

# **The Road Towards More Sustainable Places: The Surveying Professional's Contribution within Informal Settlements**

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**Key words:** Access to land, Informal settlements, Spatial planning

## **SUMMARY**

The Professional Surveyor is particularly well placed to strategically integrate and work across our disciplines to find and facilitate solutions to the urbanisation process typified within informal settlements, and is to assist the communities (local, national and international) to develop their journey along the road that delivers sustainable housing environments but importantly that suits local circumstances. How we could achieve this was considered over the period 2002- 2006, by Working Group 8.3.

The group collated empirical evidence arising from projects and observations from within the informal housing sector. Drawn from FIG collaborative members, Commission 8 led a cross commission effort that explored how our members can contribute to the challenge of the planning and development process as well as identifying the skills by which we can best educate ourselves and be better prepared to work with International agencies and local governance. The land professional (surveyor) has a unique set of skills upon which to bring all issues together and focus on informing policy and practice. Recognising that FIG needs to work across its commissions, our deliberations have created a 'Family of initiatives for the next FIG term (i.e. years 2006- 10) that will focus on: developing infrastructure routes and mechanisms for delivery, methods to negotiate with traditional leaders to release land for housing plots, alternative land use planning approaches, and affordable building material technology, but above all the common theme will be participation from a range of actors.

This paper explains the strategic thinking behind how we could deliver a strategic integration of our professional capabilities. It discusses how we as built environment professionals achieve excellence through our skills development and approach, and how collectively we will add value, but mindful of areas "in which we could do better." Thus, our output has reviewed, · Where is the need? And what influences us, · What don't we know that can help

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TS 7A – Conflicts – Informal Settlements: Policy and Concepts

1/45

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solve the skill gap problem? and · What needs to be developed to add value to what already exists? Can these issues be developed into action orientated working themes, developed over the next four years, and, how we can help Who owns the issues at the present time and who do we think should own them in the future, so leading to, Our conclusion, where do our alliances lie? The presentation concludes with the launch of the working groups mission plan for the Road ahead.

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## **Executive Summary**

The land economist (surveyor) has a unique set of skills upon which to bring all issues together and focus on informing policy and practice, but our understanding requires a holistic strategic approach. Consequently, FIG needs to work across its commissions, this report's output is the creation a 'Family' of initiatives for the next term, 2007- 10, that will focus on: developing infrastructure routes and mechanisms for delivery, methods to negotiate with traditional leaders to release land for housing plots, alternative land use planning approaches, and affordable building material technology, but above all the common theme will be participation from a range of actors.

Working with communities to identify the road ahead can contribute to a socially cohesive approach within informal settlements. It is time to move on from passive acceptance in the passenger seat to active ownership by taking up the steering wheel to drive toward meaningful solutions.

The Professional well versed in the range of surveying skills is well placed to strategically integrate and to find and facilitate solutions to the urbanisation process typified within informal settlements.

How our members could achieve this was considered over the period 2002- 2006, by FIG Working Group 8.3. This statement draws from the Group's outputs and proposes an appropriate response from our Members to rapid changes in the socio economic, political, demographic and environmental climate in sub Saharan Africa, leading to informal settlements. It seeks to highlight and explores how members of FIG can contribute to the challenge of the land planning and development process as well as providing members with the means by which they educate themselves and be better prepared to work with International agencies and local governance and interface and use access to appropriate technology and information to support this.

Like all settlements, informal settlements are driven by the dynamics of people creating a rich interchange between economics, civic society, the environment, and above all culture. The overriding characteristic, no matter which continent these settlements have emerged, is that an unprecedented concentration of humans into cities.

Today the position is serious. The problem is well rehearsed, rapid population growth and rural-urban migration is placing enormous pressure on the ability of African countries to facilitate access to housing and public services, as manifested by the high housing rents, overcrowding, and emergence of slums and informal settlements.

But still there is little let up. The emerging pattern of settlement is that cities and towns are facing challenges associated with increasing migration of peoples to urban areas, who are without any option are settling informally on the edge of cities. The very worst scenario is the development of slums, which are representative of demand led settlements.

Mindful of FIG Marrakech declaration, our terms of reference considered special problems of informal

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settlements in cities. The emphasis is focussing on the road ahead that assesses the competing land demands from peoples need for homes and the market demand for land use. Place is a 'Space' given meaning and value by people. Concepts of place have physical, social and perceptual dimensions and often emphasise the importance of a sense of belonging and identification with the place. The essence of place is an attachment that also evokes the notion of an investment in, and commitment to, a particular place.

As emphasised by the United Nations Millennium Development Goals, this group considers the fundamental right of all is to have adequate housing; but noting that land is a strategic prerequisite for the provision of shelter and for the development of sustainable human settlement that affects both urban and rural areas.

To achieve our goals we concentrated upon collecting ideas and gathering empirical case studies through our worldwide network, working closely with other FIG Commissions, as well as building upon the recommendations of various FIG publications and drawing from the work from UN-HABITAT.

As a result of this process, a series of working, cross cutting themes, with a scale of diverse activities have been identified. These themes have crucial linkages and could contribute to the work programmes as identified by the Global Land Tool Network of UN Habitat. It has also been possible to identify the areas of most need that focus on skills gaps and the potential for further training and development in our professional compendium.

The report identifies and suggests several learning mechanisms to continue our road to creating excellence, this will include:

- *Identifying what the profession needs to learn*
- *What should be it that the surveying profession should be doing*
- *Who should it interact with, influence now and in the future?*

Our output is this statement presented at FIG in Hong Kong 2007 with proposals for further development over the period 2007- 2010, and our deliberations recommends that work should continue into the next term under WG 8.2, to continue as a built environment professional group.

### **Acknowledgements**

Two people to whom I owe a great deal for helping me to clarify what could be come a life's work are Rob Mahoney (UK) and John Parker (Australia) for their editorial direction. I would also like to acknowledge here the delegates who over the past few years have contributed such informative and often enlightening papers, from which I have drawn much of the substance of this report. Without these inputs, this report could not have happened.

## 2. Working Group Statement

*"Caminante, no hay camino --  
el camino se hace al andar Traducido al inglés del rey Traveler"  
There is no road -- we make the road as we walk along."  
(loosely translated from Colombian saying)*

Our underlying philosophy is that the land Professional's contribution is to assist local, national and International communities to develop their journey along the road that delivers sustainable housing environments but importantly that suits local circumstances and that we use our project management, regeneration and economic development skills, cognisant of the facts that:

- *People require sustainable places in which to live,*
- *Partnership working involves adaptive, land allocation systems, working with other professions,*
- *Our urban regeneration skills in project management and capacity building is a key skill for helping communities.*

***Our role in informal settlements is to facilitate decision making that merges the economics of land development with the use of land in a spatial and social context, to deliver plots for people to build their homes.***

Sustainable development is a call for all stakeholders to become allies with the landless by strengthening their capacity to develop sustainable livelihoods

Land is a strategic prerequisite for the provision of shelter and for the development of sustainable human settlement affecting both urban and rural areas. But the emerging pattern of settlement is that cities and towns are facing challenges associated with increasing migration of peoples to urban areas, who are without any option are settling informally on the edge of cities. The very worst scenario is the development of slums which are representative of demand led settlements.

Regardless of method, it is clear that the supply of land is needed at a faster pace to contain the squatter settlements. Land requires proper management and development at national, state and local level. But land in local government jurisdiction is in short supply, it is the delivery of planned plots and the political power that governs this land, that becomes the focus of our professional activities.

The objective set forth in this group is to set out the findings of surveyors who during the Term 2002-06 have sought to reach a much better understanding of the important role that land economists and planning surveyors may play to enable the provision of sustainable housing and development patterns in informal settlements.

Our responsibility has to recognise that we have to be realistic, recognise what difference can we truly

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make, thus we need to concentrate on contributing our specific Professional skills.

***Our deliberations have revealed FIG five Key messages:***

- ***Our goal is to improve the living environments of people***
- ***We focus on projects that match our objectives***
- ***The work we do should create the conditions for lasting economic success***
- ***We will use the most effective methods to achieve economic prosperity***
- ***We are energetic, an open organisation committed to working with others***

***Our commitment in the next term...***

The WG activities has demonstrated that there is a need to continue to work on these issues, but we need an action orientated route along the road ahead, to identify and deliverer of land to build houses and financial mechanisms to enable to creation of appropriate infrastructure.

The WG strongly endorses the following work activities going into the next FIG term:

- ***Lead WG 8.2 – Informal Settlement, issues in Spatial Development, Planning and Governance***

Long- term issues remain relating to the provision of land and regeneration. The identification of these solutions is likely to require working with our strategic partners to collaborate in developing the inter dependent issues within informal settlements:

- ***Lead WG 8.6 – Coastal Settlements and Climate Change:***

Coastal flood disaster preparedness and working with coastal communities.

Further we have identified other Commissions that could be set up to concentrate upon:

- ***Participate with Commission 7:***

This Commission is leading on the partnership between FIG and UN HABITAT within the frame work of the Global Network of Pro-Poor Land Developers and is likely to be the basis for a further analyses and development of the Social Tenure Domain Model. Finding solutions to combining formal land delivery processes and customary approaches is a dual objective across the commissions in a joint context to specifically identify ways in which Customary land could be release land for formalised housing,

- ***Participate with Commission 10:***



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Support the work on technical and cost issues of affordable housing in developing and emerging economies providing the potential for a cross commission forum to explore affordable building materials, and appropriate regional standards and codes. specifically for housing, which may then be fed into Regional and Country regulatory frameworks.

- *Participate with Commission 3*

Support the work on the use of SIM- tools for decision makers and citizens to support the goals of participatory democracy, and share good practice on handling data, and the development of the use of appropriate data sets and technology.

## **1. INTRODUCTION**

The reasons why there are fundamental bottlenecks to sustainable urbanisation is not only the speed and dynamism of migration but also local governance implementation capacities and the degree of sound governance.

Undeniably, it is difficult for governments to control and manage this rapidly changing interrelationships between cities and the environment. But the principal barriers to sustainable urbanisation is rooted in the general lack of planning, implementation, and management capacities on the part of local governments and their local partners. It is a challenge that calls for a variety of responses, but particularly capacity- development initiatives of many kinds, directed at the full range of local actors. (1)

***Our role in informal settlements is to facilitate decision making that merges the economics of land development with the use of land in a spatial and social context to deliver plots for people to build their homes.***

The WG proposals will strive to outline a pragmatic, practical approach, devised through cooperation with UN Habitat, and building upon existing FIG publications, including Bathurst (21#) Marrakech (#33) and Aquascalientes (#34) declarations, together with Land Information Management for Sustainable Development of cities (#31), The Nairobi Statement on Spatial Information for Sustainable development (#30). Taking this as our starting point the group has considered in the context of informality, perspectives from

- It is a people process, - it is they that will ultimately solve the problem but
- It will need appropriate capacity development, and

Above all,

- It is their 'Place'.

There are major trends and changes in the Global, Regional and National environment, which will directly influence the provision of housing. Thus the outcomes and achievements of the WG need to be verified from the different points of view.

- Subsidiarity- culture and politics of human settlement and the relation with the emerging development processes,
- Civic Partnership – shared responsibility of residents, governance and participation, effectively strategic marrying of public and private and sectors,
- Learning practices – Capacity building but also inclusivity practices for under represented groups,
- Affordability - cost and value applied to focussing precious resources in areas that will count.

Our strategic thinking is articulated in section:

- Two- Geography of People, that sets out the background to the groups work concentrating upon the bridge between the growth of urbanisation and market forces.
- Three and Four - considers the operating environment, the debate and analysis.  
Section 3 focuses upon the built environment, with the recognition that equity and subsidiarity (politics and administration) drive the dynamics of the geography of people. Next,

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Section 4 focuses upon Partnerships, particularly governance needs to be pro- poor, and inclusive of underrepresented groups be these, gender sensitive (male and female) ethical as well as religious minorities. Both sections are structured to first set the scene by identifying what influences there are in the operating environment; then how decision are taken given this operating environment i.e the dynamics of people. Broad issues for analysis were raised during our own collaborative debate, these enable us to identify the impact on a given issue, which then enables us to focus on our given competencies, in the section on 'What do we do.

- Five - is a focus on our profession- acknowledging our urban regeneration skills, what is it that we need to learn? And Who we should interact with?
- Six- we conclude with our next steps for the period 2006- 2010

This report sets out FIG, WG strategic debate and underscores that salient gaps occur in: spatial planning, affordable building materials, provision of Infrastructure and multiplicity of land administration. An approach based on our capacity and regeneration skills could be a key tool in brokering relationships and delivering vehicles. This document will elaborate and explain the themes and issues within the working group terms of reference.

## **2. GEOGRAPHY OF PEOPLE**

The background of our work is inextricably linked to the geography of people and characteristically links economic decision making to physical planning strategies to support urban management processes with the goal to achieve sustainable urban development. This section sets out the background to the groups thinking concentrating upon the bridge between the growth of urbanisation and market forces.

Driving our aim, is the establishment by UN Habitat, of the World Urban Forum, (one of the principle advisory bodies to help the international community). The road map is set by the Habitat Agenda, now substantiated by the MDG, obliging us all to assist along the road ahead.

**The agenda is wide and far reaching but the overall meaning is clear, to improve the living conditions of millions of informal settlers by 2020.**

This is a Herculean task, but as its contribution the International Federation of Surveyors (FIG), led by surveyors in Spatial planning and Development (Commission 8) has sought to progress the debate by this publication of a statement of land economists and planning surveyors capabilities and roles in helping to find a secure road and appropriate vehicles to address the economics of housing in informal settlements.

That is, People belonging to Places.

For us to make the case that our contribution is best addressed in the dynamic duality of economic and social drivers we need to verbalise the geography of 'Place'. The focus of our deliberations are informal settlements, many definitions abound, so we've adopted:

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Dense settlements comprising communities housed in shelters under informal land tenure. The quality of dwellings in such areas varies from shacks to permanent structures, while access to water and electricity, sanitation and other basic infrastructures tend to be limited.

All these issues result in environmental and / or health hazards and reduced living standards, increased costs, loss of productivity and slow socio economic development but it is noteworthy that apart from negative aspects in these settlements, there are positive aspects as well. For example, provision of labour for the formal sector and cheap housing for those who cannot or, as likely will not want to spend any more on housing than they possibly can. So balancing positive against negative and improving living conditions in these areas is one of the most complex pressing challenges facing developing countries today

It is clear that our work must be to address the settlement planning from two sides. On the one hand, it is essential that the concerns of current slum dwellers are addressed; on the other hand the growth of new slums must be reduced, by providing affordable and appropriate new land for house development. In fact provision of housing units should not be perceived as the main problem, perhaps it is the lack of land for appropriate and sustainable urban development.

To explain:

Our remit:

- *lies within the social dynamics of people, and the Space that they require, and*
- *is to facilitate decision making that merges the economics of land development with spatial Land use needs.*

We do this:

- within the context of land management, and
- by concentrating upon upgrading initiatives, or better put, regenerating existing urban lands.

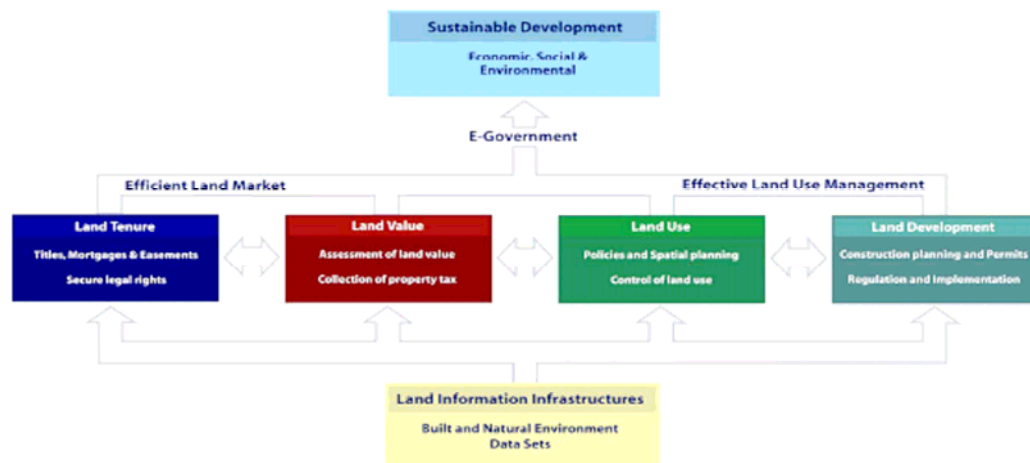
Why this is important:

- First, Land management, broadly described in the Aguascalientes statement (FIG #34). This develops the Global Land Management model that is widely encompassing and brings together urban and rural environments to look at whole systems of human settlements, from village to town, to city, to metropolis (2).

Diag 1 (Stig Enemark 2004)

The Global Land Management model

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Specifically, our focus is on the urbanisation process of cities and ways to combat the dearth of legitimate housing land within these settlements, by utilising a cross commission approach the report outputs seeks to bridge the functions of land use and land development.

- Second, delivering land plots and upgrading infrastructure, requires an interdisciplinary approach supported by effective ways for community participation in the planning and decision making. But co ordination of these in development planning processes will require steering into the mainstream the components of: environment, traditional values and participation for improving lifestyles. Working toward sustainable places requires creating appropriate, understandable vehicles to increase the land supply, and ultimately regeneration of these settlements.

#### ***Going Forward:***

Our proposal is to set out a strategy that will seek to establish the next steps that propose a pragmatic, practical approach to take forward over the period 2007- 2010. How we developed this is explained in the next sections, number 3 and 4.

### **3. SUSTAINABLE PLACES**

The economics of housing recognises that it is easy for Governments worldwide to mix two different drivers- The need for accommodation (to combat homelessness and overcrowding) with the demand to own a home, close to friends and family and work (fuelling un- affordability). So our objectives must be clarified in order to distinguish between a) policy that affects social need and b) market demand (3).

#### ***What influences us?***

People require space to live that is in line with the UN Millennium Development Goals and is representative of decent living environments. Acknowledging that informal settlements develop in small or large clusters in a haphazard jigsaw around the city, consequentially the expense of extending social infrastructure (water, sewage, roads and public transport) is very high, this situation becomes worse if settlements are built on swampy land, hillsides or other unsuitable environments.

People demand decent allocated plots for housing and thus the supply of land is a function of economic development. But what of roles and responsibilities? Land zoning is the responsibility of governments, through plot allocations, servicing and negotiating with developers/ landowners; but building a house is likely to remain ultimately the responsibility of the individual. Yet living in Informal Settlements has serious disadvantages as inhabitants are not eligible for loans to develop their homes or expand businesses services

**It is these and other factors that influence and determine how and what decisions we make.**

#### ***How decisions are taken***

The poor in Informal Settlements survive through their own initiative and yet most of these initiatives are deemed illegal. Informal settlements have over time evolved informal systems of land tenure relations and management in spite of the regulatory state. The courage and determination of the urban poor could be enhanced for economic development. Providing the poor with secure tenure is one way of ensuring this, but is not sufficient in isolation, economics and the market place is a key factor.

What compels people to live in informal settlements and slums is often the basic need to solve housing and/ or work place needs. Thus Planning *and* development decision making aspirations need to combine because the poor will always want to find accommodation within easy reach of where income can be earned but when this is not possible they would want to live in places where they can easily travel to their place of work.

The provision of a house structure cannot be seen as only an end product. Housing is after all part of a complex series of action steps and policies that cuts across government departments. So if governance practice's are to be influenced, then a holistic approach would be needed to bring about an integrated economic, environmental and social development solution.

**This will mean focussing precious resources in areas that will count and using information in**

**such a manner that it supports pro active decision making.**

## **ISSUES 1- 4**

The salient issues arising from our collaboration relates to the physical spatial environment. Why this is important is that it relates to PLACES in which people live. Without government providing sufficient land, then market demand will continue to be met by informal settlements. Physical planning for house plots, and Municipal services/ infrastructure, must be provided as the key regeneration initiative.

During our debate it was clear that our vision for the road ahead was to ensure that urbanisation proceeds in an orderly, sustainable manner that requires the best use of land, the prevention of informal settlements/ land takes, and encourages and enables infrastructure delivery to serviced plots. The reality is far from this, so four key issues that we felt would clear the road ahead, are debated in this section:

- New Approaches to Spatial Planning and land allocation
- Appropriate Building Standards and Regulation Codes
- Best value to improve settlements through upgrading techniques (regeneration tools)
- Creating routes for the provision and development of infrastructure

Below, each issue is first outlined followed by a summary of the debate outcomes that then leads to what we as a built environment professionals can do, and the influences that we must by necessity take account of.

### **ISSUE 1: New Approaches to Spatial Planning**

#### ***Making planning more relevant***

*“Urbanisation, population growth and globalisation combine to create vast conurbations of millions of poor people in relatively constrained spaces with wants and needs basic to all of humankind, yet influenced in particular by the consumption and transportation patterns off Western nations. This is not a recipe for a socially or environmentally sustainable society” (3)*

#### **Outline**

There is a complexity to city life. Cities are living dynamic entities, functioning much like a body in which the streets are arteries and veins. They grow organically this constant flow of innovation keeps them alive and expanding, thus they are natural eco- systems of human beings (4). We have to work within this dynamic.

The current delivery approach has to change. Planning needs a new approach. Any attempt to correct the present day deficiencies will require internal and external mechanisms including public participation and capacity building.

Planning seems simple enough and often involves evaluating present conditions, identifying problem areas and managing change. But in the context of the appearance of illegal or spontaneous settlements, the people occupying the places operate outside the norms and social conventions of City governance. The focus of attention has been city governance but there is a land economic and spatial dimension to urban governance too. It is this theme- **the implications for the spatial planning and development process which is affordable and accessible, simple and proactive** – that is explored here.

The supply of land within current city boundaries are usually by reference to a ‘masterplan’ (or forward planning) prepared by local government that in reality it should but does not play any significant role in the supply of urban lands and development, its limited involvement is to provide development and building permits to developers. On all other land, interventions are minimal largely because these lands are family owned.

Planners rely extensively on data, but by definition the informal economy is less likely to produce such information. It has to be recognised that a methodological approach to planning does take time; there is a need to facilitate and communicate. But working in an appropriate time frame results in ambiguity as there is encouragement for quick change; motivated by this modern information age that is predicated upon speed, but the break on the wheels is the need to achieve transparency and public engagement with the planning process.

While the broad framework for planning can have universal appeal, societies and countries should simultaneously be able to develop their own proposals and solutions. Rapid change driven mainly by business and technology has to be tempered by cultural and local specificities.

#### **Debate**

A chaotic and dynamic world cannot be encompassed within the bounds of the current comprehensive master planning approach primarily due to the phenomena that has accelerated the speed at which we do things, particularly information technology. Therefore change and the use of information through the use of appropriate technology is the only option, the question is how to achieve this change within a highly complex and interdependent societal environment?

Within the four criteria of analysis the trends that will impact our working approach:

#### ***Subsidiarity:***

- Change is emanating from within the context of human geography, such as that witnessed in 19th century industrialising Europe where changes in socio economic and investments aspirations necessitated the need to have huge interventions on planning space standards. Today’s slum settlements have a different cultural overlay, accommodating differing factors, as well as the fundamental role that ownership plays in determining land availability and accessibility. It is essential to establish means by which forward planning can now be made



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to function effectively, it is timely, and requires a strategic, affordable and responsive approach to prevent further informal settlements.

#### ***Civic Partnerships:***

- Moreover, peoples in this modern day world demand different things, not least of which is the transparency of participation. The ideals of participation include the recognition that planning needs to be more responsive to economics drivers, the desirability of greater communication between public and private stakeholders, as well as the need for better relationships between the private sector and community leaders. (Discussed in section 4).

#### ***Learning practices:***

- There is a need for both, short term plans that can contribute to a longer term ‘master plan’. It is an imperative to collate and communicate lessons from world wide ongoing programs, but specifically those that emerge from within the African continent.

#### ***Capacity:***

- A more effective and efficient urban delivery systems will be promoted in the country if additional responsibilities in land matters are delegated to the local government level the closest to the populace,

#### **What do we do ?**

We are considering here forward planning, that is the setting out of existing settlements and our contribution to that role. Our focus should be to consider the regeneration of land areas and ultimately regeneration of sustainable communities, in particular for housing plots. This demands a wide horizon of the road ahead.

Thus our effort should be concentrated upon enabling the provision of house plot, the services leading to it, and planning be this upgrading (or regeneration) of new plots. Notably, successful development is related to mobilisation of all social actors. It is not a mere question of infrastructure and economic drivers.

So, to answer the question of how to provide a flexible approach is to emphasise knowledge of the socio economic environment, and social entrepreneurship that promotes interaction with civil society. This must lie in cooperative knowledge working across the whole range of the built environment profession team, that could be provided by Surveyors.

<b>ISSUE 2: At the Cross roads- Appropriate Building Standards and Regulatory Codes</b>
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#### *Devising appropriate Building Codes*

*A modernized set of outline building regulations will need to be appropriate as well as up-to-date and ‘fit for purpose’. This will require the use of building materials from a sustainable source.(5)*

### **Outline**

It needs to be acknowledged that people will continue to build their own homes on an incremental basis, rather than employ contractors from within the private sector. This is acceptable.

To facilitate this, the appropriate use of materials and standards to build houses that conform to health and safety requirements, but that also conform to socio economic, ecological and investment ties that sustain livelihood strategies in informal settlements, will need to rely upon a lead from Governance.

This in turn will rely upon access to primary building materials that are sourced from environmentally sustainable assets, exploited in a way that will attract investment and develop economic advantage; but not to deplete the environmental and natural resources or the quality of life of the people living in the area.

Many codes originated in Colonial periods, and were often imposed inappropriately on the African environment. In many cases these regulations are unchanged, in a few cases they are amended a little.

**We are at a cross roads, the path ahead is to address the effect of these out-of-date codes on building materials and working practices.** The difficulty is two fold, first getting acceptance for alternative technologies to manufacture building materials, despite the large body of well researched technical work. So the reductions in achievable costs savings while still maintaining the building material strengths required could be passed onto the public.

Taking the example of Soil Stabilised Block's, this material is not accepted by many of the sub Saharan countries' Bureaus of Standards and consequently the Regulators. The informal market and the self build market does take up these cost cutting changes but the houses that use these products cannot be formally passed by the inspection authorities and thus would be unable to get a mortgage granted.

### **Debate**

To overcome the negative inheritance of inappropriate building codes, it is now opportune to devise Regional standards, acknowledging alternative techniques for manufacturing building materials to encourage access to affordable materials noting that each individual country could subsequently mould and adjust these to its own special local codes taking into account local situations and availability of raw materials. How can this be achieved?

Taking this as our question, the analysis is predicated upon the following trends:

### ***Learning practices:***

- One primary aim is to develop an appropriate and timely mechanism to thoroughly test and admit newly proposed building materials to the revised codes. It is understood that this is already operating in South Africa which could be investigated as a blue print for a continuous,

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evolving system to up-date building regulations and material standards. Lessons could be shared from the few countries that have begun to develop codes. There are several initiatives on standards that are all ready underway such as in Malawi.

- Efforts will need to be made to encompass alternative technologies for the provision of building materials and the engagement of a range of existing organizations related to the SME environment, such as Member country Bureau of Standards, to agree and accept appropriate specifications and standards.
- Educate all stakeholders as to the benefits of alternative technology demonstrating the benefits, strengths and cost savings to be gained.

#### ***Partnerships:***

- Re-establish an inspection regime that will be accepted and affordable by the general public, in parallel with timely delivery.

#### **What do we do ?**

Material Standards Harmonisation and Regulations are important to ensure settlements begin to conform in regulatory ways, easily understood by all People. So we translate and communicate best practice in application and technological quality control, as well as our technological involvement in devising standards.

### **ISSUE 3: Best Vehicles – to improve settlements through upgrading mechanisms**

#### ***Finding a solution to settlement planning***

*“the urban revolution forced the world to look at development in an integrated way. Problems such as upgrading...could only be effectively addressed when economics were integrated with environment, health and urban planning” (6)*

#### **Outline**

It appears that National approaches have shifted from resettlements initiatives to encouraging and supporting positive self help. There could be several reasons why this is so, foremost, resettlement programmes are normally applicable to the owners and not the tenants, and the often endless legal tussle over title ownership. Overcoming these ‘pot holes’ by collaborative upgrading initiatives would be advantageous to a greater proportion of informal settlers..

Case studies such as, the creation of the new cities in Nigeria are helpful, demonstrating both positive approaches adopted to plan and develop without encumbrances, and lessons learnt in delivery time frames. Noteworthy, the government is persevering with its goal and is now seeking to initiate a pilot that removes the bureaucratic bottlenecks, with strengthening development control apparatus and structures, including the potential to provide alternative funding models through private- public partnerships.

**Upgrading needs tools and instruments that will actively involve the community and respect their views.** Again the essential is to manage the dynamics of people by identifying stakeholders roles and responsibilities, thus the organisational environment is important on several fronts: First, institutionally the new tools should be devoid of bureaucratic delays and lengthy approval processes that lead to excessive costs. Local government has a central role to play through rigorous programmes. Second, the natural environment must be appropriately protected but requires the preparation of environmental development plans identifying the problems, cause and effect relationships and possible remedial measures.

Worldwide the question of environmental concerns are being integrated into development, the cause and effect between poverty and survival strategies and environmental degradation, matters. Poignantly, economic development may depend upon protecting natural resource utilisation, such as the case of sustainable tourism.

But, it is not only the natural environment that is of concern but the social health environment too. Living in informal settlements has serious disadvantages concerning social environment, such as problem of lack of security of tenure which leads to lack of public services like water, sanitation, policing and emergency services.

### ***Debate***

The way forward and consequential influences arising out of our analysis of the criteria trends includes interactivity between Value, Social dynamics and the Natural Environment – these are overviewed below :

#### ***Affordability and Value***

- Prevent any resettlement compensation costs rocketing
- Understand, land value implications ascribe appropriate economic value for existing uses such as crops, economic trees and houses.
- Provide certainty via appropriate mechanism such as “letters of intent” which are considered enough to guarantee some form of financial assistance from banks, NGO’s and other International donor agencies.
- Vest in the local government the authority to issue certificate for customary right of occupancy. Noting that this is not dissimilar to the traditional authority of the Chief to allocate opportunities to members of the community for the use and occupancy of the land

#### ***Civic Partnerships and Social Dynamics***

- Protect the periphery of the City from development encroachments or unplanned expansion of existing settlements, so consider designing and community enforcement of green belts.
- Enabling access for people to the city economic ‘engine’ for work by designating “accelerated districts” for low income workers to prevent the emergence of shanty towns in the periphery.

#### ***Learning practices and natural environmental capacity:***

- Take heed of environmental factors and ‘nature lessons’. An example: territories infested with tsetse- fly but farming activities has helped to keep down and destroy much of the habitat

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favourable to the fly, when the rural population is relocated the area becomes reinfested, thus compromising the future health status of any intended future urban population

- Preparedness and mitigation of coastal areas as it applies to Coastal Zone Management, such as coastal flood disaster preparedness strategies devised in tandem with and integrated within coastal communities.

#### What do we do ?

The view has been formed that in situ upgrading, is a more effective approach in which we could truly add value. This method is in line with ongoing initiatives such as “Cities without slums” that seek to implement urban planning and management policies designed to prevent the emergence of slums alongside slum upgrading.

Thus, we identify specific factors that appear to be holding back the process; but could be readily addressed. Contemporary knowledge on regeneration suggests that a project management approach is highly relevant because of its focused output. This requires joined up working across a number of areas including process management and regeneration, mirroring our professional skill set.

#### ISSUE 4: Highways- Creating Routes for Provision and Development of Infrastructure

##### *Establishing routes for infrastructure*

*The reliability, quality and cost efficiency of equitable services to all areas of the city- wealthy or poor- is the primary responsibility of all government, and is the most tangible result for which the community will hold their elected officials accountable. (7)*

##### Outline

Along the road, it is often expected that the pipe lines, telegraphic and public services route ways can be found, this infrastructure is of utmost important for a healthy, safe living environment.

Rapid economic growth and urbanization have dramatically increased the demands on the regions already inadequate infrastructure. What is now required is **action to close the infrastructure gap between the non existence, but at best, dilapidated conditions and the needs of a growing economy and community.**

It is thus becoming increasingly clear that the public sector alone cannot bear the burden of supplying, managing and maintaining the infrastructure to meet the region’s growing demand, and that private capital, technology and management know how are needed. Global thinking has introduced the idea of Public Private Partnership in areas where government could encourage private sector investment with opportunities in providing energy/ power, pipeline transmission, media and telecommunications, but also fresh and waste water.

### ***Debate***

Noteworthy, private sector involvement in infrastructure financing assumes commercial viability. More importantly it relies on the minimal risk of default on private funds due to the effective guarantee on local governments borrowings. But is it possible to consider upgrading settlements by retro- fitting and providing grid channels to accommodate the increasing populations as they occur and which are subsequently safeguarded through community as well as local government enforcement?

### **It is communities' capacity for action that underpins infrastructure investment prospects**

Taking this as our question, the analysis is predicated upon the trends, influenced by the prime driver, that is value relationships in:

#### ***Civic Partnerships and governance***

- Maintain accountability in administration - tools for improving this are efficiency measures and performance benchmarks, the enabling environment, increasing coverage to the poor households and financing.
- Host government should consider assigning a project manager responsible for interacting and facilitating with the private investor/ sector.

#### ***Affordability and financial availability***

- It is often claimed that in urban area, private markets can provide these infrastructure services on the basis of market prices. This claim typically overlooks the fact that a sizable proportion of low- income households will be unable to purchase their basic needs at market prices, and will therefore require significant subsidies.
- A distinct package of public investments will be needed in the urban areas. The higher urban population density should makes it feasible, and certainly is necessary for public health and economic reasons, to reach households through infrastructure grids for water, sewage and power.

#### ***Affordability and method of service availability***

- Investigate with donors how to refine social marketing approaches to work effectively on a large scale;
- Consider a combined market approach with subsidies through life line- tariff pricing; and a
- Graduated payments by income, with the households in extreme poverty would receive the services with the full subsidy, the next richer group would pay part, and the high income households would cover their full costs.
- Cost sharing opportunities in service delivery- these communities pay higher rates for services due to market distortions and unscrupulous middlemen, there is often a willingness among the people to pay for the services at fair rates.

**What do we do ?**

Our focus is on provision of infrastructure services which will better both peoples welfare and in addition reduce the degradation of the natural environment. We are well equipped to broker and advocate the value relationships areas where urgent engagement is required are: availability, affordability, accessibility and administration. This will require understanding financial mechanisms and working to get these tested, accepted then implemented. We also need to see how appropriate technology and the use of information can be used as a vehicle to support these initiatives.

#### **4. PARTNERSHIP WORKING**

The pace of urbanisation is so rapid, that new ways that are culturally sensitive will need to be found to deliver land for housing. This is a supply of land issue, but involving governments and communities who will increasingly need to grapple with creating and learning from lessons to working with customary approaches to land. The multiplicity to holding land will only succeed by encompassing partnership working, thus the emphasis will be on participatory working.

##### ***What Influences us?***

There is evidence that the pressures of informal settlements are largely (but not exclusively) occurring on traditional lands. Town boundaries are increasingly being constrained by further expansions, due to the presence of the customary ownership administration, there is a need to instigate a pro active dialogue to agree if and how administration systems can operate in parallel in the future to release more land for housing. This dialogue may be with chief owners or perhaps, as in peri urban areas, by the head of families.

But, there are major questions to be addressed when seeking agreement with landowners as well as resident stakeholders, including the issue of whether customary title is even sustainable for future generations. Similarly, proactive talks will also need to include how to regularise planning and infrastructure provision within these informal settlements.

Based on the premise that without plots, there are no places for people to build their homes, then the emphasis of any review of how the land is administered must be done with the involvement of people, underscoring the political nature of land. **Thus the strategic partnerships that have to be navigated along the way are sophisticated, complex and politically difficult.**

##### ***How decisions are taken***

Chieftainship in some nations may be regarded as the institutional mechanism whereby the national ownership of land is given practical expression. It is acknowledged that allocating land via this mechanism has largely led to unplanned and haphazardly located settlements due to the pace of urbanisation but also lack of planning expertise.

This raises, first the topic of land...

It is the sense that Land is not just a commodity but is a cultural artefact, imbedded within the social 'make up' of many people. It is an intrinsic part of many belief systems that suggest traditional or customary framework must be allowed to co exist with Common law. An important philosophy is that under the customary framework, individuals only had rights of *use*. This degree of alienability is an



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important difference; but the reality of informal settlements is of a vibrant illegal land market that has become the easiest way of land acquisition by squatters. Thus some traditional rulers are selling outside government regulatory bodies often more lucratively- with speculative land making high returns in a time frame as little as two years.

This raises the second topic of people gaining access to secure tenure...

Rapid urbanisation has placed the urban poor in situations where their struggle for survival is constantly in conflict with formal laws. Contrary to common belief, access to squatter settlements is rarely free. Land within these informal settlements is acquired in a few ways. But in all cases poor people have to break one rule or another to meet their basic need for shelter. Large numbers of these low income settlers have no choice but to rely upon informal land and housing markets for access to land and shelter. An entry fee must be paid to an intermediary or to the person or group who extends control over the settlements. Consequently they live in constant threat of eviction, without security of tenure and lack of basic services. It is particularly severe for minority headed households (e.g. women or children).

**Our group focus is on the rapid urbanisation that is taking place, in the Peri urban areas where the majority of the urban poor reside,**

There are three vehicles in partnership working that we concentrate upon: - participatory planning, partnership building and innovative technology. So, our focus is to build capacity and find new routes on roads to partnership working. This is applied, emphasising the interaction of the following themes:

- Traditional leadership and access to secure of land for housing plots, and
- Slum dwellers meaningful participation in planning.
- Knowledge and information tools, such as Geographic Information Systems (GIS).

#### ISSUES 1- 3

Below, each issue is first outlined followed by a summary of the debate outcomes that then leads to what we as a built environment professionals can do, and the influences that we must by necessity take account of.

#### **ISSUE 1: Driving with Traditional Leaders along the Parallel Track**

##### ***Engage***

*We belong to the land, not the other way around- the Customary land tenure system can be described as the belief that “land belongs to a vast family of which many are dead, few are living and countless numbers are still unborn” (8)*

### **Outline**

Urban poverty results from a myriad of causes, one of the most fundamental failures extensively recorded, is the absence of tenure security. Land tenure relates to the mode by which land rights are held, either customary, traditional, common law or statute, informal land tenure is considered to be illegal, it is not recognised either by customary or by statutory law (9).

But would modernisation be a way to bring regulation and social order into peoples lives? There is growing recognition that individual title to land may not be sustainable due to the existing social environment, which may be better served by continuing with the collective or customary approach.

Mindful of this, it may be questionable that the customary approach that upholds rights and responsibility associated with occupation and use of land, is a sustainable ethos, but on a broad level the point is, is it possible to spread more equally rights and responsibilities to all society? What may be needed is a new approach that recognises dual systems?

### **Debate**

Can 'customary law' as a tenure system that is appropriate for agricultural and socially stable societies and economies,

- i) Cope very well with the drivers that lie behind urbanisation? As well as,
- ii) the globalisation forces currently underway in the market, as well as,
- iii) the needs of burgeoning populations into require access to secure rights of occupation?

The trends that inform our analysis and consequential approach are overviewed below:

#### ***Partnership:***

- Traditional leaders typically hold the key to resources (water and land), so building negotiation mechanisms with them to enable the expansion of urban areas onto customary owned land is an entirely new concept for both the 'old traditional based, but also the individual titling approach.
- This will require vehicles to approach and integrate, as well as overcome the 'market' exclusions of underrepresented actors, such as the minorities including women, children and disabled headed households.

#### ***Subsidiarity:***

- Change will always be disruptive, land dispute conflicts inevitably arise with land regularisation, so communities will need to be supported by their own established task force to deal with conflicts and other land dispute that will emerge during the process.
- Recognise entrepreneurial elements that will destabilise upgrading initiatives and threats to leadership

#### ***Learning and listening:***

- The traditional approach relies heavily upon oral historians, this is both an opportunity and a threat. On the one hand, conflicts of land ownership occurs as tenure is not recorded but orally passed-on, so boundaries are often unclear. But on the other hand, the opportunity is the culture to listen (especially to elders) which could work to advantage of both, if treated sensitively.

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- Traditional leaders are a bridge between rural and urban life; so build capacity is a must, and needs significant attention to be given to partners at all levels and of all types to the training needs of the organisations, i.e. allow time and resources for training and learning. There is a need to work against short termism approaches, are there possibilities that this becomes a key criteria for donor funding?

#### **What do we do?**

Foremost, to facilitate the evolution of customary approaches our role is advocacy, support, but importantly our role is not to ‘take over’. So need to consider learning partnership programmes and integrate these into regeneration strategies (10).

*We listen to people and communicate* regeneration needs to be a people focus being set at the junction between technology, people and place. People like to think and act in ‘bite sized chunks’ so issues and actions have to be tangible and capable of visualisation.

A key attribute of surveyors is their ability to understand, create and analyse spatial data, but also importantly to communicate land management, economics and planning into the social science arena thereby truly contributing to the local governance process.

*We work with other professionals,* Surveyors are well skilled as professional facilitators, with the ability to work across a number of disciplines and communities where interaction is with non professionals.

#### **ISSUE 2: Positive passengers, a participatory approach**

*“Contrary to popular opinion informal communities do have a wealth of knowledge and social networks resources that are critical in the success of a participatory partnership approach, in recognition to this we want to work with people”(11)*

#### **Outline**

The process of engagement is dynamic, it demands participation (and ultimately responsibility) by stakeholders, at all levels. But how many of us take time to question why it is so important. It is after all hard work and on the face of it, costly, but the benefits to be gained through more cooperative

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decision making and consequent reduction in conflict is a good reason for engagement. There is also another reason and that is that settlements, and the land which these occupy, are places where people live- where they need to reconcile issues of health, education, jobs, and crime prevention.

Consequently, if we want to successfully engage, all stakeholders and particularly politicians, we need to widen significantly the scope of our professional understanding of the dynamics within communities.

The difference between participation and partnership is crucial to understand if an end output is expected. In order to encourage a true partnership, three input levels are now recognised (12.) including:

- i) Representative democracy,
- ii) Deliberative democracy – consensus arrived at through incisive, rational discussions in which the participants are expected not only to come to compromises between two fixed points of view but also to change their preferences, and
- iii) Participatory democracy- direct participation in political decision making not merely limited to the election of representatives..

Resident participation and influence is of utmost importance. Above all the dialogue and participation have to be professionally organised and as a project, managed in line with resident and stakeholder expectations including the media! The aim is to prove that the democratic and administrative renewal process is not hindered and to avoid at all costs between true citizen power, tokenism and avoiding non participation (13.)

#### **Debate**

Contemporary knowledge on urban development and managements suggests that stakeholder participation in project conceptualisation: design, implementation and management could in reality hold the key to sustainable urban development.

Taking this as our question, there are a number of trends that need to be addressed:

#### ***Civic Partnership***

- Networks: Local communities were not the problem but rather part of the solution. Institutions performed best where they helped address the underlying inequalities within cities by giving voice to, and inviting participation from all citizens. Stakeholder networks, such as slum dwellers association are important, connecting poor communities to local governments and practitioners so that knowledge and capacity could be strengthened. (14)
- Reaching out: The increasing role of actors changes radically the traditional strategies and tools in urban development, participation only works with a broad range of community players, including: Government department, church based organisations, NGOS's and civil society movements, professional bodies, donor community, grassroots, academic and research bodies, private sector. In turn this multiple partners attracts other actors, which in turn keeps the wheels turning as opportunities

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to strengthen further the community and businesses evolve.

- Negotiate/understand: Above all, Public partnership consumes time and resources in trying to get stakeholders to clearly understand the process and commit to getting involved in project activities. Building partnerships may use Memorandum of Understanding, Urban Pacts and Agreements, which takes time to negotiate and finalise. Experience has shown that it is much easier to work in medium-sized and secondary towns to develop and implement Public and private partnership as opposed to big cities where there are bureaucratic processes hindering such interventions.

#### ***Subsidiarity***

- Order: Recognition of the social order of people- Older women are more inclined to participate in social activity e.g setting up community water wells, while the youth are more inclined towards undertaking activities with higher degree of economic benefit such as income generating activities (e.g. SSB production).

#### ***Learning***

- Project Scale: There are demonstrable successful project activities on the ground implemented through the use of sustainable livelihoods approach and participatory urban appraisal methods. These proved that scaling up of PPP models from neighbourhood levels to the municipal planning ward level by bringing on board the urban poor into the mainstream urban development programmes can work.
- Technical coordination: A range of tools and techniques, achieving this by participatory (community) surveys to inform the project team of the development activities that local communities are engaged in and the resources that they have at their disposal to address their own needs.

#### ***Learning practices for under represented groups***

- Empower: Appropriate tools need to be developed, evident in area of ownership and inheritance of land, property and housing for under represented groups such as disability groups, women headed households and child headed households.
- Mindful that women are less empowered (academically and economically) and still suffer from the consequences of traditional prejudices and practices.

### **What do we do?**

It is not surprising that our skills in this debate are driven by People skills, i.e social networks, politics and learning. Our ability to cross in to the market place means that surveyors and built professionals can rise to the challenge that uses the momentum generated by Community members coming on board, to encourage the genuine interest and involvement of business enterprises still at a formative stage of participation.

How we can make this happen:

1. Training of local communities and their leadership on land management activities
2. Assessing householders potential to contribute to upgrading costs and the options available to them (affordability).
3. Roles and responsibilities of stakeholders in developing and implementing self regulating processes and political figures.
4. Integrating local grass roots institutions role in infrastructure management and training eh same in land

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man, health and environmental conservation.

5. Bringing together the wide and disparate inter- professional disciplines that impact and contribute to the development of informal settlements.

#### **ISSUE 3: Steering through Knowledge and Information management**

*“A new wave of technological innovation is allowing us to capture, store, process and display an unprecedented amount of information about our planet and a wide variety of environmental and cultural phenomena. Much of this information will be “geo-referenced” (15)*

##### **Outline**

A global revolution in information technology is underway, the ability to utilise this is key in project management and coordination. But this informatics revolution is incredibly dynamic and fast moving, the myriad of methods to access communication is only just beginning to be translated appropriately, into the planning and development sector.

*Access to information and appropriate enabling tools, is expressed, as a fundamental need, but those with technology expertise need to partner with those that implement.*

Information to support the governance is traditionally channelled up and aggregated up the vertical information highway from a local, operational levels to a policy level. In developed countries urban growth is measured through information derived from the land registration process, but where informal settlements are the norm, growth is rampant and administrative structures limited, this traditional source of change information is not readily available.

New tools and techniques and polices are required to baseline and integrate the social, economic and environmental factors associated with these places, to monitor growth and change across the city and to forecast areas of risk – all within shorter timeframes than previously accepted. Moreover they must be flexible enough to meet traditional needs but be optimised to operate within the spatial data infrastructures as they are evolving today. This will lead to more proactive urban planning and land management

##### **Debate**

A key tool to the success of our working will be the use and opportunity of Geographic Information Systems (GIS) on urban areas, particularly exploring if there is a mechanism for fluidity. It is an enabling tool. Many countries take for granted the fact that their neighbourhoods, towns and country are unambiguously described and maintained as geospatial datasets that are easily accessible. These datasets are regarded as one of the fundamental infrastructures that underpin modern economies and societies. There are many countries today where up-to-date geospatial data is inaccessible and their moves toward a National Spatial Data Infrastructures (NSDI) do not yet address the issue of how

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fragmented data sources can be brought together. Many areas of the world lack the fundamental map based infrastructure that the developed world takes for granted. Mapping based services are seen to be a crucial part of the delivery of the sustainability agenda being developed as part of the UN Habitat agenda.

An important recent development is the use of the web based technology and “Mash Ups” to bring together all available datasets for a given area. Some of this data may be of unknown provenance and quality, however, this can allow systems to be developed and made available in short timescales and make the data accessible to a wide audience.

Use of Remote sensing (RS) and GIS provides an alternative for urban growth to be effectively mapped and monitored., such technologies offer an approach to spatial problem solving.

Acknowledges as perhaps the most powerful vehicle for upgrading is the use of imagery and GIS for tackling Urban growth, topographic mapping function and development of land policies that effectively and efficiently incorporate appropriate spatial data infrastructures. It is an imperative to work with developers and end users to question and deliver:

#### ***Affordability:***

- Logistic limitations - Spatial information management (SIM) in developed regions has thus far been mainly concerned with Donor supported initiatives which often lacked the financial support to facilitate ongoing maintenance of both the system and the underlying data.

#### ***Learning***

- Major constraints in using GIS include lack of central data base and retrieval to meet different user interface, and for this reason it remains largely a technical issues. But our role is to elevate it onto the strategic level, because it is so important, but this paradigm is changing and transitional solutions are becoming available.

So:

- we should lend our skills to appropriately targeting the right level, and delivery of software and hardware and ensure ‘fit for purpose’
- professionals have remained committed to the existing traditional methods due to limitations such as manpower, lack of funds to buy and maintain new technology, and existing levels of local expertise. major challenges is how to create and maintain a GIS system.
- most Local Governments lack strong administration and technical capacities in IT - Local authorities- these are centres sources of information ranging from land use, traditional norms, agricultural natural resources and administration.

#### ***Subsidiarity:***

- What has to be addressed is the development of Spatial Infrastructure Networking system for the entire sub Saharan Africa. Challenges identified including, awareness, standardisation, infrastructure, qualified personnel and capitol investment
- Community/ Public education - Society is simply not aware of the potential benefits IT can bring. Foremost it assumes that inclusiveness is a good thing, and that empowered

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communities are necessary.

- Participation- Evolving debates on community involvement and use of information system in decision making process.

#### **What we do?**

A much tighter and more focused agenda for skills and knowledge development is needed, accessing information at the right level and disseminated by the right organisation. Project management skills are critical to enable disparate data sets and skills to be brought together in an interdisciplinary and inter professional manner.

We disaggregate knowledge issues, and then seek to partner with a range of stakeholders:

- *International aid community*- The UN habitat best practice data base should be disseminated more widely including easily read and digested points of contact in case studies.
- *Professional organizations* - should provide comprehensive and easily accessible information in support of the habitat agenda and consider carefully where support from developed countries might best be directed, so as to avoid the inherent danger of proposing inappropriate and unwanted solutions to the indigenous professional organizations
- *Academic Community* - Equally, the academic community should make greater efforts to interpret and disseminate the results of pertinent research to the professional community. Including setting up a web enabled data base, as well as publishing short articles and papers in Journals such as ISK and RICS Africa should be encouraged and used as working practices.
- *Curricular for technicians* -University establishments- Suggest Regional Universities to build local capacity by considering development of technicians qualification and curriculum development for e.g. urban planning and management with special emphases on poverty alleviation (16)
- *Key Decision makers*- we need to inform the key decision makers of the strategic use of information and in particular spatial information.

Having debated, and finding what may be appropriate routes along the road, there is now room for greater exploration of our professional contribution, discussed in the next section, Number 5.



## **5. SURVEYORS REGENERATION SKILLS**

*Cities are becoming characterised by fragmented economic and residential geographies, which represent a complex, dynamic system responding to competing forces. In most cases this process occurs so fast that it overtakes the capacity of planning authorities (17) governance as well as people*

***Our concern on urban sprawl provides a focus for our skill set based in Regeneration.***

It is important to emphasise that economic development planning, i.e regeneration, relates to the management and follow up of People's vision and aspirations. The central thrust for the delivery of sustainable places and urban regeneration will rely upon the interaction of people and partnerships through appropriate and effective processes, and the use of appropriate tools for partners to draw upon.

A study by CASLE has considered the professional role of built environment managers in relation to the Habitat Agenda (18). It found that,

International surveyor bodies such as FIG and CASLE appear to have been the most active in translating this agenda into concrete actions, but beyond this work there appears to have been few attempts to communicate the implications of the Agenda to Professional members, and this applies particularly to cash and resource strapped professional organisations in sub saran Africa.

Although, it does further note that two important initiatives have continued to grow: Habitat Professional Forums and Built Environment Profession in the Commonwealth.

To be pivotal to implementing the aspiration to make an action orientated difference, we need to build on our skills in a number of ways. On the one hand, the internal professional development, that is, ourselves, and on the other hand, external capacity sharing of the built environment professional community.

This section sets out how professionally we achieve excellence through our skills development and approach, and how collectively we will add value, but mindful of areas "in which we could do better." So,

- First, where is the need? What do we do,
- Second, What don't we know that can help solve the gap problem? and
- What needs to be developed to add value to what already exists
- Third, how we can help develop issues into working themes,

So leading to

- Where do our strategic alliances lie?

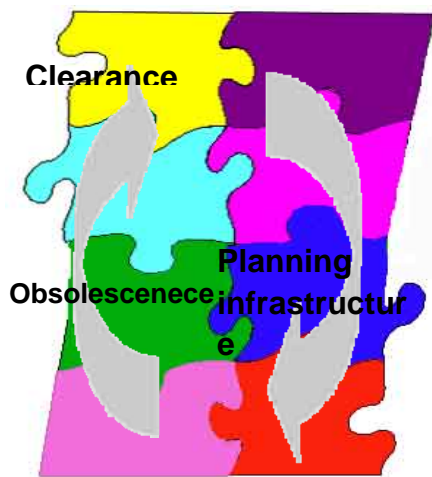
***First- Where is the need***

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It is because the lives of people who live in these settlements face intense pressures from social, economic and physical factors that a bridge between the theory of land economics (in its widest sense) and the reality of survival for millions of People, could add value if translated to areas that count.

We are seeking to apply our tools and professional knowledge to the problem of planning urban areas that have started as a disorganised, incoherent pattern of development (slums). The skills sets are encompassed in a wide economic based but holistic approach, termed here as Regeneration.

To explain, regeneration is an activity that creates a lasting improvement in the social, economic, environmental or physical conditions prevalent within a defined area. The diagram below illustrates the differences in regeneration cycle, in an idealised as well as demand led settlements.



Orderly Development



Topsy Turvy Development

Where **orderly development** equates to a cycle that starts:

*Greenfield, Survey, planning infrastructure, building, occupation then continues to degeneration, but Market re- invigorates the cycle to obsolescence, demolition and clearance.*

Where **'topsy turvy' development** equates to a cycle that starts:

*Greenfield, occupation, building, haphazard and informal settlement, but social and environmental*

*degradation lapses into poverty trap, So the need is to interrupt this cycle to economic, community, environment, and infrastructure regeneration.*

### ***What do we do***

As a profession we are extremely adaptable, noting of course that our skills and knowledge processes take place in the context of different cultures and climates, within different geographic, economic and political systems.

The profession of surveying and land economics, includes the three distinct but kindred disciplines of surveying and mapping, land economy, and quantity surveying & cost-control. Thus, land economics is concerned with the management and development of land and property, in an economical and sustainable manner, and involves a range of disciplines, which form the basis of a number of professional specialist activity (19).

Working with built environment professionals to facilitate, coordinate and work in a project management role. we seek to deliver the E factors:

- Energy to develop and deliver
- Enthusiasm to make partnerships work, ensure positive media coverage
- Effort to continue strategic action
- Expertise in our technical capabilities, to share and publish our methodologies
- Experience with people and establishing linkages, bases and forging strong and effective Partnerships, capacity building and identifying ways to meet, negotiate, conflict resolution
- Enterprise to keep all stakeholders engaged, but

Above all,

- Excellence in what we do.

### ***Second, What don't we know that can help solve the gap problem***

Our skill development strategy is to concentrate upon and drive forward our Regeneration skills. This can be conceptualised by way of a traffic light, where representative lights:

- Green 'What' we are doing well today,

The surveyor can assist in a two way communication process to ensure appropriate technological tools are translated into a language which people can understand, ensure affordability of use as well as enabling local people to be heard. Essential for improving lifestyles through sustainable development is the need to Coordinate development planning process that mainstreams environment, traditional values and participation.

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- Amber, 'Where' we are beginning to develop tools and procedures, but could we do more, Our ability to apply generic professional skills in very different and challenging socio- political, environmental and cultural conditions is getting better, we need also to enhance *our skills connected to people.*,
- Red '***What***' ***needs to be developed in our skills to add value to what already exists so*** we need to concentrate upon getting much better.  
Information has to be based on sound advice and using his info reasonably, this requires appropriate management of knowledge, and Living within human resource but growing capacity limits, this requires enabling tools

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Table 1- Surveyors Traffic Light capabilities

Rating			Capabilities applied to Places	Capabilities applied to People
Good	Fair	Improve		
			Devising appropriate Security of tenure tools	Inclusivity, partnership, facilitation
			Integrating environmental issues	income generation and economic markets
			Creating service wayleaves, development costs, appraisal, and economic regeneration,	Working with stakeholder partners. Coordinating Built environment professionals
			Managing master planning approaches incl rationalising settlement layout planning	Communicating and Media strategies
			-	
			Construction techniques as well building materials and Shelter technologies	Training in alternative and affordable building materials
			Devising appropriate building standards and codes	Gender considerations
			Integrate of partnership programmes into regeneration activity	Participatory consultation
				Tools for slum upgrading
			GIS for poverty mapping	Poverty alleviation approaches
			Poverty tools in spatial information and planning	Tools for negotiating with Customary administrations incl Traditional leaders

#### ***Third, How we help***

It is one thing to develop themes, but another to implement. Thus it is an imperative to ensure we can help this process to happen:

Theoretically, FIG has a number of opportunities to improve the delivery of a range of themes; it has the particular advantage of being established as a member's organisation with good member country 'sign up' and, thus with support could produce significant actions. In order for it to capitalise on its strategic advantage, it and its members have to recognise the limitations inherent in an organisation

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such as this, and that collaborative influential partnerships are required from stakeholders.

Importantly we need to understand ‘How’ we can help. But it is recognised that it is unrealistic to expect our profession to do everything, thus the need is for an approach based on continuing our strategic alliances.

#### *Finally, where our strategic alliances lie*

The main stakeholders ultimately to be influenced as a result of our work in this project are:

- Politicians, who need to consider the legal and regulatory (business) environment for the building materials production sector;
- Investors/Financiers, who need to be encouraged to invest in business opportunities;
- SMEs; who need to be convinced of the market viability; and
- Donors who should see the opportunity of supporting FIG/ professions to take the next step.

Our aim must be to develop a greater understanding of the demands and requirements of different aspect of broad spectrum of professional working, and seek to identify ways in which a stronger shared culture and common cause to bind the different professions and occupational backgrounds together (20).

Partnership working requires an innate understanding of each others aims, objectives aspirations, to walk toward (more) effective partnerships we recommend that we

- Understand the meaning and intentions of partnerships,
- Identify the challenges and appropriate tools for partnerships,
- Integrate with partnerships processes demanding cultural change- the management culture and internal organisation of local govt, including the delivery of statutory functions such as planning, economic development, social services and housing should be better focussed towards integrated, partnership working ad the shared outcomes of sustainable places,
- Continue professional learning the lessons of partnership working

If it is accepted that the opportunity lies in increasing demand, then a full understanding of the roles and responsibilities of our stakeholders is required and an understanding of what they care about in relation to the aims of this project provides an opportunity to propose a more meaningful and focused strategy as well as generate momentum for implementation and the supporting capacity development and inter- professional collaboration.

But also partnership works along a two way street; what should we do to make us more useful to our partners? Working with:

- UN Habitat

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FIG needs to continue its work with the range of UN initiatives already underway (\*Footnote). The UN Habitat branches in Urban Governance and Security of Tenure are our particular focus to manage the development planning process to integrate informal settlements into City governance strategies.

Overall is the need to link with the Global Land Tool Network (GLTN) The overall objective of the network is to facilitate the attainment of the Millennium declaration and MDG's. The aims of this network is to "establish a continuum of land rights, rather than just focus on individual land titling, improve and develop prop poor land management as well as land tenure tools, unblock existing initiatives, assist in strengthening existing land networks, improve global coordination on land, assist in the development of gendered tools which are affordable and useful to the grass roots; and improve the general dissemination of knowledge about how to implement security of tenure" (21).

Much of this parallels our own aspirations, in particular the core values of GLTN are representative in our own cross cutting themes highlighted in this report, including good governance, Pro poor activities, Subsidiarity, Affordability, Equitable and Gender sensitive approaches and solutions.

In particular our work program articulates crucial linkages with the GLTN work programs relating to:

Theme 1- Land rights and records – Tools to consider for statutory and customary approaches; considering the duality of each method of land administration, and as appropriate alternative and/ or streamlining these to deliver housing plots.

Theme 2- Land information and planning – Tools to consider slum upgrading and city wide spatial planning; considering improving primary infrastructure networks and appropriate participatory planning processes for planning within existing informal settlements and providing for future low income settlements.

Theme 3- Land management/ administration - knowledge management particularly pro poor GIS, and Theme 6 – Cross cutting themes in land administrations, land access and security, capacity building and implicit gender sensitivities.

- Elders and Leaders

Successful projects identify key champions in the public and private sector who lead and drive reform initiatives. Above all, we assume that progressive leaders, who are natural allies for change, are found in the member countries, their key function is to champion reform initiatives but also establishing credibility and building relationships with key private sector leaders.

As an imperative, we must identify ways to work with Traditional leaders if we are to achieve a best social value in the delivery of affordable housing plots for low- income people.

- Sister organisations

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All built environment professionals have invaluable expertise and a key role to play. It is essential that Surveyors and land economist work with multi disciplinary teams and with local partners to achieve regeneration of Places for People.

This kind of activity requires a special and new set of profession skills that need to be shared across all the built environment professionals.

Surveyors utilising their very good project management, flexible and imaginative attitude and approach, we will achieve regeneration initiatives by bridging ideas and activities with sister organisations and member associations, respectively, CASLE/ Planning and Institution of Kenyan Surveyors (ISK), to name a few.



## **6. Going Forward**

**Our focus should be to reduce key constraints in urban areas are land, finance, building materials and practical regulatory framework.** In order to address the working group's goals, above, we have rehearsed three areas of debate: Places, Partnership and Capacity.

What we've found is that the Profession is:

- Good at key elements in regenerating activities that could easily be applied to informal settlements, but
- Need to become better in some areas, and to learn more about the social dynamics,
- Well placed to continually build strategic alliances; with our status with UN as well as sister professional organisations both in land economics and in spatial planning.
- Continue to influence now and in the future

So, going forward into next term, we will do this by developing working groups associated with the following themes, and of which are clearly capable of delivery:

### ***Lead WG 8.2- - Informal Settlements, issues in Spatial Development, Planning and Governance***

Long- term issues remain relating to the provision of land and regeneration. The identification of these solutions is likely to require working with our strategic partners to collaborate in developing the inter dependent issues within informal settlements:

- Identify ways in which Customary land administration structures could release land for formalised housing, thus building negotiation mechanisms with Traditional leaders by disseminating knowledge and best practice collated from the African Continent activities.
- Seek to enlist the help of strategic partner organisations to deliver environmental sustainable house plots:
- With a focus on spatial planning, devise, rapid, new approaches that proactively forward allocate land for low- income settlements by considering how conventional approaches can be integrated and adapted to a Customary, participatory approach, and
- With a focus on slum upgrading, improving primary infrastructure by considering the main obstacles, necessary prerequisites for implementation, and disseminating lessons learnt from existing and current Donor and African community approaches.
- Encourage Professional African member Associations to organise and run a built environment professionals forum, to agree a methodology for an alternative means to deliver infrastructure and service existing plots

### ***Lead WG 8.6 – Coastal Settlements and Climate Change***

Coastal flood disaster preparedness working with coastal communities, joint with Commission 4.

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Seeking to:

- Assess possible impacts, mitigations and adaptation strategies to climate change and associated sea level rise on coastal settlements.
- Develop assessment criteria for valuing coastal properties development that might be affected by sea level rise.
- Provide a holistic framework that practitioners could use to assess the impact of sea level rise on coastal settlements.
- Assess the effects that sea level rise may have on the value of properties and developments in the coastal zone.
- Co-ordinate and organise knowledge of mitigations and adaptation strategies to sea level rise.

#### ***Participate with Commission 3***

- Supporting the use of SIM- tools for decision makers and citizens to support the goals of participatory democracy
- Share good practice on managerial processes and infrastructure needed for handling data, using information and distributing knowledge
- Encouraging decision- makers for a more extensive use of spatial information also within good e- governance and e- commerce
- Develop the use of appropriate data sets and technology.

#### ***Participate with Commission 7 Land Administration and Tenure***

This Commission is leading on the partnership between FIG and UN HABITAT within the frame work of the Global Network of Pro-Poor Land Developers and is likely to be the basis for a further analyses and development of the Social Tenure Domain Model. Finding solutions to combining formal land delivery processes and customary approaches is a dual objective across the commissions, in particular working groups .

- Development of Pro- poor land management and
- Land administration, as well as creation of sustainable land administration to support sustainable development.

#### ***Participate with Commission 10 Construction Economics and Management***

This Commission has a lead focus upon construction economics and aims to work with other commission to support the work on technical and cost issues of affordable housing in developing and emerging economies. This may provide a useful cross commission forum to explore affordable building materials, and appropriate regional standards and codes specifically for housing, which may then be fed into the regulatory framework. This should be devised in partnership with Professional

member associations. A working group chairman and has not to date been identified.

## **Appendix**

### **1. Glossary of terms used**

GIS	Geographic Image Sensing
GLTN	Global Land Tool Network
ISK	Institution of Surveyors of Kenya
RICS	Royal Institution of Chartered Surveyors
RS	Remote Sensing
SIM	Spatial information management
SME	Small and Medium Enterprises
UN MDG	United Nations Millennium Development Goals

### **2. Abbreviated References**

1. WUF 2002, Nairobi
2. Professor S. Enemark 2004 - Aquascalientes FIG #34
3. W Nabutola
4. Jane Jacobs reported in Economist 13/5/06
5. D Dumashie
6. Klaus Topfer Exec Director UNEP WUF 2002
7. W Nabutola
8. T. Mends
9. Bathurst Declaration, FIG #21
10. Turner & Townsend Group, Toward more Sustainable Places, RICS Foundation 2004
11. P. Chege
12. WUF 2004

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13. Sherry Arnstein, WUF 2004.
14. WUF 2004
15. Al Gore (former vice Presidents USA), The Digital Earth: understanding our Planet in the 21<sup>st</sup> Centaury
16. COMESA, (SADS) Report on Alternative Building technologies 2006
17. E A Otoo, et al
18. CASLE- <http://www.casle.org>
19. adapted from CASLE
20. Turner & Townsend Group, Toward more Sustainable Places, RICS Foundation 2004
21. GLTN - <http://www.gltn.net>

### 3. Author References from FIG Technical sessions@

Emmanuel O Akrofi (Ghana) Rashid M Azzan & Said S Ufuzo (Zanzibar, Tanzania), Paul Chege (Kenya), Diane A Dumashie (UK), Ibrahim U Jibril (Nigeria), Robin McLaren (UK), Wakuru Magigi (Tanzania), R Mahoney (UK), Theodora M Mends & Johan de Meijere (Netherlands), Wafula Nabutola (Kenya), Lason M Olayiwola & Olufemi Adeleye (Nigeria), Oyyat, Putsoa Alukoe, P Taylor (UN Nairobi).

### 4. Web refs

Millennium development Goals - <http://www.un.org/millenniumgoals/goals.html>

GLTN - <http://www.gltn.net>

COMESA - <http://www.thecommonwealth.org>

### 5. Relevant FIG Publications:

- The Bathurst Declaration on Land Administration for Sustainable Development (#21 1999)
- FIG Agenda 21(#23 2001)
- FIG Guidelines on Women's access to land (#24, 2001)
- The Nairobi Statement on Spatial Information for Sustainable Development (#30, 2002)
- Land Information Management for Sustainable Development of cities (#31)
- The Marrakech Declaration on Urban- Rural interrelationship for Sustainable Development (#32, 2004)
- The Aguascalientes Statement on Development Information Polices in the America (#34, 2005)

### 8.3 Working group, 2002- 06-Chaired by Dr D Dumashie:

What we've done:

- Held regular meetings at FIG working groups,
- Liaised during the intervening period

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- Collaborated with UN Habitat, and
- Presented papers at specialist technical session in our FIG working weeks, as well as sister organisation conferences.
- Drawn from collaboration, working weeks and papers presented at specific technical sessions

#### **Footnotes**

##### **\* FIG**

The international Federation of Surveyors (FIG) is a UN –accredited NGO which represents the interest of surveyors throughout the world. Those who belong to its member associations work in government, in the corporate sector and in the private sector, as practioners, academics or researchers.

Further information may be found at [www:FIG.NET](http://www.FIG.NET)

##### **\*UN**

The *Cities without Slums* initiative, align to support and channel efforts of the poor by investing in them and their organizations and in cities where multiple stakeholders demonstrate a shared commitment fo addressing poverty an inequality through well integrated programs. This dialogue. Organized under the umbrella of the Cites Alliance, discussed how cites without slums initiative could increase its impact. [Nairobi WUF)

Act as a mechanism to be incorporated into global initiatives such as the Sustainable Cites Programme (SCP), a process orientated framework that may use our findings in progressing the development of their own aims and objectives.

Recognising that federation members need to be mindful of the twin Global campaigns in:

**Urban Governance and Secure Tenure**, the WG mandate. In order to address such issues as decedent housing, disaster preparedness, environmentally sound urban policies etc UN HABIATA had adopted two instruments: Global Campaign for Secure tenure and a sister Global Campaign on Urban Governance as advocacy and capacity building activities to complement the more practical orientated activities.

Similarly the Urban Management Programme (UMP) in its response to the global agenda promoted new paradigms and fostering innovative urban management practices, in particular the city consultations formed a bedrock of its activities in pro-poor participatory urban development. It is consequential outcomes in becoming a major repository of urban knowledge should eb drawn upon. Althoguh criticism that it focused to much on he process and failed to change the way local authorities do their business, they did broker implementation plans, albeit there was not investments follow up to ensure that these were implemented. (Habitat Debate Dec 05). The UN is now handing over the UMP to its beneficiaries at the regional, national and local level, the BEP can take up the good foundation in city consultations that has been established and contribute to linking community level with local governance and the MDG, that act as a universal accepted measure for social development. We should seek to work with the new programme- Slum Upgrading Facility (SUF) aimed at mobilising resources. The idea is to unlock capital for pro poor investment, and to promote and coordinate a new set of partnerships to raise domestic and international funding for affordable low income housing and urban infrastructure. [Habitat Debate Dec 05]