



C·A·S·L·E

**The Commonwealth Association of Surveying & Land Economy**

**CASLE Newsletter/ E-News Report - April 2015**

**The CASLE/Ghana Institution of Surveyors (GhIS) Conference**

The conference in collaboration with the Ghana Institution of Surveyors on the theme of **‘Raising Standards: Ethics & Professional Standards’** took place at the Best Western Plus Atlantic Hotel, Takoradi, Ghana on Thursday 12<sup>th</sup> March 2015. At the Opening Ceremony, the Guest of Honour, the Hon Nii Osah Mills, Minister for Lands and Natural Resources gave an address followed by keynote addresses from Surv J.T. Odametey, President of the Ghana Institution of Surveyors (GhIS) and Professor Kumah, Vice Chancellor of the University of Mines and Technology (UMaT), Tarkwa, Ghana.



**A few of the 450 delegates at the conference**

**We are most grateful to the following sponsors who made the CASLE/GhIS event possible:- Thomson Reuters, University of the West of England, 10 Miles Appraisals and PPC Ltd**

Mr Rob Mahoney, RICS Hon Secretary opened the morning session of the conference with his presentation entitled **‘The future: Where in the world is the surveying profession going?’** Here are some major recommendations from his presentation:-

**Changing skills & Culture**

**WHAT’S OUT**

Silo working  
Conflicts of interest  
Early specialisation

**WHAT’S IN**

Leadership  
Communication  
Integrated Programme/Cost Management  
Complexity  
Change management  
Understanding new technology  
Compliance

**WHAT’S GOING TO DECREASE**

Transactional activity  
Administrative tasks  
Residential Valuation  
Bills of quantities  
Lettings and Agency

**WHAT NEEDS TO INCREASE**

Outcomes focus/value adding  
Collaboration  
Client focus  
Ethical behaviours  
Sustainability  
Data Analysis  
Productivity  
Risk management

How can we prepare for the future?

- **War for talent** - attracting the next generation, retaining talent, diversity and inclusion and ensuring education meets our sector's needs
- **Opportunities** – Infrastructure, Programme Management and Asset Management (Business, Land, Capital and Real Estate).
- **Future cities** – reform of land use planning, integration of smart technology, building in resilience, resource scarcity, economic and social purpose of place
- **Embracing Technology and Big Data** –create value through integration of data sets, build analytical capability and use new technology
- **Ethics** is a critical element professional behaviour where society and stakeholders believe more work is needed
- **Leadership** is needed on many of the issues we have identified above including representation at board level, a stronger voice in government, collaboration across professional bodies.

**A stronger commitment to sustainability** is needed across all of the above action areas.

Dr Patrick Manu, Senior Lecturer in Construction Project Management (CPM) at the University of the West of England followed with his presentation on '**Advancing Professional Ethics**' in which he explored a range of issues on the subject of professional ethics including how to incorporate ethical standards into education, training and regulation and how we could press towards global consistency, in terms of ethical standards, not just for the benefit of the surveying profession, but also for clients and the public good.



**Dr Patrick Manu delivering his presentation on 'Advancing Professional Ethics'**

Mr Max Crofts, Past President of RICS gave a short presentation on the work of the **International Property Measurement Standards (IPMS)** Coalition. He explained how the International Property Measurement Standards Coalition had been established at a meeting at the World Bank and now comprised more than 60 members, all professional or not-for-profit organisations, including GhIS.

For the first time there is the opportunity of a global language for property. At present different markets have developed different bases of measurement and terminology, but even the same terms can mean different things in different markets. In a world where there are International Financial Reporting Standards and International Valuation Standards, International Measurement Standards are needed to provide transparency and enable like-for-like comparisons.

A standard for offices has been the first to be developed by the IPMS Standards Setting Committee because offices are a high value and global market sector. Standards for residential, industrial and retail will follow.

Established property markets will take time to adapt to IPMS but in emerging markets where there is not yet a generally adopted basis of measurement there is the opportunity to leap-frog directly to the new global standard. Further information can be found at [www.ipmsc.org](http://www.ipmsc.org).



Mr Rob Mahoney



Mr Max Crofts

The two speakers in the workshop entitled **‘Change of use of Land’** set out to deliberate on two aspects to improve urban governance, first by considering sustainability in the context of revenue generation processes and second through sustainable management of urban land use conversions. Mr Gasant Jacobs, Head of Business Development in Sub-Sahara Africa for Thomson Reuters’ Tax & Accounting (Government) business unit, drew on his background in tax and revenue ably highlighting the importance of Land Information systems (LIS) and the benefits to generate revenue. Beginning with the 3 components of an LIS: Design, Supply and Install, he emphasised the importance of a framework for success that needs to rely upon solutions that are scalable, secure and sustainable. Acknowledging that problems in LIS are in capacity allied to process, sufficient people with understanding of the systems, and poor quality records, he pragmatically demonstrated the key ways to improve land administration, ultimately setting out the case that success is in ensuring that revenue generation is a key component, a crucial point made later in a presentation by Mr Gbenga Olaniyan. Above all, Gasant provided understanding of how the cost of LIS systems can be recouped as a result of revenue generation; not by increasing the tax rate, but by the simple method of actually collecting taxes.

Mr Timothy Anyidoho deputised for Dr Kwasi Baffour Awuah who was unable to attend the conference and gave his presentation on the progress of a three year research project that aims to address the sustainable management of urban land use conversions. Timothy outlined the rationale that, prominent among urban ills, is the proliferation of unauthorised land use conversions. These conversions are predominantly in the form of changes in: residential land use into commercial and mixed land uses in the built-up areas and inner fringes; and agricultural land use into residential and other urban land utilisations in the outer fringes of cities in the region.

Experts suggest that sustainable management of the on-going land use conversions could increase opportunities to improve urban governance, revenue generation – through ground rents, property rate and formalisation of informal economic activities, and urban sustainability in the region. These probable outcomes are necessary for economic growth and development, and poverty alleviation.

In relation to the two presentations it is interesting to note that Lagos State is now progressing successfully with increasing their revenue receipts, having established a specific department under the Ministry of Finance. The emergence of a tool in the development is the Costing and Financing Land Administration Services (CoFLAS), which focuses on the cost of developing and maintaining a Land Administration System (LAS) and the likely return from the LAS. Ongoing development is led by the Global Land Tools Network (GLTN) supported by partners, including FIG and CASLE. International and intense research lasting over a year has resulted in the first version being available in late 2014, which enables conversions with land agencies, professionals and stakeholders.

In the workshop on **‘Construction & Procurement’** Dr Patrick Manu said that whilst the concept of sustainable construction is not new, progress in developing regions including the sub-Saharan African region has generally been rather slow. Whilst various factors may account for this, the need to promote sustainable construction practices throughout the life cycle of built assets cannot be overemphasised enough especially given that a lot of construction activity will be needed to meet the housing and infrastructure deficits in this region. Dr Manu looked at how sustainable construction is being addressed in other contexts, and more importantly considered through dialogue ways by which sustainable construction could be achieved and enhanced in the context of sub-Saharan Africa.

Professor Dr Alan Spedding (Emeritus) explained what he considered to be the six categories of data, which are necessary for measuring the performance of property in use. Most of these data can be measured and quantified, such as repair costs and energy consumption, but some involve qualitative factors, such as a building’s suitability

for a particular business activity. He suggested ways in which these qualitative factors may be measured, and how the systematic collection of such data can provide a tool, not only for the evaluation of current management policy, but also for the purposes of design and long-term financial planning of proposed new developments.

Mr Joseph Ajanlekoko (CASLE Africa President) spoke on the nature and suitability of forms of construction contract, in the context of his experience in Africa and elsewhere. He made suggestions regarding their use, not only in relatively traditional contractual circumstances, but also in less common situations, such as Public/Private partnership (PFI) contract arrangements.

The subsequent discussion touched on issues relating to design, procurement and legal/contractual procedures, construction operations, measuring quality and the collection and use of data in planning and monitoring the performance of built assets."

In the final workshop Mr Gbenga Olaniyan gave an excellent presentation on **‘What International Investors Require’**. There is a lot of new attention being paid to emerging countries as private equity firms and other international investors are looking into Africa for the ‘beautiful bride’ as a partner. The below average return of the BRICS countries (Brazil, Russia, India, China and South Africa) has brought focus to the other Nations in sub Saharan Africa such as Nigeria, Ghana, Kenya and upcoming Rwanda. This has caused an increase in the need for professionals as consultants or partners as these investors plan their market entry strategy.

It is important for professional service firms to arm themselves by ensuring that their practice fits what will be considered internationally acceptable and in accordance with best practice. He examined what professional service firms in the real estate sector are doing right and what they should be doing to position themselves appropriately for these international investors.

The workshops were followed by a lively Question and Answer session.

We would like to thank Dr Diane Dumashie for her skilful Chairmanship of the workshop on ‘Change of use of land’ and for the tremendous support that she gave to CASLE throughout the conference and General Assembly. It was greatly appreciated. In relation to the conference theme the following FIG publication might be of interest:

The African Task Force Report - 2009 - 2014 (FIG publication no.63)

Dr Diane Dumashie (RICS, United Kingdom) chaired the Africa Task Force and together with members of the Task Force led and organised its activities. The local hosts were The Institution of Surveyors of Kenya (ISK), The University of Cape Town & the South African Council of Professional and Technical Surveyors (PLATO) and the Ghana Institution of Surveyors (GhIS).

The key purpose of the Task Force was to enable the surveying profession in Sub-Saharan Africa to deal with social responsibility in terms of contributing to achieving the Millennium Development Goals (MDGs).

The Task Force Report produced a workshop manual based on deliberations at workshops, roundtables and published outcomes of three workshops which addressed the challenges Sub-Saharan African FIG Member Associations face in addressing their capacity issues. The main points were:

- the importance of the role of the surveyors as agents of change in engaging with the politicians and local communities.
- the importance of good land governance.
- the importance of the role of the Sub-Saharan African Surveying Profession in contributing towards meeting the key challenges of poverty alleviation, economic growth, and environmental sustainability



**Dr Diane Dumashie, FIG Vice President**

For more information please see <http://www.fig.net/pub/figpub63/figpub63.htm>



## **The CASLE General Assembly – Friday 13<sup>th</sup> March 2015**

Professor Dr Alan Spedding presided over the General Assembly in the absence of Professor Mrs Chitra Weddikkara. The following officers were elected or re-elected to the Management Board for 2015 to 2019

President – Joseph Segun Ajanlekoko      constcep1986@gmail.com  
Past President – Professor Chitra Weddikkara      chitra.weddikkara@gmail.com

### **Regional Presidents**

Africa – Mr James Dadson      dadsonjames@hotmail.com  
Asia – Dato Lau Wai Seang      datowaiseang@gmail.com  
Atlantic – Dr Charisse Griffith-Charles      charisse.griffith-charles@sta.uwi.edu  
Europe – Mr Brian Waldy      e.b.d.waldy@city.ac.uk  
Pacific – Mr Buddley Ronnie      buddronn@hotmail.com

### **Vice Presidents**

West Africa – Surv Bern Omo Akhigbe      bernooma2005@yahoo.com  
East Africa – Dr Gordon Wayumba      gowayumba@gmail.com  
Southern Africa – Mr Matthew Nguluba      matthew\_ngulube@yahoo.co.uk  
Asia – Professor Chitra Weddikkara      chitra.weddikkara@gmail.com  
Atlantic – Walter Anstey Scott      wagsurveys@caribsurf.com  
Pacific – Mr Mike McDermott      mikemackd2@yahoo.com.ua  
mikemackd@hotmail.com  
Secretary General – Mrs Susan Spedding      susan.spedding@uwe.ac.uk  
Hon Treasurer – Mr Tony Westcott      twestcott@btinternet.com



Mrs Mercy Iyortyer, Deputy President NIQS, Mr Joseph Olusegun Ajanlekoko, CASLE President, Mrs Susan Spedding, CASLE Secretary General, Prof Dr Alan Spedding, CASLE Past President, Surv Akin Oyagbola, Vice President NIS, Mr Malam Aliyu, President NIQS, Surv Bern Omo Akhigbe, President NIS & Dr Kabiru Ibrahim, Executive Secretary NIQS

### **Major decisions of the CASLE Management Board/General Assembly**

The Management Board recommended that all regions should set up a Task Force, modelled on the UK Task Force to widen the influence of CASLE.

In view of the success of the conference in Takoradi, the Management Board recommended a follow up event in Abuja, Nigeria in Spring 2016. The new President, Secretary General, Regional Presidents, the Presidents of NIS, NIQS and NIESV are to form an organising committee to plan the event with input from The University of the West of England, RICS, Mr Gbenga Olaniyan and other influential speakers.

### **Highlights from the ‘Reports from the Regions’:**

Mr Eugene Silayo suggested a CASLE event in Kigali, Rwanda to bring surveyors from Rwanda and Burundi under the CASLE umbrella and to address some of the local issues in relation to land tenure and land registration. Eugene also reported on the successful Global Tools Network meeting in Nairobi in 2012 at which CASLE was represented.

Mr Buddley Ronnie, CASLE Pacific Region President highlighted the opportunities for CASLE to give technical assistance and advice on:

- surveying and climate change adaptation for Pacific towns.
- developing National Urban Policy for the Solomon Islands
- providing links to distance learning courses for Pacific Island Surveyors and Land Professionals

The Secretary General mentioned the following as matters of importance from her ‘**CASLE Strategy for the future**’:

The difference between the income and expenditure is too close for comfort and, unless strenuous efforts are made to bring in more funding CASLE will only be able to continue in a very much reduced capacity. It is essential to:

- keep costs to a minimum
- ensure that subscriptions and arrears are paid on time
- ensure all events are self-supporting
- seek sponsorship for all events
- review the membership structure/categories

It is also essential to communicate regularly with members so that they feel their membership is ‘value for money’ and to ensure that information is disseminated as widely as possible, there are two suggested options:

- to obtain from each professional society a list of council members and chairmen of committees together with their email addresses.
- to identify a keen dedicated point of contact/ CASLE ‘Ambassador’ in each member professional society.

### **CASLE Branding**

The new President, Mr Joseph Ajanlekoko made the following recommendations to enhance high visibility within Commonwealth countries and as a way of marketing CASLE: -

- CASLE regions to have a task force made up of the individual surveying bodies to organise local activities.
- CASLE to continue to promote more affiliations with other universities in UK such as the arrangement with UWE for student recruitment and long distance learning programme.
- CASLE to incorporate a new corporate grade of membership into the Constitution, which would allow membership of key specialist participants and players in the construction industry.
- CASLE to provide resource persons for more frequent international conferences and CPD programmes
- CASLE to build in a management fee for collaborative events.



**Attendees at the CASLE General Assembly**

## **The CASLE/GhIS Dinner & Ball – Friday 13<sup>th</sup> March 2015**



**Mrs Susan Spedding Secretary General of CASLE receiving her 'Appreciation' plaque.**



**Mr Rob Mahoney, RICS Honorary Secretary & Mrs Jennifer Welch, Director RICS West Africa.**

### **Report on activities 2011 to 2015**

#### **Communication**

During the last 18 months the Secretary General and members of the Task Force have undertaken the following improvements at the request of the CASLE Management Board:-

- revised the website and updated all the relevant information in respect of the new Management Board.
- set up a 'Notice Board' on the website for news items.
- extended the email database in order to disseminate information on CASLE activities and promote CASLE as widely as possible.
- set up a Skype group for regular discussions.

These improvements have been successful.

#### **The Commonwealth Foundation**

As we reported in the last E-news, Commonwealth Foundation Grants to support core expenditure and some of the CASLE activities around the Commonwealth have been replaced by a Participatory grants programme which requires us to undertake projects to contribute to sustainable development through effective, responsive and accountable governance with civil society participation. The main requirements are Gender equality, environmental sustainability, cultural respect and understanding.

As an interim measure CASLE received an award of £4,500, of which £2,250 was ring-fenced for an online survey to ascertain the viability of online distance learning courses and £2,250 for administrative costs, travel and publicity. With the assistance of the CASLE Hon Treasurer, Mr Tony Westcott and Dr Patrick Manu, a Senior Lecturer at UWE we undertook the survey which provided some useful information on the demand for online project management courses. This survey was extended to include responses from delegates at the CASLE/GhIS conference in Takoradi, Ghana in March 2015 and the results are being analysed at present.

We recently supported a collaborative grant application to the Commonwealth Foundation entitled 'Increasing opportunities to improve urban governance, sustainability and revenue generation in Ghana through urban land use conversion' The collaborating institutions for the proposed research project are: CASLE, the Construction and Property Research Centre (University of the West of England, UK), Kwame Nkrumah University of Science & Technology (KNUST) and the Ghana Institute of Management & Public Administration (GIMPA).

Also, the University of the West of England (UWE) in collaboration with CASLE, RICS, KNUST and the Ghana Institution of Surveyors (GhIS) is implementing a research project on evaluation of property valuation practice in Accra, Ghana. A one-day stakeholder consultation workshop was held at Aviation Social Centre, Accra, Ghana on 25<sup>th</sup> February 2015 as part of the implementation of the project.

#### **CASLE Task Force**

One of my first duties as Secretary General was to set up a Task Force, authorised by the Management Board to advise and assist me in the day to day activities, particularly in the technical aspects of the surveying profession. The Task Force consists of Mr Max Crofts, Past President of RICS and an expert in Property & Valuation, Mr Brian Waldy, Past Secretary General of CASLE, who was elected CASLE Europe Region President at the General Assembly in Takoradi, Ghana and who is the CASLE Commonwealth Liaison officer, Mr Tony Westcott, Hon Treasurer, a Quantity Surveyor and long time supporter of CASLE and Professor Dr Alan Spedding, Construction



Economist, Structural Engineer and Past President of CASLE. The Task Force has been extremely successful and the concept is being extended to the CASLE regions.

The cessation of the core and activity grants from the Commonwealth Foundation was a great blow to CASLE and other Commonwealth organisations but we have done everything we can to cut costs by negotiating a mutually beneficial arrangement with the University of the West of England (UWE), cutting my honorarium by 25% and bringing subscriptions and arrears up to date as far as possible.

### **International Property Measurement Standards (IPMS)**

Mr Max Crofts is Chairman of the Standards Setting Committee and he and members of the committee are to be commended for their commitment in producing the final standard for Office buildings on time in November 2014. The Standards Setting Committee has now moved on to residential buildings and a final draft is expected by the end of 2015.

### **International Ethics Standards Coalition (IES)**

After discussions in 2014 with Mr Peter Bolton King from RICS, CASLE added its support to the International Ethics and Standards Coalition. This is following a similar pattern to IPMS and Mr Brian Waldy is representing CASLE as a Trustee of the Coalition. The Standards Setting Committee has been set up to draft a consultation document for public feedback by the end of September 2015 and the second (or final) consultation document is scheduled to be published by the end of 2015.

### **The International Federation of Surveyors (FIG)**

At the UN/Habitat, GLTN/FIG - Expert Group Meeting (EGM) on valuation of unregistered lands & properties which was held in Bangkok, Thailand on 13th & 14th October 2014, Mr Mike McDermott, CASLE Pacific Region Vice President was a lead consultant and Professor Spike Boydell, Professor of the Built Environment at the University of Technology, Sydney and Director of the Asia Pacific Centre for Complex Real Property Rights was also nominated to represent CASLE. Members of the CASLE Management Board welcomed the attendance of Dr Diane Dumashie, Vice President of FIG, at the CASLE/GhIS conference in Takoradi, Ghana and look forward to mutually beneficial collaboration in the future.

### **UN/Habitat Professional's Forum/ World Urban Forum**

The long running association with UN-Habitat and the Habitat Professionals Forum (HPF) has continued. Dr Gordon Wayumba and Mr Eugene Silayo, CASLE Vice President for East Africa, liaise with UN-Habitat in Nairobi on behalf of CASLE. Mr Brian Waldy, who at his own expense represented CASLE at meetings in Paris, France in March 2012 and at the World Urban Forum (WUF6) in Naples, Italy in September 2012, is also the CASLE member of the Habitat Professional's Forum.

### **Commonwealth Liaison**

We are also most grateful to Mr Brian Waldy for representing CASLE at meetings of Commonwealth organisations organised by the Commonwealth Foundation and Commonwealth Secretariat at Marlborough House in London.

### **ECOSOC (The Economic and Social Council of the United Nations)**

CASLE submitted a quadrennial report in 2014 and is waiting to hear if the prestigious ECOSOC accreditation of CASLE with 'Special Consultative Status' has been renewed.

### **BEPIC**

CASLE has continued to play a part in the Built Environment Professions in the Commonwealth organisation (BEPIC) and Prof Dr Alan Spedding and Mr Brian Waldy have been following up opportunities to arrange a meeting in London. Prof Mrs Chitra Weddikkara, CASLE President, participated in the Commonwealth Association of Planners (CAP) Breakfast Fringe event on 'Urban Issues' at the Commonwealth People's Forum in Hikkaduwa, Sri-Lanka in November 2013.

### **Survey Review Ltd**

Mr Brian Waldy and Mr Richard Hayward continue to represent CASLE on the board of the Trustees of Survey Review Ltd and Mr Brian Coutts, Past President of CASLE was recently appointed to the Editorial Board. Survey Review Ltd publishes the international refereed journal "Survey Review" which was first published in 1931 and brings together a wide range of papers on research, theory and practice of positioning and measurement, engineering surveying, cadastre and land management, and spatial information management. Mrs Susan Spedding continues as the Administrative Secretary of Survey Review and CASLE receives the payment for this work.



### **The Aubrey Barker Fund**

This UK registered educational charity is independent of CASLE, but was founded in 1972 by a number of its members. It supports education, training, research and projects related to the disciplines of land economy, land surveying and quantity surveying in the United Kingdom and internationally, and thus works closely with CASLE members. The Aubrey Barker Fund awarded some modest sponsorship for three students from Kenya to attend the CASLE conference in Takoradi. The website ([www.abfund.net](http://www.abfund.net)) gives information about its objectives, bursaries and grants and its modus operandi.



**Peter Ochieng Odwe, Judy Kawira and Margaret Muringo Maragwa, the three students from the Technical University of Kenya who received support from the Aubrey Barker Fund with Dr Patrick Manu from the University of the West of England**

### **The Commonwealth Housing Trust (CHT)**

CHT is an independent charity and was born out of CASLE's involvement in addressing the Millennium Development Goals. CHT supports community-led housing initiatives in areas that have acute housing needs but which have the potential to provide valuable models for expansion or replication: and assists projects by making available funds on a limited and structured basis, working directly with community organisations and through partners, according to requirements.

### **The CASLE Constitution**

A copy of the Constitution is available on the CASLE website. [www.casle.org](http://www.casle.org)

### **The CASLE Office**

The CASLE Office continues to be located at the University of the West of England (UWE) in Bristol. It is run by me as Secretary General and I also act as the Administrative Secretary. CASLE is grateful to the University for its assistance to CASLE in many ways. Tel: +44(0) 117 328 3036 Email: [susan.spedding@uwe.ac.uk](mailto:susan.spedding@uwe.ac.uk)

### **Website**

CASLE has one website ([www.casle.org](http://www.casle.org))

The website is also a valuable source of information about CASLE activities.

### **Newsletters & communication**

An E-news publication is now the main means of communicating information to members about CASLE activities, both those that have taken place, and forthcoming events. Email and Skype conferencing is the main means of regular contact with Management Board members. I am always grateful to receive information from member professional societies and associate members.

### **Manuals**

The second edition of 'Guide to Dispute Resolution relating to Matters affecting Real Estate', which was written by Dr Clifford Dann and Mr Brian Coutts (both former CASLE officers) and sponsored by ARBRIX (a society of arbitrators and adjudicators in the UK), is still available and the CASLE Manual on Building Maintenance which was written by Professor Dr Alan Spedding is still in demand. Both publications are available for purchase from the CASLE Office.