



'Sustainable Development Goals: a time for innovations and investment in land administration and management' - Thursday 10th & Friday 11th August 2017
The Institution of Surveyors of Tanzania (IST), The Tanzania Institution of Valuers & Estate Agents (TIVEA)

in collaboration with
The Commonwealth Association of Surveying & Land Economy (CASLE)

invite you to:-
'An International Conference'

Venue:
Julius Nyerere Convention Centre - Dar es Salaam, Tanzania

For further information please see the CASLE website – www.casle.org

1. Commonwealth News

On Commonwealth Day, Monday 13th March Dr Patrick Manu, Academic Conference Organiser and member of the CASLE Task Force represented CASLE at the Commonwealth Day service in the presence of Her Majesty, The Queen, at Westminster Abbey. In the evening Professor Paul Olomolaiye, Pro Vice Chancellor and Executive Dean at the University of the West of England, represented CASLE at the Commonwealth Day Reception at Marlborough House in the presence of The Prince of Wales and the Duchess of Cornwall.



Professor Paul Olomolaiye, Pro Vice Chancellor and Executive Dean of the University of the West of England shaking hands with the Prince of Wales at the recent Commonwealth Day Reception at Marlborough House. Baroness Scotland, Secretary General of the Commonwealth is on the right of the photograph and Mrs Eva Ekehorn, Trustee & Hon Secretary of the Commonwealth Human Ecology Council (CHEC) is on the left

2. Reports from the Regions

2.1 Africa Region

2.1.1 Ghana

Golden Jubilee Anniversary of the KNUST Department of Land Economy/LAMDSA Festival 2016

The Department of Land Economy of the Kwame Nkrumah University of Science and Technology, Kumasi, Ghana celebrated its Golden Jubilee with a week long program from 27th March 2017 to 1st April 2017. It also marked the weeklong festival of the Land Management and Development Students' Association (LAMDSA).

The theme for the Celebration was **'50 Years of academic excellence, the role of the student and the professional in the management and sustainability of the built environment'**.

The Department currently runs two (2) Degree programs namely BSc Land Economy and BSc Real Estate.

In a brief background to the choice of the theme the President of LAMDSA Mr. Eugene Quarm Enu reported that from the inception of the BSc. Land Economy and Real Estate programs, crucial efforts have been made by the Student Association to produce well-balanced graduates and this year was no exemption, the theme for the Golden Jubilee seeks to harmonize academic literature and industry.

As key stakeholders in developing the Built Environment, it is strongly believed that both students and professionals have a major role to play. The theme focussed on critical issues that needed to be addressed in the built environment in contemporary times so that upcoming professionals do not learn flawed practices. In this light, the following topics were addressed during the conference on Wednesday 29th March 2017.

1. 'Assessing the impact of real property development on the environment'

2. 'Migrating professional negligence and the incidence of code of ethics'

The nature of the built environment profession is such that it has a direct impact on the environment in respect of biotic and abiotic life. The intent of the topics was therefore to expose students to public policies, agency and professional body's rules and regulations that guide the development of real property and practice. It was to instill high professional ethical standards in the student.

Highlights of the weeklong program were the following:

- **Monday, 27th March** - Week Celebration's Launch (12pm).
Venue: - LE HALL
- **Wednesday, 29th March** - GhIS Day / Conference (10am to 4pm)
Venue: - College of Science Auditorium
- **Thursday, 30th March** - Socializing and Games
Venue: - Paa Joe Stadium
- **Friday, 31st March** - SHS Outreach
- **Saturday, 1st April** - Dinner/ cocktail

Surv. James Ebenezer Kobina Dadson, the CASLE Regional President for Africa was invited to speak on the topic: 'ASSESSING THE IMPACT OF REAL PROPERTY DEVELOPMENT ON THE ENVIRONMENT'

His case study was on the Ghanaian built environment. In his view real property that is an asset to the environment should:

- promote healthy air and climate; promote efficient use of quality water; use healthy materials; enhance biodiversity; promote cultural diversity and energy conservation.
- be the focus of the real property market participants including developers, owners, managers, tenants, buyers and regulators of the real property market.

Choices of and compliance by property market participants are therefore key to the potential mitigation or exacerbation of the impact of real property development on the environment.

He identified some causes of environmental challenges as:

- Rapid conversion of rural agricultural land into more urban uses such as residential developments
- Unplanned land allocation, use and development
- Inequitable distribution of benefits of wealth from land use
- Rapid population growth
- Inadequate infrastructure
- Displacement of community members and deprivation of livelihoods

He proposed the following recommendations as a means to address the challenges:

- Sustained public awareness
- Development of a built environment land information system and land information banks
- Innovative research
- Focus on ADR methods
- Enforcement of statutes
- Passage of the needed Legislation (Estate Agency Bill, Survey Council Bill, Land Bill)
- Continuous reforms of the land sector agencies
- Modernisation of customary land administration
- A strong Political will for CHANGE

In his conclusion he stated if we are to succeed in the prudent use of the scarce land resources which have competing uses for a healthy environment for current and future generations, we have to “Think big, start small but start now”.



Presentation of Citation to the CASLE Africa Regional President by LAMDSA after the Conference



Students of Land Economy and Real Estate at the conference



The panel discussion at the LAMDSA Conference

2.2 Asia Region

2.2.1 Malaysia – Royal Institution of Surveyors of Malaysia (RISM)

26th National Real Estate Convention (NREC)

The 26th National Real Estate Convention was successfully organised by the Property Management, Valuation & Estate Agency Surveying (PMVS) Division of RISM on 9 March 2017. The theme was 'Moving Away From Conventional Development'. It was attended by 215 participants inclusive of press and invited guests.

For the year 2017, Malaysia will witness a Fundamental Shift in the real estate industry arising from the influx of large foreign developers and investors resulting in a greater globalisation of the Malaysian property market. This calls for Creative Planning in the development of huge integrated cities in order to ensure that the Malaysian urban centres are well-positioned to capitalise on new international trends and emerge as competitive Global Cities. Hence, the objective of the 26th NREC was to delve into the key success factors of international cities and examine what it takes to move away from conventional thinking and conventional developments.



QS Principals' Dialogue 2017

The Quantity Surveying Division of RISM held its QS Principals' Dialogue 2017 (The Big 6 Dialogue) on Wednesday, 5 April 2017.

The Big 6 was aimed at contributing to the harmonious development and integration of the QS professionals by providing a platform for QS Principals to have a 'no holds barred' dialogue. The 6 issues raised were:-

1. Fees & Ethics
2. Standard Methods Of Measurement
3. BIM & Government Requirements
4. International Construction Measurement Standards
5. Gen Y, Z & D
6. Globalisation



Technical Visit to Royal Thai Survey Department

The Geomatic & Land Surveying Division (GLS) successfully conducted a technical visit to the Royal Thai Survey Department from 9 to 12 February 2017. 30 members participated in this technical visit.



BS Retreat and Brainstorming Session

A Retreat & Brainstorming Session from 9 to 11 February 2017 at Suria Hot Spring Resort was organised by the Building Surveying (BS) Division to discuss the following issues:-

1. Review of BS New Exam Syllabus
2. Code of Conduct for Registered BS
3. Code of Practice for Building Dilapidation

2.2 Asia Region

2.2.2 Sri Lanka

RICS Sri Lanka New Committee Appointed

RICS Sri Lanka is responsible for the expansion of the RICS profile within Sri Lanka. Working towards assisting potential candidates by guiding them in their career path for full membership is considered a key concern. To support this, a 10 member executive committee has been constituted and is responsible for driving overall RICS plans helping in membership growth.

RICS Sri Lanka is the annual planner for CPD sessions. The first CPD for the year 2017 was held on the 1st March 2017, on the topic of Ethical Framework for RICS Membership by Dr. Chandana Jayalath. The second CPD was held on the 29th of March 2017, on Technocracy; Institutional Capacity in Taming Fraud and Corruption, delivered by Dr. Asanga Abeyagoonasekera. Both CPD events were held at the Auditorium of the Organisation of Professional Association of Sri Lanka (OPA) in Colombo-07.



2.3 Atlantic Region

Trinidad & Tobago

The Institute of Surveyors of Trinidad & Tobago's 20th Anniversary Celebrations 2016

In 2016 the Institute of Surveyors of Trinidad and Tobago celebrated its 20th Anniversary. To mark the milestone year, the Institute held several activities that culminated with a cocktail reception and launch of its Anniversary magazine. The magazine charted ISTT's development throughout the years along with insightful articles from some of its founding members. The major highlight of the cocktail reception was the recognition of ISTT's past presidents.



ISTT's Past Presidents / Representatives pose for photos with their tokens of appreciation.

Launch of ISTT's Property Tax Position Paper 2017

The Institute of Surveyors of Trinidad and Tobago hosted a media launch to present its Property Tax Position Paper on March 7, 2017. The event was a great success as it clearly outlined the clauses of the Property Tax Act, recommendations for assessments and implementation with members of the media and the general public present.

The purpose of the ISTT's statement is to educate the populace of Trinidad and Tobago on the implications of the reintroduction of a property tax system as outlined in the Property Tax Act 2009 and to suggest to the State some methodologies and amendments that may help improve the taxation process and/or reduce the social discomfort that will inevitably result from this process. It is the formal position of the ISTT and its members.

The launch took the form of a panel discussion chaired by Mrs. Marcia Prince- Assam, Chartered Valuation Surveyor/ Immediate Past President, ISTT. Presentations were given by Dr. Sunil Laloo, Chartered Valuation Surveyor and Mr. Esric Huggins, Valuation Surveyor.

ISTT's President, Mr. Clint Langton was also present to bring welcome remarks on behalf of the ISTT. The Institute will be hosting an event on Tobago in the coming weeks and a CPD event for its members. ISTT recognises the unique property situation in Trinidad and Tobago and the importance of events such as these.



Launch of ISTT's Property Tax Position Paper – L to R: Mr. Clint Langton, President, Institute of Surveyors of Trinidad and Tobago; Mrs. Marcia Prince- Assam, Chartered Valuation Surveyor/ Immediate Past President, Institute of Surveyors of Trinidad and Tobago; Dr. Sunil Laloo, Chartered Valuation Surveyor/ Assistant Secretary, Institute of Surveyors of Trinidad and Tobago and Mr. Esric Huggins, Valuation Surveyor/ Secretary, Institute of Surveyors of Trinidad and Tobago.



Launch of ISTT's Property Tax Position Paper – Dr. Sunil Laloo, Chartered Valuation Surveyor/ Assistant Secretary, Institute of Surveyors of Trinidad and Tobago delivers his presentation.

2.4 Pacific Region

Mike McDermott and Matt Myers recently co-authored a Guide on the Valuation of Unregistered Lands. The Guide is to be a publication of UN-Habitat's Global Land Tenure Network (GLTN) and the International Federation of Surveyors (FIG). The guide is being developed to help policy makers from international down to the local level understand the issues facing valuers in valuing unregistered lands, and proposing valuation procedures and fit for purpose methods to complete the valuations. Traditional valuers often have difficulties valuing unregistered lands, as such lands lack registered titles, and their trade is in informal markets where data is often hidden or not readily available. Further, often in countries where the abundance of informal settlements are located, valuers face further administrative, political, and cultural barriers not found in more developed economies.

The structure of the guide is spread across eight chapters. The introduction is about the global roles of land valuation and unregistered lands, and how this guide fits into the contexts provided by other relevant policy-related documents. The second chapter addresses the purpose and need for the guide, and the third addresses the core purpose: How to determine the market value of interests in unregistered land in cases of government expropriation. The fourth chapter drills down into the market value of informal rights while the fifth addresses likely barriers and challenges to be met. The sixth chapter recommends best practices in such contexts, and the seventh addresses the valuation of different types of unregistered land. The eighth chapter addresses what makes a valuation of unregistered land fit for purpose. Finally, the Guide makes recommendations towards capacity building for fit-for-purpose valuation programs and adopting the fit-for-purpose valuation approach.

The Guide has been several years in the making, with input from a GLTN/FIG Expert Group, with group members coming from all parts of the globe. The Expert Group most recently met in Greece in September 2016. Later, Mike McDermott presented a Master Class based on the Guide at the recent World Bank's 2017 Land and Poverty Conference in Washington D.C., and the final Guide is expected to be released at FIG Working Week in Helsinki in June.

Dr Mike McDermott, CASLE's Pacific Region Vice-President, has almost 40 years' real estate valuation and valuation-related experience in the public and private sectors, both in Australia and in the developing world. In the latter, for the last 25 years. Mike's master's degree was on addressing complex social issues, and his doctorate was on addressing wicked valuation problems worldwide

Matt Myers, MAI, MRICS is Sr. Managing Director of South Pacific Property Advisors based in Suva, FIJI. Mr. Myers has nearly 30 years of international valuation experience, including formerly a lecturer in valuation at University of South Pacific in Fiji and RMIT University in Melbourne, Australia.



Members of the expert group meeting organized by FIG and UN-Habitat/GLTN in Greece on 15th and 16th September 2016

The Expert Group Meeting was attended by participants from 17 countries including: Australia, Austria, Brazil, Denmark, Fiji, Finland, Ghana, Greece, Kenya, Mongolia, Netherlands, Norway, Switzerland, UK, Uganda and USA. The meeting was a culmination of meetings and studies that recognized the need to accommodate 'the continuum of land rights' in the valuation process.

Twenty five experts in various fields within land valuation – both academics and practitioners, government representatives, lawyers, surveyors and other experts from all over the world, worked over the two days on how to develop a usable tool for the valuation of unregistered land based on a discussion report Land Tools provide for enabling action. Consequently what are required are land tools that are affordable and accessible for all sections of the population in countries around the world.

3. CASLE Conference



'Sustainable Development Goals: a time for innovations and investment in land administration and management'

The CASLE Conference in collaboration with the Institution of Surveyors of Tanzania and the Tanzanian Institute of Valuers and Estate Agents (TIVEA) is scheduled to take place on Thursday 10th and Friday 11th August 2017 and will coincide with the 20th anniversary celebrations of TIVEA.

The venue for the conference is the Julius Nyerere International Convention Centre (JNICC), Dar es Salaam and the theme of the conference is 'Sustainable Development Goals: a time for innovation and investment in land administration and management'. Further information on sub-themes is available in the conference flyer on the CASLE website: www.casle.org

Full details of the conference are also available online at www.casle.org – including:

- Conference format
- Instructions for submission of abstracts and full papers
- Conference programme
- Local delegate fees) & deadlines for Early-bird payment
- International delegate fees)
- Bank details
- Registration form
- List of recommended hotels

We are seeking sponsorship so that we can assist a number of young surveyors/professionals and students to attend the conference. The Secretary General would welcome enquiries from firms who wish to publicise their work through sponsorship of CASLE and the conference. Email: susan.spedding@uwe.ac.uk

CASLE Task Force



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

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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).

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The Secretary General wishes to acknowledge with thanks all the assistance that she has received from members of the CASLE Management Board and Task Force in compiling this E-newsletter.

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