



**C·A·S·L·E**

**Commonwealth Association of Surveying & Land Economy (CASLE)**

CASLE E-newsletter December 2018



**A group photograph taken outside the Mulungushi Conference Centre (MICC) in Lusaka, Zambia during the CASLE/SIZ Conference**

### **EDITORIAL**

First of all I would like to send seasonal greetings to all CASLE members, member associations, colleagues and friends. 2018 has been a good year with a very successful event in November/December 2018 in Lusaka, Zambia in collaboration with the Surveyors Institute of Zambia (SIZ).

In September, we held a lunch in the Council Chamber at RICS Headquarters to launch the Golden Jubilee year of CASLE in 2019. There were over 30 CASLE members and colleagues who attended the event and the workshop sessions produced some excellent suggestions on how CASLE can adapt to the challenges that face us in the future.

It was good to receive highlights of initiatives in relation to the 57<sup>th</sup> Session 2017/2018 from Past President of The Royal Institution of Surveyors of Malaysia (RISM), Dato' Sr Lau Wai Seang.

I am extremely grateful to members of the CASLE Task Force who have been a great support to me again this year and who have also represented CASLE on the following Coalitions, International Construction Measurement Standards (ICMS), International Property Measurement Standards (IPMS), International Land Measurement Standards (ILMS), International Ethics Standards (IES) and International Fire Safety Standards (IFSS).

We are working on plans for the Golden Jubilee of CASLE in 2019.

**With very best wishes for a happy and peaceful Christmas and New Year.**

**Susan Spedding, Secretary General**

## **NEWS FROM THE REGIONS - AFRICA REGION**

### **Award for the CASLE President**

We are very pleased to announce that Mr Joseph Olusegun Ajanlekoko, President of CASLE was awarded the **ICEC Distinguished International Fellowship (DIF) Award** at the 11th ICEC World Congress & 22nd PAQS Congress, 18-20 October 2018, Sydney, Australia.



**Mr Joseph Olusegun Ajanlekoko, President of CASLE**

The framed fellowship certificate was presented at the Congress Gala Dinner and was received on behalf of Joseph by incoming ICEC Chair – Osei Asante. Osei will present the framed certificate to Joseph at an appropriate forum in the near future.

This is a very prestigious international fellowship award as there are less than 50 people worldwide with this Fellowship.

### **NIQS Fellows Dinner**

A Fellows Dinner took place on the 18th of October 2018 at Transcorp Hilton, in Abuja



Mr John Alufohai (Past President NIQS), Mr Obafemi Onashile (President NIQS), Mr Tony Ndah (Chairman & Dean of the NIQS College of Fellows) Mr Joseph Olusegun Ajanlekoko (Past President NIQS) at the Investiture of the members of the new committee of College of Fellows and induction of new fellows.

## **ASIA REGION**

### **Highlights of initiatives of the 57<sup>th</sup> session 2017/2018 of the Royal Institution of Surveyors Malaysia (RISM)**

The 57<sup>th</sup> President of RISM, Dato' Sr Lau Wai Seang, assumed her office on 21<sup>st</sup> May 2017. Her presidency ended on the 30<sup>th</sup> June 2018. The highlight of the initiatives during her session are broken down into the 4 areas she promised to deliver. Photographs of all these activities are included at the end of the report.

#### ***i.) Expansion of Professional Services***

Expansion of Professional Services looked into expanding RISM services to a wider horizon and undertaking initiatives along services such as Green Auditing and Value Determination of Businesses and Intangible Assets. The Registrar of Societies, Malaysia on 21st November 2017, approved among others the inclusion of Intangible Asset Valuers into the membership of RISM. A publication entitled Intangible Asset Valuation Guidance Notes Edition 1/2017 was completed and is now available for sharing for a small fee.

#### ***ii.) Enhancement of Skills and Knowledge***

##### **RISM Academy**

The setting up of 2 centres under the RISM Academy, namely the Centre of Knowledge Enhancement (C-KEn) and the Centre of Competency Advancement (C-CAd). C-KEn ran activities of enhancing the current competencies while C-CAd was advocated to activities of up-scaling the current competencies. There were 8 Short Talk Series and 12 CPD Talk Series under C-KEn and 4 Conferences/Seminars under C-CAd organised between July 2017 and June 2018. The Short Talk Series is a Surveyor Social Responsibility (SSR) project and was opened to members and the general public for a small fee of attendance. It was a successful initiative.

##### **Upgrading and Installation of Library Management System (LMS)**

RISM received a contribution of RM20,000.00 from Land Surveyors Board Malaysia and the existing Library Management System (LMS) was upgraded to a web-based LMS called MYelib which was rolled out mid-June 2018 and can be accessed via [www.rism.myelib.my](http://www.rism.myelib.my) or via RISM website under WIDGETS/Library. This system allows the viewing of titles/authors and the on-line borrowing of the books stored in RISM Library.

#### ***iii.) Recognition and Branding***

It involved recognition of RISM members as well as industry players through RISM and related-industry awards, as well as nominations of RISM members for Federal and State awards. Other initiatives are listed below.

##### **Encouragement and Enhancement of Knowledge**

The subsidy for attending international and local seminar/conference was revised to encourage knowledge enhancement and the flying of the RISM flag by its Councillors.

##### **Focus Malaysia – SurveyPoint**

A column with Focus Malaysia, a print media, was secured and 1 article contributed by RISM members was published every month beginning December 2017 under the column SurveyPoint. There were 6 articles published as of June 2018.

##### **Registration of 'Sr' as a Certification Mark by the Malaysian Intellectual Property Corporation (MyIPO)**

The application for the registration under Certification Mark "Sr" to MyIPO was made on 30<sup>th</sup> May 2017. MyIPO granted its approval through its Approval Certificate dated 12<sup>th</sup> July 2018, making RISM the only professional institution to have a claim of Intellectual Property Right over the use of the prefix 'Sr' for its members effective 30<sup>th</sup> May 2017.

##### **RISM Banner & New Standardised Email Addresses of RISM Branches**

The design of RISM Banner had been standardized for adoption in all RISM events and all RISM Branches had been registered with new and standardised email addresses. This information is added onto RISM letterhead.

##### **RISM Corporate Video**

An updated RISM Corporate Video is in the final process of production and is expected to be completed by the end of July 2018. This video will be in accordance to the need of present days as it will be crisp and is about 5 minutes long as opposed to the present video which has a length of 14 minutes.

#### ***iv.) Outreach and SSR Programmes***

Outreach and Surveyors Social Responsibility (SSR) involved events or programmes on the sports and social platform for the enjoyment of members, their families and friends; but along the way some profit was made for RISM to reach out or



give back to the society. Besides the Young Achievers' Awards 2018 Competition, the Inter-Firm Bowling Tournament 2018 and the Blood Donation Drive 2018, there was a Charity Run 2018.

### **RISM Charity Run 2018**

The RISM Charity Run was held on the 6<sup>th</sup> May 2018, and there were 423 participants registered for the event. The net proceeds were donated at the 57<sup>th</sup> Annual Dinner to 3 charity organisations which are Yayasan Raja Muda Selangor, Kiwanis Down Syndrome Foundation and Ti-Ratana Welfare Society.

### **Providing RISM Study Incentives**

Token sums will be given to academically-deserving children of RISM members and Staff under the RISM Study Incentives.

### **Providing RISM Scholarships**

The EGM on 29<sup>th</sup> June 2018 passed a resolution to afford RISM Scholarships to students undergoing programmes of surveying. This replaces the RISM Loan programme which was difficult to administer.

### **Corporate Tenancies**

Corporate tenants were encouraged onto the premises of RISM. Other initiatives were related to the general administration of RISM:

#### **a. RISM Human Resource Management Policy and Procedures (HR Policy)**

The RISM Human Resource Management Policy and Procedure was officially implemented for the very first time on the 1<sup>st</sup> October 2017. The HR Policy provides the employees with a better understanding of the activities of the Secretariat and looks after the interest of the employees, respecting the value and dignity of the individuals and is sensitive to their needs. The HR Policy introduced the Staff Annual Appraisal Form in providing consistency to administer the year-end performance appraisal by the Management Committee. The policy also introduced a CPI-based pay rise. Adjustments of pay to some staff were made to reflect their competencies.

#### **b. Living Allowance**

A token parking allowance for staff with smaller salary was introduced.

#### **c. Online Payment Method**

For the first time, in mid-June 2018, RISM worked with a bank to roll out an online payment service for RISM subscriptions and events.



**RISM Blood donation drive**



**RISM Charity Run – 6<sup>th</sup> May 2018**



RISM Annual Dinner

### **CASLE CONFERENCE – report by Mrs Susan Spedding**

The CASLE Conference entitled ‘**Developing a sustainable professionalism in surveying & relevant education in the Commonwealth**’ in collaboration with the Surveyors Institute of Zambia (SIZ), took place on Thursday 29<sup>th</sup> and Friday 30<sup>th</sup> November 2018 in the Mulungushi Conference Centre (MICC) in Lusaka, Zambia. There were over 200 delegates from Botswana, Cameroon, Ghana, Kenya, Malawi, Nigeria, Rwanda, South Africa, Tanzania, Uganda, United Kingdom, Zambia and Zimbabwe.

Professor Dr Alan Spedding and I had a few minor problems when our luggage did not accompany us from Dubai to Lusaka and we had exactly what we stood up in for 2 ½ days. Unfortunately all the conference documentation was in the cases and it was difficult to make the necessary amendments to the final programme in time for the opening ceremony. However with assistance from the hotel staff and members of the Local Organising Committee we managed to deal with everything. The registration process was handled by Mr Michael Chileshe, Hon Secretary of SIZ with his team of Ms Angela Sepiso Muyundo and Ms Justina Kapandula. There were a few minor problems with payments on



the door in different currencies but both Angela and Justina handled everything with good humour and a smile. They were also on hand to deal with any problems with the IT system and Powerpoint presentations.

Distinguished speakers included Mr Chris Williams-Wynn, Surveyor General of Eastern Cape who gave an excellent presentation on behalf of the International Land Measurement Standards Coalition (ILMSC). Mr Ruya Fadason from Rutfa Quantz Consultants who also gave an excellent presentation on behalf of the International Construction Measurement Standards Coalition (ICMSC). Both Chris and Ruya dealt with some very detailed questions.

Mr Gbenga Olaniyan, Principal Partner, Estatelinks gave an inspirational presentation on 'What Professional firms in the Real Estate sector are doing right and what they should be doing to position themselves to partner with international investors'. Unfortunately due to changes in the final programme, including the timing of this particular presentation which did not reach the delegate packs, delegates who arrived late missed one of the highlights of the conference.

It was good to renew acquaintances with old friends of CASLE including Mr S.P.Mulenga, Mr Chris Mulenga and Mr Peter Mukalula and to meet people with whom we have been corresponding over many years through email.



**Professor Dr Alan Spedding, Past President of CASLE & Mrs Susan Spedding, Secretary General of CASLE**

Professor Spedding and I had plenty of opportunity to talk to delegates and students during refreshment breaks, during the lunch breaks, at the Cocktail party on the Thursday evening and again at the dinner on the Friday evening.



**A group photograph – front row l to r. Mr Chris Mulenga, Mr Charlesye Charles, President of NIS, Mr Obafemi Onashile, President NIQS, Professor Dr Alan Spedding Past President of CASLE & Mrs Susan Spedding, Secretary General of CASLE**

We are extremely grateful to the Trustees of the Aubrey Barker Fund for their very generous award to enable students to attend the conference. Originally there were four recipients from within Zambia, two from Tanzania and one from Malawi. There was keen interest in the conference from students at Copperbelt University and the decision was taken by the Local Organising Committee and Professor Munshifwa to bring all the 50 final year students, who are studying on relevant courses at the university. Three of the students gave a vote of thanks and it was obvious that they had all gained a great deal from the experience.

We are extremely grateful to Dr Patrick Manu and his reviewing committee for all their work and care in ensuring a high level of professionalism in the papers that were selected for inclusion in the conference proceedings. I wish to thank Dr Abdul-Majeed Mahamadu and Mr Samuel Oguntade for providing assistance with the loading of the proceedings on to the CDs and packing and sending them by DHL Express to Lusaka. At present we are updating the conference proceedings and they will be available along with the Opening addresses from Mr Fleefort Musyamba, President of SIZ and Mr Joseph Olusegun Ajanlekoko, President of CASLE on the CASLE website ([www.casle.org](http://www.casle.org)) from early January.

**We hope to have more pictures and reports in the next CASLE E-newsletter. We would be most grateful for any photographs taken at the conference with the names of delegates in the photograph. Please send them to Mrs Susan Spedding Email: [susan.spedding@uwe.ac.uk](mailto:susan.spedding@uwe.ac.uk)**

The Plenary Session of the conference was held on the afternoon of Friday 30<sup>th</sup> November and the following conclusions were recorded by Mr Kabo Musyani:-

### **1. Risks**

1. Surveyors have to liaise with other professionals (in Green Building profession) and help reduce carbon emissions and also help promote green building awareness risks.
2. Promote Construction Excellence to help bring out risks that help everybody take responsibility in the profession.

### **2. Standards**

1. CASLE/SIZ to look at ways of implementation of ICMS Standards
2. Professionals at national level should drive the international standards.
3. Professional at national level should push for their own (or updating) measurement standards
4. Africa Associations of Quantity Surveyors (AAQS) have a SMM1 (which is under review by their committee) can only be used as guide by respective national professional bodies.

### **3. Students**

1. CASLE/SIZ should allow students to present at conferences such as CASLE 2018.
2. SIZ should take interest in student affairs.

Members of the Management Board of CASLE wish to thank the President of the Surveyors Institute of Zambia (SIZ), Mr Fleefort Musyamba, Mr Matthew Ngulube, Vice President of CASLE, Mr Michael Chileshe, Hon Secretary of the Surveyors Institute of Zambia and members of the institute for making it possible to hold the event in Lusaka and for all their support before and during the conference.

### **PACIFIC REGION**

Mr Mike McDermott, CASLE Vice President for Pacific Region and International Land Policy, Legal, Institutional and Valuation Consultant is working in Afghanistan at present, starting to 'embed the valuation profession in the country'.

Part of his task is to help the Kabul Polytechnic to set up a Masters course in valuation. This is to provide opportunities for graduates in related professions such as law and economics, with little or no employment possibilities because of the anarchic situation imposed by war



**Richard Grover presenting the prize to Kwabena Asiamah**

Survey Review is an international journal which has been published since 1931 and until 2010 was owned by CASLE. It is now a limited company and is published by Taylor & Francis. Survey Review is offering a biennial prize to a peer review paper and there will be a trial period for 2018 and 2020.

In 2018 selection was made from among the successfully peer reviewed papers, presented at the FIG Congress/Working Week in July 2018. The paper selected for the prize passes through an initial reviewing and revision stage overseen by FIG, before being judged by members of the Editorial Board of Survey Review.

The winner was: Kwabena Asiamah (Netherlands), Rohan Bennett (Australia), Jaap Zevenbergen (Netherlands) and Seth Asiamah (Ghana): Land Valuation in Support of Responsible Land Consolidation on Ghana's Rural Customary Lands (9214). Kwabena Asiamah was called to the stage by Mr Richard Grover, who was representing Survey Review. The paper entitled "Land Valuation in Support of Responsible Land Consolidation on Ghana's Rural Customary Lands" was used as [FIG Article of the Month for July 2018](#) The paper is summarised below:

### **SUMMARY**

Land valuation is an important aspect of land consolidation where farm parcels are appraised to set a basis for farmland parcel exchange, reallocation, and expansion. There are two approaches to land valuation in land consolidation – the agronomic value, with its basis being the soil productivity and quality, and the market value. The market value has been touted as the better approach with studies pointing out the deficiencies in the agronomic value approach. However, the market value approach cannot be used in Sub-Saharan Africa's customary lands due to the limited land market. Here, we develop a framework for an approach for assigning values to customary rural farm land parcels that reflects the local people's view of land value. We found in a case study of Nanton that key land value factors that determine land values relate to the physical attributes, legal conditions, agricultural productivity, locational factors, and the planning scheme of the farmland parcels. These factors were weighted by the local community according to their perception of what affected their choice of farmland parcels. The weights were integrated into the framework the produced the Land Value Index (LVI) for each land parcel in the area of study. Our results showed that in a scenario analysis, a change in weights affected the land value indices at a scale that could change the comparative basis of the land parcels. The sensitivity analysis however showed that the LVIs were not significantly sensitive to the changes in the weight of the factors. However, a prime weakness of this framework is that it is more expensive to use than automatic valuation models. Our results demonstrate that it is possible to place relative quid pro quo values on rural agricultural farmlands that have no land markets. We anticipate that the approach can be the starting point for more approaches to valuing rural customary lands for specific purposes. A further verification is however needed in the study area to ascertain whether the results of the derived LVIs are representative of the local farmers' view of their land values, and how the framework will fit into land consolidation practices.





**Mr Max Crofts**



**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, Chairman CASLE Academic Review Panel.

**Mrs Susan Spedding**

Secretary General, Administrative Secretary to Survey Review Ltd & Administrative Secretary to CASLE.

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**December 2018**