



## The Commonwealth Association of Surveying & Land Economy (CASLE) E-News - January 2014

### [CASLE Management Board](#)

Eddie Borrill resigned as Secretary-General mid-term from CASLE at the end of June 2013 due to pressure of work. CASLE Management Board elected Mrs Susan Spedding to succeed him, whilst continuing in her role as Administrative Secretary of CASLE. The Management Board has since appointed Mr Buddley Ronnie to fill the vacancy of President of CASLE Pacific Region, Mr Mike McDermott as Vice President and Dato' Sr Lau Wai Seang to fill the vacancy of President of CASLE Asia Region until the General Assembly in March 2015. The Management Board has also appointed Mr Max Crofts, Past President of RICS as International Liaison Officer and Mr Brian Waldy as Commonwealth Liaison Officer.

### [CASLE 13<sup>th</sup> General Assembly](#)

We are pleased to announce that the CASLE Conference and 13<sup>th</sup> General Assembly is scheduled to take place in Takoradi, Ghana from 10<sup>th</sup> to 12<sup>th</sup> March 2015 to coincide with the 'Surveying Week' and the AGM of the Ghana Institution of Surveyors (GhIS). CASLE is awaiting a decision from RICS as to whether they might hold their Governing Council in Ghana to coincide with the CASLE/GhIS events.

### [IPMS Coalition \(International Property Measurement Standards\)](#)

Max Crofts represented CASLE at the first meeting of the International Property Measurement Standards Coalition (IPMSC) at an event hosted by the World Bank in Washington DC on 1<sup>st</sup> and 2<sup>nd</sup> May 2013. Members of IPMSC include academics, real estate fund and asset managers, residential professionals, valuers and specialists in development and construction. In August 2013 IPMSC selected 19 real estate experts from around the world to join its Standards Setting Committee (SSC) to develop a global standard for measuring property. Max Crofts was elected Chairman of the SSC. Mrs Susan Spedding and Tony Westcott have been elected as Trustees of the IPMS Coalition which communicates by regular monthly conference calls through Webex. A consultative document on an international measurement standard for offices will be published shortly. It will be circulated to CASLE

members for comment and advice upon its implementation.

### **CASLE/University of the West of England (UWE)**

CASLE Secretary General, Mrs Susan Spedding, Hon Treasurer, Tony Westcott and International Liaison Officer, Max Crofts held a meeting with Professor David Proverbs and Mr John Lanham at the University of the West of England to discuss future collaboration. Mr Lanham explained the change in policy of UWE and 'catch up' on international development, particularly in Africa where CASLE has strong representation. The main area for collaboration is in the promotion of postgraduate courses for the professional development of practitioners and researchers in surveying and land economy.

### **CASLE Task Force**

The Management Board of CASLE formally requested the Secretary General, Mrs Susan Spedding to set up a Task Force including Max Crofts, Brian Waldy, Tony Westcott and Professor Dr Alan Spedding (Education Advisor) with the following terms of reference:-

To review the modus operandi of CASLE under reduced funding

To increase membership

To review membership subscriptions

To improve communication within CASLE by using the latest communication technology

### **CASLE/UWE Survey**

CASLE and UWE are about to instruct a research student at UWE to help to design a questionnaire and to conduct and analyse the results of an email survey to ascertain routes to qualification and viability of online distance learning courses in surveying.

### **CASLE/RICS**

Members of the CASLE Task Force attended a biannual meeting with Mark Goodwin, James Kavanagh and John Tracey-White at RICS Headquarters on 28<sup>th</sup> November. Mr Mark Walley, RICS Executive Director for UK and EMEA joined the meeting to discuss RICS plans to grow membership in Africa. RICS is concentrating on the 'professional route' to membership and the APC rather than 'specifying' the requirements for degrees, particularly in post colonial countries where the high standard of their under-graduate education system is recognised.

### **Commonwealth Foundation funding**

Due to changes in the funding arrangements by the Commonwealth Foundation - core and activity grants have been replaced by participatory grants for specific projects with a small percentage for administration and evaluation. [The next call for applications for participatory grants will be launched on 4 February 2014 and guidelines on how to apply will be available on the Commonwealth Foundation the website in mid-January.](#)

The grants programme:-

contributes to sustainable development in the context of effective, responsive and accountable governance with civil society participation.

brokers knowledge and ideas.

supports innovation and sharing of replicable and sustainable models, while promoting good practice in participatory governance.

### **Participatory governance grants.**

Participatory governance is about how the state, the market and civil society interact to effect change. These interactions involve the inclusion of civil society in decision-making processes, enabling citizens to exercise voice and vote, and engage in policy formation. By awarding grants to support participatory governance across the Commonwealth, the programme aims to:

Deliver an efficient and effective programme which is responsive to the development needs of Civil Society Organisations (CSOs) across the Commonwealth.

- Complement the effectiveness of the Foundation's projects by providing grants to CSOs beyond those supported through the projects.

Generate knowledge and understanding of participatory governance and its benefits in promoting effective, responsive and accountable governance within the Commonwealth by supporting models of good practice.

### **At a glance**

- Up to £30,000 per year
- Multi-year funding available (up to three years)
- For civil society organisations

Funding for new projects delivered in Commonwealth Foundation member countries

The grants programme will be particularly supportive of proposals that mainstream the Foundation's cross-cutting outcome areas in their project design:

- Gender equality
- Environmental sustainability

Cultural respect and understanding

We would welcome any suggestions for a project within the guidelines and we are actively looking at other sources of funding but until then we must 'cut our coat according to our cloth'.

### **CASLE Conferences**

In order to catch up with events since our last newsletter we are including reports on CASLE conferences in Kuala Lumpur, Malaysia in June 2012, Jamaica, Caribbean in October 2012, Glasgow, Europe in July 2013 and a report and presentation from the Commonwealth Peoples' Forum in Sri Lanka in November 2013. There were also two 'Dispute Resolution Workshops' in Ghana in April and September 2012, organised by James Dadson, Africa Regional Vice President for West Africa. The CASLE Guide to Dispute Resolution was used as a basis for the workshops.

### **14<sup>th</sup> International Surveyors' Congress in collaboration with CASLE Regional Conference.**

Kuala Lumpur, Malaysia - 21<sup>st</sup> to 23<sup>rd</sup> June 2012

This conference was part of an ongoing series of annual conferences in the Asia Region and the Pacific-rim.

Professor Mrs Chitra Weddikkara, President of CASLE delivered a paper entitled 'Creation of employment and economic activity through affordable and sustainable development in relation to the Sri Lankan construction sector'. Professor Dr Alan Spedding, sponsored by the Royal Institution of Surveyors, Malaysia (RISM) and Mrs Susan Spedding represented CASLE at the event. Professor Spedding delivered a paper entitled 'Fact or fiction: surveyors and research informing decision-making for environmental sustainability' Mr Wycliffe Antonio, a lecturer in spatial information science and cartography at the Papua New Guinea University of Technology and also acting director of the Melanesian Land Studies Centre delivered a paper entitled 'Land reform in Papua New Guinea'

## **CASLE Jamaica Conference – October 2012**

“Land Resources, Land Administration, Climate Change” Kingston, Jamaica – 9<sup>th</sup> to 12<sup>th</sup> October 2012  
The Association of Land Economy and Valuation Surveying (ALEVS), Jamaican Institute of Quantity Surveyors (JIQS) and Land Surveyors Association of Jamaica (LSAJ)) formed the CASLE Local Organising Committee (LOC) to facilitate the hosting of the CASLE Regional and International Conference. The Opening Session included presentation of awards to the winners of the Aubrey Barker Fund Competition and Dr Charisse Griffith-Charles, CASLE President Atlantic region gave an address. Dr Clifford Dann and Mr Eddie Borrill represented CASLE at the event and Dr Dann gave a presentation on CASLE and the Olympic Ethos. The Honourable Dr. Morais Guy, Minister without portfolio (Housing), Ministry of Transport, Works and Housing in Jamaica gave an overview of the Rose Town Project (Prince’s Trust) and a keynote address.

## **CASLE Europe Conference - July 2013**

Management of land and sea resources – What’s new?

The Kelvin Conference Centre, University of Glasgow, Scotland, 7<sup>th</sup> July – 10<sup>th</sup> July 2013

This was a forward looking conference which examined the often under researched issues relating to sustainability of sea, river and adjacent land areas. Keynote speakers included:-

Fergus Ewing MSP, Minister for Energy, Enterprise and Tourism with responsibility for Registrars of Scotland

Captain Vaughan Nail (retd) who has been Hydrographer of the Navy, Commanding Officer of HMS Enterprise, and Director at the UK Hydrographic Office who gave a presentation entitled ‘Hydrographer’s role in managing marine resources’.

## **Commonwealth Peoples’ Forum – November 2013**



The president of CASLE Professor Mrs Chitra Weddikara took part in the CAP Breakfast Fringe event at the Commonwealth People's Forum in Hikkaduwa, Sri-Lanka. The following people gave presentations and talks on the urban future which was the topic discussed.

Christine Platt, President of the Commonwealth Association of Planners (CAP).

Clive Harridge, Secretary General of the Commonwealth Association of Planners (CAP).

Mayor Hilmy Mohamad, Federation of Sri Lankan Local Government Authorities.

Archit Ruksahn Vidyalkara, Commonwealth Association of Architects (CAA).

Prof Chitra Weddikkara, Commonwealth Association of Surveying and Land Economy (CASLE).  
Vijay Krishnarayan, Director of the Commonwealth Foundation gave the welcome address.

There were presentations that gave valuable perspectives on urban issues in the Commonwealth and Christine Platt and Clive Harridge spoke about the importance of urban areas in addressing the post 2015 Development agenda.

The following presentation on the urban future with special emphasis on Sri-Lanka was given by Professor Mrs Chitra Weddikkara, President of the Sri-Lanka Institute of Architects (SLIA) and President of CASLE.

### [Commonwealth Urban Future –Priorities for post 2015 Development Agenda](#)

**By Prof Chitra Weddikkara**

#### **Introduction**

CHOGM 2013 submission on sustainable development by your-selves the Commonwealth Association of Planners (CAP) focuses on sustainable human settlements since cities now account for 70% of the world GDP (55% in low income countries such as ours and 85% in high income economies). The reason is that, more people will live in cities than the rural areas and most growth will be in the countries specifically in the Commonwealth. It also states that cities are a vital part of national development and therefore need a more effective framework for inclusive economic growth and social and sustainable development across the Commonwealth. (CAP 2013).

Therefore future quality of people living in the cities will be determined by this migration. Urban policy in global, national and local levels will be necessary and will increase in its significance. Some of the challenges other than the usual problems of sanitation, transport and housing will be the environmental concerns such as conserving energy, recycling of waste, care for an increasing number of old, creation of employment, reorganizing urban transport, policy directions for efficient and sustainable land and housing development, efficient use of land in urban areas, providing and enabling an environment for better and more affordable

shelter, options for all market based land disposal and using conversion tools such as land pooling, land banks and a broad spectrum of models to suit the local conditions. (Peter Hall, Ulrich Pfeiffer May 2000)

My presentation today focuses on the development policies undertaken by the Government of Sri-Lanka as to what is being done and what we hope to do in the future in the context of urban futures and the priorities for post 2015 Development agenda .

Sri-Lanka as stated by the Ministry of National Planning and Ministry of Finance in their policy framework identifies that Sri-Lanka is on the path of rapid urbanization although the majority of our rural population still lives in rural areas. Statistics indicate that this is fast changing and that Sri-Lanka will predominantly be an urban society. In addition the country's largest cities have a large floating population that may not be counted as urban but important enough to be considered. Sri-Lanka's economic geography is characterized by concentration of economic production and its urban foot print is low in density with sprawl and ribbon development along main roads along coastal belts. Sri-Lanka is urbanizing at a slower rate than other south Asian countries. However in considering major cities of Sri-Lanka, the Colombo metropolitan region has the highest rate of urbanization in the country and its urban concentration has been accompanied by high economic density and higher productivity. Therefore the Government of Sri-Lanka in their planning process has tried to take this urban vision and turn it into a policy framework by emphasizing that effective management and structuring of urbanization and ensuring sustainable development of the cities is critical and is a necessity.

Mahinda Chintanaya 2010 p 19 "The development and policy framework for Sri-Lanka" states that by 2020 Sri-Lanka will have a well planned economically productive, environmentally, culturally safe and a well linked network of cities and towns throughout the country and transform Sri-Lanka into a strategi-

cally economic centre of world – vision for the future.

### **Current Status and Trends**

Sri-Lanka's current population is 20 million and it is predicted to be 22 million. The statistics show that 35% currently lives in areas designated as urban. Many areas that are not defined as urban show increasingly urban characteristics such as high population and building density. The estimated urbanization during 2010 to 2020 is three to four percent per annum while the annual growth rate will be less than 1.2 %. These trends show that 60 % will be living in the urban areas by year 2020. Sri-Lanka is urbanizing and continuing its transition from rural economy to one based on services and manufacturing. It has not endured problems associated with fast urbanization found elsewhere in south East Asia. The country has one of the slowest population growths rated among developing countries 1 % per year with urban population growth average at 0.3 % per year according to official statistics while urbanization data in Sri-Lanka is much debated there is a consensus that the country is urbanizing faster than the statistical data given although more slowly than the other south Asian countries. With the end of the civil unrest the government estimates that the urbanization will accelerate to 3-4 % from the current 0.3% and by 2020, 60% will be living in the cities. It is not clear whether these trends in acceleration are attainable but urbanization will undoubtedly continue as the country reaps benefits of peace.

### **Policy Directions and Strategies**

The government goal is to develop a systematic network of settlements and cities in the country effectively linked with each other. It also envisages well planned cities, towns and villages in order to create a high quality living environment for the people. At present, the urban population is concentrated mainly in the western province due to sustained economic activities centred around Colombo, however, the GOSL hopes to distribute economic activity more evenly. The development of four metro regions and several cities is planned with the possibility for interconnectivity: each having its own identity. Similarly many metro cities will be formulated in the central province and northern, southern and eastern regions. All these cities will have interconnectivity so that there will be employment opportunities and services for a range of people to counteract the migration towards the western province. Government housing institutions pioneer initiatives to develop housing options and stimulate private sector investment. It will improve better coordination of various agencies such as water supply sanitation, transportation, utilities and health care and encourage all local authorities to increase efficiencies in housing. The quality of housing and construction will be improved with a view point to safety, comfort, energy saving, climate and disaster resilience. The Government will introduce programs to provide housing for families living in underserved settlements by liberalization and development of prime land in the cities: the public private partnerships will be the modalities adopted. These will be carried out with the help of urban development authorities and Ministry of Engineering Construction and Common Amenities. The program will release 350 acres of prime land for commercial and mixed development and by 2015. 40,000 apartment units will be constructed for the shanty dwellers and urban poor. By such an ambitious program the Government hopes to change the settlement landscape and create housing facilities for these populations thus creating a conducive and healthy environment.

### **Current Concerns**

The lack of an appropriate data base on human settlements is a prerequisite for planning the urban future. It is therefore necessary to implement the collection of settlement data as an integral component of the census of population or as part of R & D process of universities or relevant government agents such as the UDA. This will enable an end to all misconceptions on size of urban population, of the rate of urbanization in Sri-Lanka and give a correct picture to the planners and relevant authorities for solving urban issues. Another area of concern is the solid waste disposal in the metropolitan cities such as Colombo, traffic congestion, unauthorized construction noise and air pollution, shanties and general environmental degradation.

### **Solutions**

There have been attempts by the urban development authority to beautify the cities and ease out traffic congestion in the city of Colombo. Numbers of apartment projects have been given on public private part-

nerships to develop prime land while encouraging developers to house shanty dwellers in good housing conditions. It is also seen that the Government attempts to implement participatory processes to encourage attitudinal changes within the society so that Government policies could be implemented for a sustainable urban future for Sri-Lanka.

**Forthcoming events:**

**Late Spring 2014 - Symposium on complexity of land and property rights, climate change and disaster risk management.**

University of Technology, Sydney, Australia

**10<sup>th</sup> to 12<sup>th</sup> March 2015 - CASLE Conference & 13<sup>th</sup> General Assembly. 'Raising the Standards'**

Takoradi, Ghana

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