

The Commonwealth Association of Surveying Land Economy (CASLE)

CASLE E-newsletter – March 2018

Editorial

We have been greatly encouraged by the response from the regions to a call for news items and photographs for the CASLE E-newsletter and we have tried to include everything that we have received.

The Commonwealth Summit is due to take place in London and Windsor between 16th and 20th April 2018 and the President of CASLE, Mr Joseph Olusegun Ajanlekoko and members of the CASLE Task Force are intending to participate in the various Forums, official and unofficial meetings. We have nominated Mr Brian Waldy, CASLE Europe President and Commonwealth Liaison Officer, who is resident in London, as the official CASLE representative to CHOGM.

CASLE was inaugurated in September 1969 and, in September 2018, we are planning to hold a special lunch in London to launch the 'Golden Jubilee Year of CASLE'. We are also planning an event to coincide with the AGM in London in 2019.

Members of the CASLE Management Board have just received a request from the Real Estate Institute of Zimbabwe (REIZ) to jointly host a conference in 2019/2020 and we are hoping to confirm the details as soon as possible. It is now 24 years since CASLE collaborated with FIG in a conference entitled 'Sustainable Development: Counting the Cost - Maximising the Value' which was hosted by REIZ and The Survey Institute of Zimbabwe in Harare in August 1995. Professor Spedding and I have very happy memories of the conference and the visits that we made to Hwange Game Reserve and Lake Kariba during our stay in Zimbabwe. The current Vice President and Chairperson of the Publicity and External Affairs Committee, Mr Alexander Millin has agreed to send a detailed proposal after discussions with REIZ Board members and we hope to have more details for the next E-newsletter.

In August 1995 the future for CASLE did not look good and members of the Management Board were contemplating winding up the organisation. However through the efforts of some of the stalwarts of CASLE i.e. Professor Spedding, who became Secretary General and Clifford Dann who became Treasurer at the AGM in Harare we managed to rejuvenate the organisation. There have been ups and downs since then but, with the help of the Management Board, Task Force, CASLE Member associations, staff at UWE and some generous sponsors, we have organised many very successful conferences, workshops and technical sessions around the Commonwealth.

We would welcome requests from other CASLE member associations to jointly host a conference, as long as it is clearly understood, that events must be self-funding. The Workshop format with keynote speakers has been an integral part of CASLE conferences over the last few years and has proved to be very successful. We have a strong Academic Reviewing Committee, led by Dr Patrick Manu and papers can be peer reviewed on request.

We are most grateful to the Trustees of the Aubrey Barker Fund who have awarded funding to allow a number of students to participate in CASLE conferences over the last few years. It is very pleasing to see how some of these students are progressing and, in some cases, are now working towards their PhDs.

It would be greatly appreciated if you could send any news items, reports and photographs for the next E-newsletter to me, **Susan Spedding, Secretary-General – Email: susan.spedding@uwe.ac.uk**March 2018

CASLE Conference -

The Surveyors Institute of Zambia (SIZ) in collaboration with the Commonwealth Association of Surveying & Land Economy (CASLE) will be hosting a conference entitled, 'Developing a sustainable professionalism in surveying & relevant education in the Commonwealth' from the 29th of November to the 1st December 2018, at the Mulungushi International Conference Centre (MICC) in Lusaka, Zambia. The conference will incorporate a number of workshops each introduced by a keynote speaker. For further information please see www.casle.org or contact the Secretary General, Mrs Susan Spedding, Email: susan.spedding@uwe.ac.uk

CASLE Africa Region

Nigeria

The Biennial Conference of the Nigerian Institute of Quantity Surveyors (NIQS) Abuja, Nigeria, November 2017



CASLE President, Mr Joseph Olusegun Ajanlekoko and the President of NIQS, Mr Obafemi Onashile



Mr Joseph Olusegun Ajanlekoko & Mr Obafemi Onashile with invited guests



CASLE President Mr Joseph Olusegun Ajanlekoko at the opening ceremony of the 2017 NIQS Biennial Conference with Dr Idris Omeide, President of the Association of Professional Bodies of Nigeria (APBN) and immediate Past President of NIQS-Mrs Mercy lyorter.



CASLE President, Mr Joseph Olusegun Ajanlekoko delivering a Goodwill Message at the Opening Ceremony of the 2017 NIQS Biennial Conference

CASLE Africa Region

Botswana

'Perspectives on Real Estate Finance & Valuation in Botswana' (Available online from Amazon)

A good land administration system is imperative for a market economy and sustainable development. This book is intended to initiate and prove debate on contentious land administration issues in Botswana. It makes the case for developing effective and efficient regulation of real estate practitioners. There is commentary on valuation of tribal land interests and the complexities pertaining to compensation assessment following expropriation for public purposes. Proposals for reform of local property tax system are expressed. Sources of real estate finance are explored and also an examination of challenges in the development of mortgage markets. The book further presents an examination of the views of Lenders and Valuers on the property valuations for secured lending. By Donald Kagiso Mengwe

Donald Mengwe is Principal Valuer in the Department of Local Government Finance and Procurement Services within the Ministry of Local Government and Rural Development, Botswana. He is Head of Division of Rating Valuations responsible for preparation of valuation rolls for rating authorities and providing advisory services on property tax assessment and administration. He has previously served as Property Valuer in the Department of Lands within the Ministry of Lands and Housing, responsible for property acquisitions and disposals, property management and carrying out statutory valuations. He received an Honours Degree from Edinburgh Napier University, Scotland, UK. He has served as Secretary General of the Real Estate Institute of Botswana and as Registrar of the Real Estate Advisory Council, a statutory body, regulating the conduct of real estate professionals in Botswana.

CASLE Africa Region

Uganda

On the 2nd of November 2017, the Africa Association of Quantity Surveyors held a General Assembly meeting in Kampala, Uganda. At the event Mr David Gaitho from Kenya was elected for a three year tenure, taking over from Dr Robert Pearl from South Africa. The New Council is photographed below.



Back, left to right: Gerhard de Leeuw, Njeri Wachira-Towey, Victor Odongo, Festus Litiku, Ian Oosthuysen, Robert Akanyang, Iyaloo Nangolo, Dan Kimoro, Matthew Ngulube, Taridoye Gargariga Kola Adeyemo

Front, left to right: Come de Leeuw, Michael Frimpong, Segun Ajaniekoko, Rob Pean, David Gaitho, Alfred Aluvaala, Ferni Onashile



CASLE Asia Region

Malaysia

The Royal Institution of Surveyors, Malaysia (RISM)

The following is a report from Dato' Sr Lau Wai Seang, CASLE Asia Region President and President of the Royal Institution of Surveyors of Malaysia (RISM), on the Technical visit & study tour to Switzerland, Northern Italy, the French Riviera & the Principality of Monaco, from the 16th to the 24th October 2017 There were 34 participants in the 10 day visit.

Itinerary

Date	Details
16 th Oct 2017	Arrival at Zurich
17 th Oct 2017	Technical Visit to World Trade Institute at University of Bern
18 th Oct 2017	Engelberg, Mount Titlis and Lucerne
19 th Oct 2017	Southern Swiss towns of Lugano and Lake Como, Northern Italy
20 th Oct 2017	Technical Visit to RICS Italy and BNP Paribas Building in Milan
21 st Oct 2017	Port city of Genoa, Italy
22 nd Oct 2017	Costa d'Azur and Museum in Nice and the Principality of Monaco
23 rd Oct 2017	Depart from the Nice International Airport
24 th Oct 2017	Arrived in Kuala Lumpur

The itinerary provided a good mix of technical aspect / education and free-time. This allowed the entire group to learn a lot about the development of cities in Western Europe and explored the culture and landscape of Switzerland, Northern Italy, the French Riviera and the Principality of Monaco. The duration of the trip was an ideal length of time with a significant number of senior RISM members participating.

The President, Dato' Sr Lau Wai Seang, led the 34-pax entourage comprising 17 RISM members of whom 8 are Councillors, their spouses and family members. The 10-day technical visit and study tour included visits to numerous places of interest which were technical, historical and cultural in nature.

Upon arrival at Zurich, the group was brought to visit the promenade Limmatquai that leads through Zurich's old town and along the southern bank of Limmat, the river after which it was named. Amongst the attractions included the Romanesque-style Protestant Church of Grossmünster and Rathaus (City Hall). Rathaus is basically a Renaissance-styled building with baroque elements which served as the administration centre for the Republic of Zurich from 1698 until 1798. The building later housed the legislative chamber and Cantonal Parliament for the Canton of Zurich.

On the second day of the visit (17/10/17), the RISM delegation visited the World Trade Institute (WTI), University of Bern, Switzerland. They were met by Dr. Sufian Jusoh, a Malaysian who is a Fellow of Research at WTI. Dr. Sufian was instrumental in arranging the dialogue session with WTI which was represented by the Managing Director, Mr. Joseph Francois, and two other senior Board members, Prof. Manfred Elsig and Prof. Rodigro Palanco.

Mr. Joseph Francois delivered his welcoming speech to RISM delegates followed by a speech by RISM President, Dato' Sr Lau Wai Seang. The Hon. Secretary General, Sr Lim Choon Yong, went on to present an overview of RISM's structure, services offered by the four different branches of the surveying profession and the membership strength. Similarly, Prof. Rodrigo presented an overview of WTI's organisation, its objectives and functions. The final presentation was by Dr. Sufian on the core training structure on Intangible Assets (IA) Valuation.







Dialogue session with WTI, University of Bern, Switzerland

The intention of this visit was to explore the possibility of cooperation between WTI and RISM on the training for IA Valuers in Malaysia and the ASEAN Region. However, the Board of Directors of WTI would like to understand RISM better and there will be follow-ups on this matter.

On Friday, 20/10/17, the delegation had a dialogue session with the Chair of RICS Italy, Mr. Daniele Levi Formiggini, at the office of BNP Paribas Real Estate, Milan, Italy. Ms. Paola Sanzeni, the Country Manager of RICS Italy, gave a brief outline of RICS membership in Italy.

Dato' Sr Lau Wai Seang delivered a speech to thank the host for the warm welcome and this was followed by a short presentation on RISM's structure, objective and functions by Sr Lim Choon Yong.

Mr. Nicola Tursi, the Property Manager of BNP Paribas Real Estate, briefed the delegation on the scope of works carried out by his organisation. The dialogue was pleasantly punctuated with the warm reception by both RICS Italy and BNP Paribas. During the coffee break the participants further discussed general issues more informally. The delegates were also introduced to various heads of departments within BNP Paribas which included the Valuation Department, the Property Management Department, the Real Estate Department and the Construction Management Department.



Dato' Sr Lau Wai Seang



Sr Lim Choon Yong

RICS and BNP Paribas presented souvenirs to RISM delegates. In expressing RISM's appreciation, the President, Dato' Sr Lau Wai Seang, reciprocated by presenting an RISM souvenir to the hosts i.e. Mr. Daniele Levi Formiggini, Mr. Nicola Tursi, Ms. Paola Sanzeni and the administrative staff present.







Model of Christopher Columbus's ship, Genoa, Italy







Despite the hectic and tight schedules, the visits to WTI, Switzerland, RICS and BNP Paribas, Italy, the French Riviera and the Principality of Monaco were educational, enjoyable and rewarding. The delegation departed for Kuala Lumpur on 23/10/17 after numerous shopping sorties were concluded by members and their families. The delegation had developed stronger bonds of fellowship and fraternity amongst themselves and their counterparts as well as broadening their perspective of the countries visited.





CASLE Europe Region University of the West of England (UWE)

Recently Dr Patrick Manu, CASLE Academic Conference Organiser and UWE Liaison brought Mr Oluibukun Gbenga Ajayi to visit the CASLE office in the University of the West of England. Mr Ajayi (Gbenga) is a Visiting Academic from the Department of Surveying and Geoinformatics, Federal University of Technology, Minna, Niger State, Nigeria. Gbenga, who had papers accepted for CASLE conferences in Abuja, Nigeria in April 2016 and Dar es Salaam, Tanzania in August 2017, is a great supporter of CASLE and will be a welcome member of the Reviewing Committee for future events.



Mr Oluibukun Gbenga AJAYI with Secretary General, Mrs Susan Spedding in the CASLE Office,

Gbenga's research interest is UAV photogrammetry and digital image processing. Some of his past research efforts in these areas have included: Generation of DEM from UAV acquired low percentage overlapping images, assessment of the effects of camera calibration on the accuracy of UAV generated DEM, and accuracy assessment of UAV based orthophoto. Currently, he is working on modelling farmland topography for suitable site selection for earth dam construction using UAV photogrammetry, assessment of the effect of varied flying altitudes on the accuracy of UAV generated DEMs, and comparative analysis of 3D models, generated from LiDAR data and UAV photogrammetry. He is also developing an integrated scheme for the automatic registration of overlapping images.

Commonwealth Foundation

Mr Tony Westcott, CASLE Honorary Treasurer, Webmaster and Education Adviser represented CASLE at the Commonwealth Day reception at Marlborough House on Monday 12th March, in the presence of H.R.H Prince Charles, Prince William and the Duchess of Cornwall.

CASLE Pacific Region

The CASLE Pacific region has not been very active over the last year or so but Mr Buddley Ronnie is keen to 'rekindle the flame' and raise the CASLE flag again. He has just been appointed as the Under Secretary (Technical) with the Ministry of Lands, Housing & Survey in the Solomon Islands and will be looking after the professional development of staff including surveyors, planners and valuers. He is hoping that his new position will raise awareness of CASLE particularly in the Ministry's capacity building programme.

International Fire Safety Standards (IFSS) -Welcome to IFSS: global consistency in fire safety standards The International Fire Safety Standards (IFSS) aim to provide global consistency in classifying, defining, measuring, analysing and presenting holistically fire safety at a project, regional, state, national or international level. IFSS are international minimum standards for buildings and infrastructure, designed to raise standards in fire safety.

This project is the first of its kind with global coverage, bringing together numerous organisations from around the world to create shared international standards for fire safety. The first edition of **IFSS** will focus on generic principles; however, future editions of **IFSS** may incorporate other more detailed matters.

Consistent practice in fire safety standards globally will bring significant benefits to construction cost management, investors, owners, governments, and building managers. Globalisation of the construction & real estate markets has increased the need to make meaningful comparative analysis between countries, not least by international organisations such as the World Bank Group, the International Monetary Fund, various regional development banks, non-governmental organisations and the United Nations.

The **Coalition** have not identified any existing standard that was suitable for international adoption in all countries. For this reason, the **Coalition** has come together to create a shared standard.

Following earlier discussions, at the RICS in August 2017 after the Grenfell Tower fire tragedy, **Coalition** members confirmed they are committed to creating and promoting the implementation of **IFSS** to encourage world markets to accept and adopt **IFSS** as the primary standards for fire safety across different nations in a consistent way.

An independent Standards Setting Committee (the SSC) will be formed. The SSC will include technical experts from 16 countries and a combined expertise covering 47 different markets. The SSC work virtually and also meet face to face as required.

The **Coalition** is a non-governmental, not-for-profit professional coalition. A wide range of professional organisations are represented in the **Coalition** and the SSC. They are generous in providing their expertise, time and national standards free of charge, to enable the basis for the early deliberations of the SSC.

The SSC will aim to produce the complete consultation draft of **IFSS** within a year, by end of 2018. Following a private consultation period in early 2019, two public consultations will take place. The completed first edition will be published in 2019.

The **Coalition** accepts that standards-setting is a continuous dynamic process. It will be listening closely to the global construction, real estate and fire safety communities to ensure necessary updates are captured for continued improvement. In addition to this the SSC will also monitor all guidance notes on **IFSS** to ensure that they are consistent with the principles and intent of **IFSS**. All local, regional or worldwide approaches will be documented to allow coordination, expansion and consistency of **IFSS** guidance whenever required.

The **Coalition** is beginning the important work of implementation by liaising with governments at national, regional, state and local level to seek adoption of **IFSS**. Many key stakeholders are being engaged in the process of implementation. Further information and a list of **IFSS**-supporting partners, who are committed to the adoption of IFSS is shown on the **IFSS Coalition** website (under construction).

The Standards

A global Coalition of professional bodies, governments, academic institutions and others are coming together as a result of the tragic Grenfell Tower fire on a not-for-profit basis in the public interest to deliver a set of high level fire safety standards that all members of the Coalition will adhere to and be ambassadors for the standards around the world to ensure consistency and adoption.

The growth in global population is driving the need for more and more high rise living vertical village towers which are mixed use, as well as more urban buildings which may pose a life safety risk. Occupiers, insurers, governments and investors in these buildings need to be reassured the building complies with an international fire safety standard.

Fire safety has to be paramount in these and all other higher risk buildings. We are not so concerned by height but by risk - low level buildings could be high risk e.g. hospitals, care homes, student accommodation, hotels.

The Coalition will appoint a standard setting committee (SSC) of experts to write the standards and keep them under review and update them as necessary.

The IFSS standard setting committee will consider the following suggestions at the first meeting:-

- 1. the desire for non combustible cladding on all high risk buildings should this be mandatory
- 2. the desire for sprinkler systems in all high risk buildings
- 3. the desire for fire and smoke detection central systems in all high risk buildings
- 4. the essential need for measures to deal adequately with smoke in all high risk buildings
- 5. the essential need for compartmentalisation to limit the spread of fire
- 6. the essential need for a fire strategy in all high risk buildings
- 7. the essential need for a fire risk inspection and assessment to be conducted at least annually on all high risk buildings and at least every five years on all other buildings
- 8. the essential need for fire engineers/professionals to be engaged early in the design of new high risk buildings and to ensure the final building delivered complies with the design
- 9. the essential need for inspection during construction to ensure essential fire safety products and detailing is delivered as designed.
- 10. to consider the definition of high risk buildings
- 11. to consider extending the standards beyond life safety to building preservation in the interests of society (for certain buildings such as hospitals and historic buildings)
- 12. to consider fire risk management of buildings and structures post completion

- 13. to consider the different building codes and regulations that already exist and to recommend changes to these as necessary to ensure consistency globally
- 14. to consider the retrospective application of the standards to existing buildings and structures
- 15. to consider the different test standards for fire testing materials and combinations that already exist and to recommend changes to these as necessary to ensure consistency globally
- 16. to consider the development of a certificate of compliance publicly displayed in all buildings which meet these standards.

RICS with their experience of similar international standards offer to facilitate the meetings of the Coalition and the SSC and to publish on behalf of the Coalition the final agreed standards. If your organisation is willing to host meetings or for further information please contact Gary Strong gstrong@rics.org.

A Guide to International Fire Safety Standards What is IFSS?

IFSS stands for International Fire Safety Standards. It is a new, high level international standard that aims to provide greater clarity and consistency globally in the application of fire safety to buildings at a project, state, national, regional or international level. It sets out high level principles that any person involved in the design, construction or managing of a building globally would be proud to be associated with.

What problem is IFSS trying to solve?

Despite rapid globalisation, with investment funds flowing across borders and money pouring into built assets, and increasing number of different professionals operating across the world, the construction and real estate profession globally currently lacks a consistent set of high level principles for the design, construction, and management of buildings for fire safety. Differences in materials testing and certification, national building regulations/codes, and guidance on how to manage buildings in use, particularly higher risk buildings, means there is confusion, uncertainty and risk to the public. Multiple differing standards means there is no standard. For the first time at a global collaborative level, IFSS will introduce a set of standards that will bring greater consistency of minimum levels of fire safety and professionalism across the world.

What is an International standard?

In the context of the work being undertaken by the IFSS Coalition, an international standard is something that is established and agreed at the international level and which is implemented and delivered locally. The standard itself will be owned by the IFSS Coalition and not by any single organisation. IFSS organisations subscribe to the shared international standard and commit to its use and implementation through their membership.

How does an International standard work?

IFSS will set out universal rules that provide classification, definition, analysis and presentation of fire safety standards at a project, state, national, regional or international level. Professional institutions will incorporate these high level standards and rules within their guidance or local standards, and we expect governments to support and/or adopt these principles.

All organisations in the IFSS Coalition will participate in the implementation of the shared international standard through their respective memberships and staff.

Why not stick with the established methods of regulation for fire safety?

At present, the many contrasting standards across the world have contributed to uncertainty and confusion in the testing, and approval, of construction methods, products and operation of buildings. Research has shown that inconsistent approaches to the assessment and regulation of fire safety can lead to loss of life in extreme cases through to a loss of confidence by governments, financiers, investors and the public in buildings.

Where will IFSS be used and adopted?

IFSS will be used throughout the world both in developed nations and developing nations. Each of the organisations in the IFSS Coalition has committed to its adoption throughout its own professional membership.

Our aim is that there will be a public display certificate of compliance with the International Fire Safety Standard in all higher risk buildings where the public have access.

What is the IFSS Coalition?

The IFSS Coalition is a group of professional and not-for-profit organisations responsible for researching, developing, publicising, and implementing International Fire Safety Standards for the construction and real estate sectors. The Coalition was established in September 2017 after the awful Grenfell Tower fire tragedy in London in June 2017. The IFSS Coalition supports the creation, maintenance, and use of high quality international standards, developed using a transparent and inclusive standard setting process. Each of the Coalition organisations has signed a declaration of support and commitment to promote and implement IFSS, and to encourage world markets to accept and adopt it.

The International fire safety standards Coalition

Members of the Coalition so far;

The IFSS Coalition is a partnership of leading organisations from across the globe, committed to producing and supporting one shared set of standards for fire safety. The Coalition are creating a Standard Setting Committee (SSC) dedicated to realising the vision of a shared and international standard.

AEEBC - The Association of European Experts in Building and Construction http://aeebc.org/

BCA - Building Control Alliance http://buildingcontrolalliance.org/

CEBC - Consortium of European Building Control bodies http://www.cebc.eu/

CTBUH - Council on Tall Buildings and Urban Habitat http://www.ctbuh.org/

FIG – Federation International de Geometre, an international umbrella body of surveying professional bodies globally http://www.fig.net/

ICC - International Code Council https://www.iccsafe.org/

LABC – Local Authority Building Control https://www.labc.co.uk/

NHBC - National House Building Council http://www.nhbc.co.uk/

RICS - Royal Institution of Chartered Surveyors https://www.rics.org/uk/

The World Bank http://www.worldbank.org/

What is an IFSS partner?

An IFSS Partner is an organisation that supports a collaborative approach to the development of international standards and commits, in principle, to the adoption of IFSS.

IFSS Partners can include, but are not limited to, the following types of organisation:-

- Architects and designers
- Fire engineers
- Fire consultancy firms
- Fire Risk assessors
- Construction consultancy firms
- Construction industry service providers
- Construction materials testing firms
- Construction companies (eg multinational firms with international construction portfolios)
- Construction products firms
- Facilities management firms
- Property investment firms and developers
- Banks and lending institutions
- Construction-related software providers
- Construction cost data service providers.

Prospective IFSS Partner organisations are asked to express their interest through any member of the IFSS Coalition, or by emailing gstrong@rics.org for further information.

CASLE Task Force







Mr Tony Westcott



Mr Brian Waldy



Prof Dr Alan Spedding



Dr Patrick Manu



Mrs Susan Spedding

Mr Max Crofts

Past President RICS, International Liaison, Chairman of the Standard Setting Committee of the International Property Measurement Standards Coalition (IPMS), Adviser on Valuation and Property.

Mr Tony Westcott

Honorary Treasurer, Webmaster, Education Adviser - Construction Economics/BIM.

Mr Brian Waldy

Commonwealth Liaison, CASLE Europe President, CASLE representative on BEPIC (Built Environment Professions in the Commonwealth), CASLE representative to The Commonwealth Secretariat, The Commonwealth Foundation and the Habitat Professionals Forum (Habitat III).

Professor Dr Alan Spedding

CASLE Past President, Education Adviser (Construction Economics) and Adviser to the Secretary General.

Dr Patrick Manu

Academic Conference Organiser, UWE Liaison, Chairman CASLE Academic Review Panel.

Mrs Susan Spedding

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