a need for a base map with a cadastral map attached to it. One respondent suggested that the first step should be to sensitize people who might be affected and that there should be a media campaign for the public. Another found the current period i.e. the hurricane season, was appropriate as people were thinking about disaster preparedness. It was stressed that the idea must be well sold or marketed and seen as urgent. A public officer saw the need to alter mindsets as it related to the lack of inter-agency co-ordination and stressed how costly it was presently to acquire information. A respondent identified a need to share information among agencies, even if this meant through policy directives. An interesting question of the stakeholders' willingness to participate if a "leader" were identified was raised: one respondent felt that might occur in private practice with the assistance of surveyors. It was further suggested that there was a need for surveyors to include in their reports more information collected in the field such as a river that might not have been represented on the map being used. It was felt that surveying notes should be comprehensive.

Another respondent suggested that the Westminster system of government might be a hindrance to the implementation of risk management programmes. Another stated that a major problem was that land registration for the entire country could take about twenty years and governments were unwilling to undertake this as it was not in their administration. One respondent suggested that governments might gain interest if the issue were linked to something current such as the construction industry. Mr. Waldy suggested that senior public servants should attempt to convince their colleagues of the importance of disaster risk management. A participant again suggested that the issue of who exactly was responsible for the different areas of disaster risk management was unclear. One respondent felt that it should be a planning function.

Mr. Waldy summarized the contributions by indicating that there seemed to be a lack of formal, regular consultation on land management and planning among the government, civil society, private sector, the academia and such like. He then generated further discussion by asking the group to identify any individual or organizations that could take the leadership role in Disaster Risk Reduction nationally. Professor Julien, Professor Copeland and the Principal of the U.W.I. St. Augustine, that is, a senior academic, were possible suggestions put forward. The final contributor suggested a focus on local government and consideration of incorporating local government in the process along with the Town and Country Planning Division; this should operate along with the national body that deals with issue.

The group reconvened and each leader presented feedback from their discussions. The workshop ended with the distribution of certificates to participants.



Small group discussions - The group reconvened and each leader presented feedback from their discussions

Presentation of certificate of participation



CASLE is grateful to Tracey Elcock of the Department of Surveying and Land Information at the University of the West Indies for reporting on the conference.

6.3 Europe Region

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Belfast International Conference

The 2008 regional conference took place at the University of Ulster, Jordanstown campus, Belfast on 27th - 29th August. In the event the regional conference proved to be an international occasion, attracting delegates from no less than thirteen countries – Australia, Brunei Darussalam, Cyprus, Jamaica, Japan, Nigeria, Malawi, Malaysia, South Africa, Sri Lanka, Trinidad & Tobago,

UK and Zambia. The three keynote addresses and 27 papers demonstrated the relevance of the theme to today's global challenges –

Urban Development Regeneration and Finance.

It is impossible to do justice in a brief report to the high standard of presentations. In his welcome speech Europe Regional President **Andros Pantelli** read a message from CASLE President Prof. **Jacob Opadeyi** (who was unable to attend) in which he said "The theme brings into focus the importance of efficient planning of our built environment in an era when so much attention and resources have been devoted to other issues like climate variability, homeland security, poverty and HIV / AIDS: we need to bring to the forefront the critical issues which affect urban development."

Prof. **Alastair Adair**, Pro Vice Chancellor for Communication and External Affairs, extended a warm welcome to all on behalf of the University, and drew particular attention to networking and change. "Within the discipline areas covered by CASLE knowledge, skills and expertise have changed so dramatically over the past 25 years; over that time the skills base of our discipline has changed from one which was largely descriptive and 'gut feeling' based to one which is now highly analytical and increasingly quantitative driven by a solid research base and sophisticated computer based techniques." In the session that followed Prof. Adair presented a joint paper on 'Regeneration of brownfields: innovative financing and risk sharing vehicles'.

An overview of Land and Property Services (LPS) was presented by the chief executive, **John Wilkinson**. In 2007/8 Northern Ireland took the decision to amalgamate four services, i.e. valuation, rates collection, land registers and ordnance survey. The mission is to support the regeneration and economic development of Northern Ireland by providing an integrated set of land and property related services for its citizens and government. This is an innovative model for delivering effective and efficient services – one which many other countries



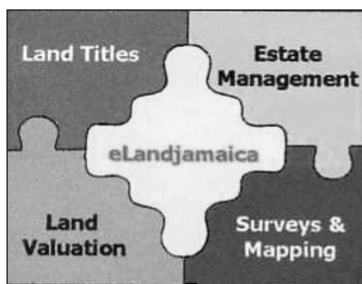
John Wilkinson



Sophie Williams

would be wise to emulate if they do not already have such a system. In the second session **Sophie Williams**, (Registrar of Titles / Director of Land Titles Division, outlined the work and progress of the National Land Agency in Jamaica, shown here in graphic form.

Delegates later were able to visit the building in which all the LPS agencies are housed and to see the combined facilities in action.



Euphemia Bota, a valuation officer in the Ministry of Lands in Malawi, examined whether formal land titling and registration enhances tenure security and welfare of the poor through promotion of land markets. As only 0.7% of titled and registered land has been involved in formal land market transactions no conclusion can be reached. The Malawi government is faced with a choice of applying land registration selectively or holistically.



Valuer Mervyn Thompson (Trinidad & Tobago) discusses the Commonwealth Housing Trust (CHT) newsletter with Euphemia Bota

In a joint paper by Prof. **Riel Franzsen** (Pretoria) and Dr **William McCluskey** property tax bases were reviewed internationally. This demonstrated the importance of property tax in the context of decentralisation, urbanisation and development/redevelopment.



Dr McCluskey, also a member of the conference organising committee.

Dr **Buang Alias** dealt with property taxation administration in Malaysia and the need for capacity building in local government. A 5-year revaluation is not possible due to lack of process and technology training. The transition from manual to computerised records requires a good capacity development programme. In a separate paper Dr Alias referred to factors relating to the accumulation of uncollected local rates, and

two case studies showed that perception of inequity in the balance of trade and lack of deterrent measures are important factors influencing property taxpayers' behaviour.

Prof. **Greg Lloyd**, Head of School of Environment at the University of Ulster, concentrated on the changing public realm in planning and real estate development. The subject was developed in key considerations such as fundamentalism, uncertainty and globalisation.



Greg Lloyd

Project funding strategy was the subject of a paper by Dr **Henry Odeyinka**. Knowledge of significant risk factors is essential to allow prediction of likely changes in cash flow, and a developed model can avoid recourse to cumbersome calculations.

In a fascinating presentation on 'insitu power generation' Dr **Kit Weddle** referred to the new ecological energy source in Japan – a dynamo floor invented in March 2005. This could result in a saving of 1% of the electrical market, i.e. 10 billion dollars.

Hooper Brooks, Director of International Programmes, The Prince's Foundation for the Built Environment (a group member of CASLE), gave examples of sustainable urbanism in the developing world, referring in particular to the project in Rose Town, Kingston, Jamaica: regenerating the community and providing affordable housing in one of Kingston's poorest neighbourhoods.

Taxation incentives are an important contributor to urban regeneration, as explained by Dr **Brendon Williams**, who gave examples relating to the Republic of Ireland. These included remission of rates for 10 years, allowances for capital expenditure, and relief for investors in housing for rent. There needs to be a greater awareness of financial implications of incentive-based approaches.



Peadar Davis

In similar vein **Peadar Davis** (also conference organiser) concluded that an effective property tax system can be a powerful weapon in aiding development especially in transitional jurisdictions. Examples included banding on a floor area basis which may help to establish a robust property tax.

Common to all property tax systems is the need for valuation. Prof **Chris Cloete** outlined the state of play in South Africa having regard to International Valuation Standards (IVS). The research revealed that some 38%



of practitioners failed to comply. The level of IVS knowledge must therefore be increased, and an effective enforcement programme implemented.

Prof. **David Tretton** (UK Valuation Office) explored the advantages and disadvantages of using automated valuation methods for local taxation purposes. In England and Wales the income from rates on domestic property is £25 billion a year, and on non-domestic £22 billion a year. Integrating GIS and Computer Assisted Mass Assessment (CAMA) enables the tax assessment function of government to be concurrent with spatial data.

A joint research paper on valuation perspectives relating to tall buildings was presented by Prof. **Ali Parsa**. Whereas before '9/11' upper floors of tall buildings commanded both rental and capital value premium, research indicates that this may have now become inverted. Findings and conclusions were outlined.

A different aspect of 'value' was considered by Dr **Srinath Perera** - management in the construction industry. Here the term means obtaining the highest level of quality for a given cost or least cost. Through value management clients gain value for money through better cost control and improved collaboration.

Sanwara Gunasekara focused on a model for supply chain integration for the construction industry. In research conducted at the University of Ulster the need for a method of assessment was recognised. He proposed a classification model which allows organisations to assess their level of integration at different levels, and to understand how to move to higher levels.

In a detailed presentation relating to the re-development of Belfast's old gasworks, **Gerry Millar** brought into focus all the CASLE disciplines. This heavily contaminated site of 11 hectares close to the inner city area was closed more than



Gerry Millar



30 years ago, but in 1996 the City Council decided on a regeneration scheme. Key factors were job creation, leisure, construction, tourism, industry and commerce, and public accessibility to the riverside. There were many constraints and obstacles. The ultimate built floor area will be nearly 760,000 sq.ft. of which 72% has been built, the construction and fitting out costs £131m, and a rental total of £8.8m. per annum. The achievement has depended on political leadership, an agreed master plan, quality infrastructure, the right developer partnership, good project management skills, and an employment initiative.

Dr **Timothy Nubi** illustrated the dire housing/slum situation in parts of Nigeria and made the case that urban regeneration must be a tool for housing delivery. He contended that it is cheaper to improve existing stock than build new, and that as most sites for new development are at the periphery an extra transport burden is created.

Delivery of housing to a targeted group is more likely to be achieved.

Prof. **Ismail Bin Omar** provided a case study on the impact of changing the use of paddy land to urban development in the Alor Setar area of Malaysia. Many housing and commercial projects have involved the conversion of paddy land. There is a need for this process in other rice bowl areas to be strictly controlled to enable the paddy sector to fulfil the country's need.

A case study of Nigeria's Maroko slum clearance project was presented by **Segun Y Odesa**. This was an example of urban regeneration which resulted in slum shifting. Massive clearance of 10,000 houses without adequate compensation resulted in 30,000 homeless; 90% left to fend for themselves. The social aspect of renewal was completely ignored by policy makers. The driver for comprehensive slum clearance should be the integration, inclusiveness and enhancement of the communities at the heart of the clearance.

R A Oppong, joint author with Prof. D Dunster, considered the housing situation in Ghana. The statistics

of sleeping rooms used shows that 49 percent of Ghanaians use one room and 21.5 percent use two, thus indicating that the majority live in overcrowded rooms with the attendant health problems. People generally favour a system known as 'teardowns', i.e. a form of discrete redevelopment due to modernisation and economic circumstances.

Abdul-Rashid Abdul-Aziz presented a joint paper on public-private partnerships in Malaysia with particular reference to housing. State economic development corporations, regional authorities, state Islamic religious councils, government-linked companies, local authorities, state-owned organisations - collectively referred to as public sector organisations (PSOs) - regularly partner with the private sector to develop housing schemes. Unlike proper joint venturing, under this arrangement the private sector is expected to design, finance, construct and sell the housing units. The public sector provides the land and plays the facilitative role at its discretion.

From the PSO perspective, five objectives ranked as very important – reputation (organisation and project), completion date (earlier and on time) and value for money.

A highlight of the conference was the opportunity not only to learn about the Titanic Quarter and its role in regenerating Belfast, but also to see its progress from land and river. Mrs **Diana Fitzsimons**, a director of the planning consultants Turley Associates, gave a presentation which captured the history of ship-building in Belfast and the significance of the tragic R.M.S. Titanic and its dry dock round which the 75-hectare development is centred. The Titanic Quarter is truly massive and is one of the largest development sites in Europe yet within walking distance of the city centre. The 15-year masterplan involves every discipline and its realisation is a classic example of how partnerships – professional and commercial - can work. This waterfront development costing over £1billion involves in land use terms 39% residential, 53% employment, 4% cultural and 4% mixed use, the latter including leisure and tourism facilities, hotels and cruise liner berth, public spaces and boulevards. Readers who are interested in obtaining more information and progress reports can register on the website – www.tqbelfast.com – *the subscription is free*.

At the conclusion of the conference Dr **Clifford Dann** (immediate past president, CASLE Europe Region and joint organiser) and Dr. **William McCluskey** summarised the event with the following findings and key messages:



(aerial view of TQ)

- Regeneration involves all the disciplines embraced by CASLE
- Those disciplines have to be applied in total co-relation
- No development or re-development should be undertaken that is not knowledge-based
- Surveying is the source of land information without which the full panoply of land economy cannot be effectively engaged
- No development of whatever sort can take place without appropriate funding
- It is on this wide canvas that 27 presenters built up the picture. They have covered objectives, emerging funding vehicles, the part played by taxation including incentives, land use policies, viability tests involving valuation, the need for standards, sustainability in all areas, management of the construction industry, public/private partnership (PPP), teardowns and slum shifting, and the imperative of overall planning
- Need for a masterplan with drivers and political will
- 'Birthright in land' (as seen by 18th c. Ogilvie) involves more than land per se – there must also be a full understanding of land economy in its widest sense.

KEY MESSAGES

- (a) Regeneration should create livelihoods, not just shift them around; the objective should be to create or maintain balanced communities.
- (b) Mechanisms for knowledge-based or evidence-based agencies must be established, with cohesion between them (For example, Land and Property Services combined under one roof – such as was seen on the visit to the LPS office in Northern Ireland)
- (c) Strategic priorities should have the objective of growing a dynamic innovative economy
- (d) The skills base of the disciplines within CASLE must be highly analytical and driven by solid research and sophisticated computer-based techniques

- (e) Throughout the Commonwealth and in pursuance of these aims CASLE must create and build on partnerships with academic institutions, public agencies and government departments.



Susan Spedding (Administrative Secretary CASLE) and Brian Waldy (Secretary General of CASLE).



Clifford Dann and Jasmine Lim (a member of the university organising group) share a lighter moment.

CASLE wishes to acknowledge the support of the conference sponsors including the University of Ulster, which provided such excellent facilities and cuisine, RICS Northern Ireland and its chairman John Davidson, and the Aubrey Barker Fund. Special thanks go to the organising committee (Dr William McCluskey, Dr Jasmine Lim, Peadar Davis and Dr Clifford Dann).

7 CASLE LECTURE PRIZES



Sponsored by the Aubrey Barker Fund

CASLE LECTURE PRIZE 2008

We were pleased to receive three papers on the 2008 theme 'Sustainable Development' and we can now announce that the winner is Terri Richardson, a 27-year-old MPhil/PhD student of the Department of Surveying and Land Information at the University of the West Indies, Trinidad and Tobago. We extend our congratulations to Terri



The title of her paper is 'An Assessment of Sustainable Development in Trinidad and Tobago: a Geoinformatics approach'. The abstract is reproduced here. The full text of the paper appears on the website www.abfund.net

Abstract

Ad hoc land use planning pays very little consideration to environmental impact or physical constraints, which has given rise to urban sprawl, resulting in physical, socio-economic and environmental problems. In Trinidad and Tobago this can be seen as a result of the country's economic progress. Urbanization and deforestation are fragmenting the natural landscape and reducing the viability of species that play important functional role in ecosystems.

In an effort to have a sustainable future it is important to know and view the country as a whole when it relates to

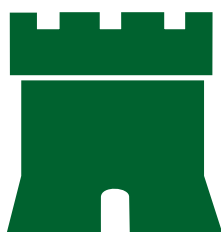
environmental impact and long term planning. The future patterns of land use and land cover must be understood at a series of spatial and temporal scales to distinguish and predict the behaviour and impacts of local land use, and other environmental and social systems.

This research uses remotely sensed images to build a times series of LU/C maps to evaluate the changes and determining the driving forces responsible for these changes. The goal is to undertake a detailed, spatially explicit inventory of local trends in land use and land cover changes. These data coupled with the interdisciplinary assortment of scientific methods will be used to investigate the causes and consequences of land use/cover change across a range of spatial and temporal scales. The result of this research would contribute to developing recommendations to enhance sustainability and to foster resilience.

CASLE LECTURE PRIZE 2009

We encourage undergraduates, graduates, post-graduates and young professionals under the age of 32 to visit the web site for details about the 2009 prize, for which the required theme is '**Innovative and Sustainable Building Systems - Examples of Success**'. Full details can be found on www.abfund.net. Not only has the prize money been increased, but there is also a prize for the runner-up. Be sure to note that the closing date for receipt of submissions in the CASLE office is **16th September 2009**.

CASLE and the 4th WORLD URBAN FORUM



Nanjing, China, 3rd - 6th November 2008 Harmonious Urbanisation

Mr Cyprian Riungu, immediate past CASLE Regional President for Africa, attended this prestigious event which attracted over 7,800 participants from some 155 countries. The Forum, at many levels and in many debates, stressed the importance of the link between overcoming urban poverty and winning the battle against the scourges of climate change. The theme encompassed the environmental and economic cornerstones of sustainable development.

Participating governments at WUF4 included over 50 member States from five continents.

The extensive programme included Dialogues, UN-Habitat seminars, training sessions, networking and side events and round-table meetings. CASLE and many other professional associations stressed the need for governments to address capacity gaps in the development process.

It was recognised that the role of the surveyor should not be under-estimated for accurate data and information - essential keys to planning and implementation.

In the dialogue on territorial balance in urban development, new issues were examined as highlighted in the UN-Habitat's flagship report *The State of the World's Cities 2008-09*. In this report it is stated that in the developing world cities gain an average of 5 million residents every month. The new challenges include climate change, demographic shifts and migration - risk reduction, mitigation and adaptation need to be part of urban policies. (See Newsletter 33 for a report on the Natural Disaster Risk Management Benchmarking Tool, developed by the CASLE President Prof. Jacob Opadeyi).

The themes of other dialogues were: promoting social equity and inclusiveness; making cities productive and equitable; harmonising the built and natural environments; preserving the historical roots and soul of the city; and a city for all generations.

There were 72 Networking events, and these gave Habitat Agenda partners a unique opportunity to strengthen networks and build new partnerships in an effort to advance the sustainable urban development agenda. The over-arching conclusion was that security of tenure is critical to the harmonious urbanisation process, particularly for infrastructure development and slum eradication.

This linked particularly with the Roundtable on the Global Land Tools Network (GLTN) and the concept of land governance, gender and grassroots, and with a training event on 'Transparency in Land Administration'. Issues discussed included poor legislation, overlapping mandates, complex institutions, inappropriate procedures, incorrect information flows, lack of capacity, poor record management and corruption. As a GLTN partner, CASLE has been closely involved; for example with the Expert Group Meeting on secure land tenure (2004), and on land registration in Africa (2007). CASLE was invited to play a leading role in acting on the resolutions from the 2006 CASLE conference in Tanzania. (See page 7 of Newsletter 30).

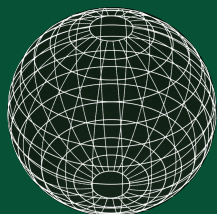
In a special session on the role of civil society in building harmonious cities, UN-Habitat presented a draft Civil Society Organisations Strategy Paper. This attracted significant inputs, and participants stressed the need for support at regional and sub-regional levels, as well as facilitating co-operation between North-based and South-based CSOs.

A full UN-Habitat report (in draft) on WUF4 can be found at:
www.wilsoncenter.org/events/docs/WUF4DraftReport.pdf

Our thanks go to Cyprian Riungu for his input at WUF4. We also wish to congratulate him on being decorated with the Head of State Commendation (HSE) Medal on Kenyatta Day (20th October 2008) for services to his local community.

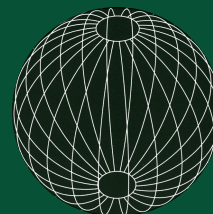


Mr Cyprian Riungu



Survey Review

At the forefront of technical advances in surveying



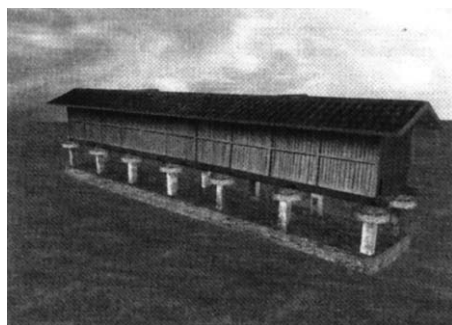
Survey Review is an international journal which brings together research, theory, practice and management in land and engineering surveying. The peer reviewed papers come from government, private industry and academic organisations worldwide. *Survey Review* is included in the Institute of Scientific Information (ISI) index of the most important and influential research conducted throughout the world.

EDITOR

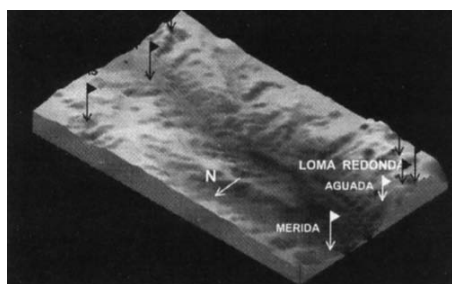
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Three-dimensional model of the hórreo (Vol.38/300)



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

SCOPE

Areas of interest include:

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

Available
online

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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60 years of RICS Geomatics

This article charts the course of the RICS Geomatics Faculty from its beginnings in 1948 to the present day. The article is compiled from Jim Smith's paper given at the RICS Geomatics Division Conference in 1999 and material provided by James Kavanagh, RICS Land Group.

On 27th June 1834 at the Freemasons' Tavern six London surveyors under the leadership of William Blount decided to form the Land Surveyors' Club. They were all experienced in chain surveying and plotting but their primary interest was in valuation and advisory services. Since they were essentially land agents it would be wrong to consider this event as the founding moment of the Division. However, it was from this Club that the body we know today as the RICS evolved and was founded on 15th June 1868 as the Surveyors Institution. The founders had two objectives, one of which included:

"To secure the advancement and facilitate the acquisition of that knowledge which constitutes the profession of a surveyor.....and the science of admeasuring and delineating the physical features of the earth."

This was incorporated in the Royal Charter of 26th August 1881. On 27th October 1930 the Institution became the Chartered Surveyors Institution and on 3rd July 1947, by personal grant of the Sovereign, the title changed to the Royal Institution of Chartered Surveyors.

From 1880 land surveying and levelling figured as examination subjects in the Institution's three divisions and were considered as the professional elements common to all surveyors. They were not exacting or advanced subjects as there were practically no openings for independent practice in land surveying in Britain, and passing the examinations was not even intended to qualify a man for cadastral or cartographic surveying. Land Surveying was not properly established in Britain until 1948, and then only as a response to colonial needs. Indeed, it could be argued that it is only in the last decade that a truly professional 'private' sector has developed in the UK. Ironical, considering that the British Empire spread the concept of cadastre, through the Torrens system, to all corners of the globe but in the UK 40% (as at 2008) of the land mass still remains un-registered.

A need identified

In 1894, after consultation with the Crown Agents to the Colonies, the Institution decided to offer a special Diploma examination in Geodetic Surveying, intended to provide a qualification for colonial appointments. In the event there were no takers for the Diploma before 1914.

In February 1935 Sir Ernest Dowson and V L O Sheppard met Brigadier Killick, secretary of the Chartered Surveyors Institution, to discuss the desirability of recognising the Institution's Diploma in Land Surveying as a worldwide qualification. The discussion developed to cover the whole question of the position of land surveyors in the Institution.

On 11th November 1935 the Institution appointed a Special (Land Surveyors') Committee to consider extending the Institution's activities into matters specially connected with land surveying. They found in favour of developing the relevant section of the Royal Charter, and this met with the approval of the County Branch Conference in 1937. Meanwhile, in 1935 the Colonial Office recognised the Institution's Diploma in Land Surveying as exempting from the qualifying examination of that Department for Colonial Survey appointments.

The Special Committee worked on promoting the cause of land surveying and coordinating it with other Institution activity. New examinations were set up, the library was expanded to include more land survey titles, and overseas surveyors were encouraged to join the Institution.

War intervenes

The Second World War then intervened. Several years of effort were lost and after the War a new start had to be made. There was a view that pre-war development of a Land Survey Division had been slowed by the fear that a small body of land surveyors with specialist interests would be merged into a large professional body with little time to give to those interests. But the Institution's view was now changing from requiring a single homogeneous profession towards the idea that some measure of recognition should be accorded to specialised interests within it. Now (immediately post-war) it appeared probable that a Land Surveying Division could be formed and that it would arrange its own examinations.

Steps taken during 1946-47 included the preparation of papers for the August 1947 Conference of Commonwealth Survey Officers. One such paper read by the Director of Colonial Surveys, Brigadier Martin Hotine, suggested that the Colonial Survey Services required about 300 fully qualified land surveyors, and that Ordnance Survey and Military Survey may require a further 200. Intimating that informal discussions with RICS had already taken place, he said that before anything further could be done there had to be agreement by the Conference as to the way forward.

The Division forms

Hotine's proposals were unanimously approved and various resolutions were directed to RICS. Among them that RICS be the central society in Great Britain for the profession of land surveying and that special examinations be introduced. The Conference recognised the need for a professional association of land surveyors, both to keep themselves up to date and in touch with each other, and to provide a meeting place for those home on leave.

The Conference appointed a special committee to conclude arrangements with RICS. The Institution endorsed the views expressed and appointed a committee under the President, R W Trumper. The first meeting was on 5th November 1947, when both parties merged to form the Special (Land Survey) Conference which completed its remit by 1st November 1948 and then all matters affecting land surveyors were taken over by the Land Surveying Committee.

The Council of the RICS, at a meeting on 9th March 1948 endorsed the scheme for admission of land surveyors into the Institution and announced the scheme in the Journal for June 1948.

The foundation date for the division is open to question but is clearly sometime during 1948. The first general meeting of the Land Surveying Division was held on 14th December 1949. Brigadier Hotine's presentation to that meeting was so popular that many applications for tickets had to be refused. Unfortunately, subsequent differences of opinion between some of the members involved in defining the requirements for those gaining entry by examination, and the RICS General Council led, in 1953 to the resignation of Hotine and two other members of the committee. Hotine, with his usual foresight, argued that professional membership of RICS should be limited to those holding university degrees (BSc level), this was anathema to the general practice surveyors but has come to pass. Hotine and his

colleagues did not however attempt to discourage younger people from joining or staying in the division.

The Land Surveying Division changed its name to the Land & Hydrographic Survey Division in 1994 and to the Geomatics Division in May 1998 and then in 2000, with Agenda for Change, to the Geomatics Faculty.

The Big Bang – Agenda for Change 2000

The Geomatics Faculty, along with 15 others (there were 7 divisions) came into being in 2000 with Mike Curtis FRICS as the final president of the division and first chair of the new faculty. These were exciting times, a new board consisting of the global membership of geomatics was formed, it should be noted that nearly 30% of the geomatics faculty is non-UK, more than any other faculty, with not only new boards being formed but an entirely new RICS organisational structure from root to branch. The entire Agenda for Change process was driven by the desperate desire of the membership to move towards and embrace the 21st century, doing nothing was not an option.

It was also time for a new generation of surveyors to enter RICS, technical members and several hundred ICES members joined during a 2002 membership offer (A proposed merger was sadly turned down by ICES by 51% against 49% but the necessity of unifying the UK survey professional has never gone away and will no doubt re-emerge in the future). The UK private industry now dominated unlike the previous councils which led to a much more pragmatic attitude towards skillsets, working and member focussed output. Chairs such as Mike Curtis, Rob Mahoney, the greatly missed Richard Bullard, David Powell, Ken Hall and the first female chair or president Ruth Adams have maintained progress and built strong links with corporate RICS.

RICS expanded internationally, a general surprise to geomatics surveyors who have always considered themselves international, and established a new UK regional structure. University accreditation became a battleground but a new onus on providing professional and technical information for members held the faculty in good stead.

From a technical point of view, the really 'big bang' for geomatics surveyors was President Clinton's decision to turn off selective availability for GPS, this coincided with the release of the MAPPP guidance note 'the use of GPS in surveying and mapping'.

Membership

The first problem back in 1947 was of admission of those responsible practising surveyors who were considered too senior in their organisations to sit examinations: the RICS had no precedent for the admission without examination of large numbers of individuals. The Council decided to exercise its dispensing powers in such a way as to admit the recognised members of the profession. Three entry routes were established.

The Institution was careful to stress that although inviting prospective members from around the world it did not wish to intrude on the domains of sister institutions; on the contrary it hoped in due course to establish closer relationships with such bodies throughout the Empire.

The members appointed as representatives of the Commonwealth Survey Officers Conference who were not already members of the Institution were so rapidly elected to Fellowship of the RICS that the 26th April 1948 meeting of the Special (Land Survey) Conference consisted entirely of RICS members! This closed that entry route.

The second route to membership was available only until August 1950, by which time 425 members had been admitted from an application list of 1688.

The First and Intermediate RICS examinations in land surveying were first held in 1949, with 78 candidates. The Finals were first held in 1950, with three candidates. The first examinations in hydrographic surveying followed in 1956. The first lists of elected land surveyors were published in the Empire Survey Reviews of 1949 and 1950. They contained a total of 64 Fellows, 9 Colonial Fellows and 64 Professional Associates. The Institution continued to hold written examinations until 2002 (RICS part III) for those who did not gain exemption via recognised university and other qualifications.

Having gained a recognised academic qualification, prospective chartered surveyors then had to undertake a period of supervised training and professional interview to gain membership of the Institution – a requirement that continues today.

Indeed, RICS had maintained and strengthened its position with a more focussed approach to regulation and ethics since 2000, a complete re evaluation of the Technical grade of membership TechRICS and its entry requirements and a new Assessment of Professional Competence (APC).

In the realm of TechRICS, RICS has fully supported a groundbreaking NVQ centre in RICS Coventry and its application of corporate training schemes to organisations such as Land Registry and Ordnance Survey to name a few.

RICS Geomatics membership now stands at 3000 (the final divisional count was 1800) and is one of the few faculties in RICS to expand substantially since Agenda for Change.

Publications and professional/technical output

For many years members of the Land Surveying Division received the Empire Survey Review (now Survey Review). Until 1967, there was no official space allocated in the institution-wide Chartered Surveyor. From 1967 to 1979, there was a regular page or so in Chartered Surveyor devoted to “Land Survey Notes” which was compiled by Jim Smith.

From 1973 to 1991, a variety of small journals in differing formats tried to bring professional and technical information to the global membership.

Surveying World was launched in 1992 as a bimonthly journal in A4 format with an average of 50 pages per issue. It was edited by Peter Gilbert till 1995, when Stephen Booth became editor. The journal changed its name to Geomatics World in 2001, and today remains the only RICS journal sent to all Geomatics Faculty members worldwide. RICS Geomatics Faculty members can also receive Engineering Showcase (on request) and receive the Land Journal as a matter of course along with the other 28,000 members of RICS Land Group.

The division had been very successful at producing seminal professional guidance for members, much of it internationally adopted, indeed the old 1980's and final edition of 1:10 000 surveys is still in use in some countries. A last rush of output from the dying embers of the division in the late 1990's saw the still in use '1:500 surveys' specification produced. The geomatics faculty always recognised the great value of technical panels and unlike all other former divisions refused to dissolve theirs during the change from divisions to faculties.

Today, a decade later, the Mapping and Positioning Practice Panel (www.rics.org/mappp), Boundaries and Party Walls Working Group and various short term working groups have helped the geomatics faculty build a formidable portfolio of professional guidance and technical information. In 2006, corporate RICS agreed

that all guidance should be made freely available to members (www.rics.org/guidance) and the final MAPPP client guide (7 of 7) on 'Map Projection Scale Factor' has again explained a complex geomatics subject to other professionals and surveyors.

RICS Geomatics has also boxed well above its weight in the research arena with notable outputs such as Land Markets I & II, Geography Jigsaw, Remote Sensing and carbon trading, surveying in the Gaza Strip, coastal mapping and land ownership and readjustment in the Middle East to name but a few.

Conferences

Up to 1968, the division had no regular gathering for technical meetings other than the evening OGMs at Great George Street. At the instigation of David Munsey and Jim Smith the first biennial conference was held at Easter in 1968 at the Royal Military College of Science at Shrivenham. It continued to be staged at two year intervals, except in 1998 when the FIG congress took place in Brighton, until 2001.

Times change and working practices certainly have changed in the last decade, 2001 was the final traditional style conference as faculty and RICS regional offices brought much more relevant and cost effective CPD and events to members. World of Geomatics and Geo-09 continue to strong RICS support and has established itself as the main UK geomatics event of the year.

The traditional evening lecture series continues to this day with a full programme for 2008-09, the highlight being the annual Christmas lecture, this session being held on 11th December.

RICS Geomatics has also strengthened its relationships with key international and UK bodies such as FIG (www.fig.net), in 2008 Iain Greenway was elected as a FIG vice-president, and RICS holds chair elect positions for two commissions. CLGE (www.clge.net) is an umbrella body for all EU licensed bodies, RICS now has Rob Mahoney as a vice president. An important development during the faculties lifespan has been the onus on member focussed output from all international rep's and events, for example all FIG delegates now provide RICS with their presentations and papers for download and full member access (see www.rics.org/fig2008 for the full Stockholm working week output from the UK delegation).

RICS Geomatics was also instrumental in bringing the UK Photogrammetric and Remote Sensing Societies

together to form the UK Remote Sensing and Photogrammetric Society in 2004 and continues to support a holistic UK presence at ISPRS.

The faculty has also fully embraced the Neighbour Dispute Service of RICS DRS and expert witness scheme, this has tempered the emphasis on measurement and led to a new and broader understanding of the legal and regulatory context within which geomatics surveyors work.

RICS Geomatics, perhaps in tandem with the emergence of a strong private sector and powerful public one, has greatly matured in the last decade. One aspect of this intellectual maturity is a new and improving focus on what drives the industry in the first place. Not exactly an existential debate but one which looks at why do we do this in the first place? The reasons are of course political and socio-economic. The RICS policy responses to such legislative drivers as the UK and EU Marie Bill, the Land Registration Act 2001, Energy Directive, Commercial Property Energy Certification Directive, Services Directive and various Ordnance Survey trading fund/Pan Government Agreement reviews has brought a new dimension to the faculty and the membership and this process of intelligent debate sets the agenda for the future.

For the last forty of its sixty years, RICS Geomatics has played an important part in CASLE and looks forward to continued participation in the decades to come.



Jim Smith

11 Forthcoming CASLE events in 2009-2010



30th April 2009	London, UK	"Stepping Stones to Better Urbanisation" BEPIC Workshop
1st half of 2009	Suva, Fiji	"Capacity Building to help meet Development Needs in the South Pacific Region" Workshop
Mid May 2009	Delhi, India	"Urban Sustainability and Green Buldings" Conference
End of June 2009	Tanzania	"Equitable Access to Land in Africa – the rights of women, orphans and marginalised communities" Seminar
8th July 2009	London, UK	CASLE 40th Anniversary Celebrations
1st week in November 2009	Cyprus	Conference on the Economics of Sustainability
November 2009	St Augustine Trinidad	"Land Conflict Management & Alternative Dispute Resolution (ADR)" Seminar
November 2009	Trinidad	Commonwealth Heads of Government (CHOGM) Commonwealth Peoples Forum (CPF)
February 2010	Accra, Ghana	"Towards the Millennium Development Goals – Taking Stock of Progress" Conference
1st half of 2010	Solomon Islands	"Disaster Risk Reduction" Workshop
June 2010	Sri Lanka	"Sustainable Construction – the Way Forward in a Period of Environmental & Financial Change" Seminar

For the latest information on events see www.casleconferences.co.uk

12 Back to Basics



Back to Basics

Survey Review (which for many years was published by CASLE) has included a number of articles in recent years, explaining the principles underlying survey techniques and electronic equipment to help clients and students. This material is now available in CD-ROM format, allowing easy printing of the articles, their loading to an Intranet, and their use with students. The CD also contains a range of other information, including the cumulative index of Survey Review (starting in 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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