

**CASLE Golden Jubilee Conference 2019:
The Future of Surveying: Learning Lessons from the past
Rapporteur Notes,
Dr Diane Awo Dumashie, FIG Vice President
Thursday 12th September 2019**



Photos courtesy of Tom Westcott

It was an honour to be asked to rapporteur at **CASLE's Golden Jubilee Anniversary conference**, held in London September 2019. Below are my notes emanating from an excellent two days of deliberations.

CASLE's Jubilee year conference theme, **The Future of Surveying: Learning Lessons from the past** provided opportunities to reflect but above all to be proactive in our learning and to consider the future. Opened by **Dr Nabeel Goheer**, Assistant Secretary General Commonwealth of Nations, he pointed out two key objectives for CASLE's future considerations, including maintaining our relevance and our added value. This echoes **President Joseph Segun Ajanlekoko** address in 2018 when he reminded us that CASLE is in a period of stocktaking, i.e. asking "Why and What do we wish to do in CASLE in the future". This theme resonates in our conference this year, and is likely to be a continuing feature in the upcoming 12 months.

CASLE's Jubilee year is shared with other sister organisations including 70 years of the Commonwealth of Nations; 50 years of the Ghanaian Institute of Surveyors; and last year, 150 years of the Royal Institution of Chartered Surveyors, to name but a few. Importantly we have all grown together and will continue to do so.

Opening our conference, **President Joseph Segun Ajanlekoko**, highlighted that CASLE's DNA is represented by: courage, vision, enterprise, commitment; but above all sacrifice. Mindful that "The future is already here; just not evenly distributed" (Susskind), this impacts on the relevance of the future of all professional disciplines not only those in the land and natural resources sector. Interwoven into professionalism is the principle of ethics, **Surv Kwadwo Osei Asante** Global Chairperson of the International Cost Engineering Council (ICEC) echoed this in his welcoming address, adding the importance of standards and networking especially mutual strategic alliances such as CASLE and ICE (and others). These alliances need to be encouraged to enable the growth and resilience of our societal contribution.

From the excellent presentations my remarks are set in the context of two global trends that are impacting our societies: urbanisation and digital inter-connectedness. The New Urban Agenda (UN Habitat's high level global agenda), articulates the central role that land has in urban and rural

development. The key thematic areas in this agenda are: governance structures; social inclusion; spatial development; urban prosperity; and environmental sustainability. This combined with the SDGs gives a powerful collective global sustainability agenda.

The global sustainability agenda is an important call for societal transformation; but it is also provides a framework for the language of the global collective; we have a shared vision, and in our own ways able to implement the necessary adaptations in a language that we can all understand within our own sectors, thus working towards a holistic approach.



(Image courtesy of Economist article) Accordingly, my reflections on our upcoming sessions are tagged by which sustainable development goal could apply to the presenter's content

Day One

Prof John Connaughton, Head of Construction Management, University of Reading. Representative of **SDG 12** (Responsible consumption and production), John highlighted the emergency situation for managing and using construction materials in a resource scarce world. His key data analytic demonstrated material use significantly increasing over the period from 1972 to the present day. His message, the challenge to manage material use and productivity requires a step change to be more effective, more efficient, employing smarter design and introducing circular economic thinking in our view of the building life cycle. Such a shift in our focus will enable financial efficiency gains.

Echoing John's approach to align with the circular economy, **Jim Mason**, Associate Head of Department B.E. Programme UWE, focused on construction law and smart contracts, this reminds us that innovation and vision is fundamentally embedded in the NUA and SDG's. Jim's thinking is predicated upon a shift in the contractual landscape. Noting the evolutionary steps that started as linear contracts (e.g. JCT) moving to the hub and spoke approach (PPC 2,000 and BIM), and now to the Stigmergic approach that he explained will require reliance upon sensors and the Internet of Things (IOT). Following CASLE President's lead, Jim concludes that our profession needs to reimagine our work and our values.

Ian McRae, Chadwick McRae, Commercial Property Agents, reminded us of **SDG 8** (Decent work and economic growth). Outlining the logistics of supply chains for goods and services in our industry, our need to manage expectations is an imperative in the global market. He introduced the term 3rd party logistics (3PL) a key component of partnership working. Again with a nod to global technological changes, he pointed out that we cannot ignore the future in logistics and global delivery expectations that increasingly uses AI and robotics as the mainstay technology.

James Dadson, CASLE Africa Regional President provided an excellent country synopsis of Land administration in Ghana, consequently covering a range of SDG's including SDG 1, 2, 5 but above all **SDG 16** (Strong institutions).



The thrust of his message is societal growth is predicated upon people and their need for tenure security and recordation in the context of a plural land governance system. Drawing on the forces that shape the future he demonstrated his country's quest for sustainable and resilient development that needs to be embedded in partnership working at all institutional levels. This includes: national systems, both the Lands Commission and Traditional Authorities; professionals improving and ensuring credible practices in land recordation; and above all excellence in client service delivery. Concluding he sees the opportunity for learning requires diligent consideration of what change is, and to remain open to ideas such as Fit For Purpose and green technology. And returning to his central theme; above all "let us develop our people for the long term with resilient and long term robust training".



Expanding on professionalism in Valuation, **Dr Sarah Sayce**, Reading University, developed ideas around 'Are we being accurate in our valuation practices?'. Beginning with the impact of cities (see also Knight Frank Cities report 2019) and urbanisation, reflects **SDG 11** (Cities). Accuracy is important because the role of a Valuer is to assess market value given that analysis is a "reflection of markets, not a maker of markets". In the context of Big-data and technology she explained what standardisation has achieved, questioning if it provides greater accuracy bearing in mind this depends upon quality of the inputs in for example AVM. That RICS now regulates Valuers is evidence of a shift from guidance to standards. Her delivery was throughout, thought provoking on the emerging questions such as: who owns the transactional data; are automated valuation methods (AVM) acceptable given the accuracy is limited to around 95%. These challenges may be dwarfed by upcoming issues, such as: Long term value, Natural capital and Social value.

Continuing a focus on markets, **James Kavanagh**, RICS Director of Lands, expanded on land value and how it is integral to provide services in the economy. As Sarah raised the challenge in valuation, James expanded on arising questions, above all asking what is legitimate ownership and noting the central role Valuer's play in the provision of services. He outlined the readjustments happening now, such as the move away from western land administration process, increasing reliance on the urban/ rural relationships, adequate compensation and issues around large scale land acquisition in both rural and (peri) urban areas. Attempts are being made to address some of these issues, such as FAO's Voluntary Guidelines (VVGTS) that have now become firmly established. James has been instrumental in an international working group working on valuing unregistered lands- a project that is set to be taken to another level in the next 12 months. A further success is from an international coalition who recently launched a practice code the "International Land measurement standards"

Gbenga Olaniyan - adopting a great participatory and engaging style, he truly brought home the realities of real estate and urbanisation in Africa, demonstrating a range of the challenges listed in several **SDG 11** indicators. Drawing on his professional experience and knowledge he outlined key lessons in professional practice to address the challenges and opportunities in African cities. Concluding that we are in a good place; but above all professionals need to maintain high standards of conduct and ethics.



Dr Tom Appleby, Associate Prof in Property Law, UWE, draws upon **SDG 14** (Life below water) with a focus on marine law, appealing to our hydrographer's; but also his message is pertinent for us all. He explained that ocean coverage across our planet is in the region of 45%, putting into perspective our planetary resource scarcity issues on land; but increasingly below water. Modern day high seas governance is under the remit of UNCLOS, knowing the rights and responsibilities associated with territorial definitions is important, illustrated by examples: of the fish resources, an animal that does not know artificial legal boundaries; of the impacts of sea level rises on Small Island Developing States and coastal settlements. Tom's message, that professionals need to get more involved in ocean governance policy issues given the circular impact on life on earth (above and below the tide mark). Such a message of policy influence is a reminder that this is applicable across our profession, i.e. we continually talk about getting closer to policymakers, parliamentarians and politicians; we now need to do this with some urgency.

Continuing the Climate change theme **Owen Hewlett**, considered the importance of **SDG 13** (Climate action), his presentation draws from behavioural science as it applies to a climate mitigation approach. In particular cities growth and consequential land use change (e.g. deforestation), transport infrastructure and the built environment he tasked our profession to act to make a difference by adapting our approach in land, property and resources; but also as individuals. Although the Paris Agreement has stated impact commitments (around 3-4%) the reality in our future development approaches needs to mitigate impacts at 1.5%; but to move quickly to zero% in the next few years. He challenged us to be empowered as the profession to deliver and implement based on impact of less than 1.5%/ net zero and to treat this as normal.

Day 2

With a focus on geospatial information, our morning speakers demonstrated admirably the meaningfully contribution that Big-data has in our societies supporting the strapline that "data is to this century what oil was to the last one" (Economist 2017).

Christin Walter, Ordnance Survey outlined the Integrated Geospatial Information Framework (IGIM), important to enhance government geospatial decision making to help and build communities at country level. Drafted in three parts, the first section explains why the IGIM is important and useful justifies budget allocations for implementing nation state agencies. There are 9 strategic pathways that are really helpful to gain an insight and



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visualise the component parts. Notably, the United Kingdom, through Ordnance Survey and supported by the UN-GGIM Europe Regional Committee, is leading a third review of the 'Future trends in geospatial information management: the five to ten-year vision', and expecting to release a final discussion report at the Sixth High Level Forum on UN-GGIM, 20-22 April 2020, where it is also proposed to launch the IGIM guide.

Hugh Phillips Cabinet Office, UK, explained how a UK agency uses geospatial data (GSD) to support UK development that proves economic and social value. Walking us through the rationale, the UK agency has identified and opened -up the use of GSD in housing land development, resulting in the possibility of additional government revenue in the order of £6-11Billion pa. He concluded that better data means better decision making and to better serve the customer with data availability, data access and data use.

A big thank you to all our presenters for sharing their experiences, a big thank you to our moderators and you dear audience, some strong questions from you which helped our deliberations further.

My concluding thoughts that the breadth of our discussion, the linkages to a number of SDG's is ample proof of the central role of our profession to economic and the wellbeing and growth of society – We have heard that in our future we need to re-imagine our value and adapt our work, echoing the DNA thinking from **President Joseph Segun Ajanlekoko**, I add to being courageous, we need to be brave, agile and adaptive. The call for action in the NUA provides an agenda for us to pin our activities and to prove our worth and ensure we add value.

My last word comes from **Dr Nabeel Goheer**, Assistant Secretary General, Commonwealth of Nations, he stated that "It is good to look back as it is important to proceed soundly into the future", he "congratulated CASLE on a purposeful 50 years; and he looks forward to CASLE's next stellar 50 years"

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