

REPORT ON
AFRICA REGION CASLE
CONFERENCE IN
TANZANIA,

14TH-17TH MARCH 2006

By

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LOGOS OF THE PARTNERS



BACKGROUND

- The name ‘CASLE’ is an acronym for Commonwealth Association of Surveying and Land Economy.
- The Conference was a CASLE Regional event in Africa.
- The decision to hold the Africa Region CASLE Conference in Tanzania was made at the CASLE General Assembly, which was held in Chelmsford, UK, in April 2004.
- It was planned to be a joint UN-Habitat and CASLE event. Subsequently AfRES joined the partnership.

A LANDMARK EVENT

- The Conference was a landmark event in Tanzania because it was:
 - The first time that CASLE had such activity in Tanzania.
 - Planned to bring together about 200 delegates of the land sector, related professions and stakeholders from Africa and beyond.

THE HOST INSTITUTIONS

- Institution of Surveyors of Tanzania (IST),
and
 - Tanzania Institution of Valuers and Estate Agents (TIVEA)
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- The National Council of Professional Surveyors (NCPS) played a facilitation role.

FORMATION OF LOC

- Following successful consultations among NCPS, IST, & TIVEA, a 13 member Local Organizing Committee (LOC) was formed with representation from:
 - Ministry of Lands.
 - UCLAS
 - TIVEA
 - NCPS
 - IST
 - Private (surveying) sector

CONFERENCE OBJECTIVES

- To bring together (i.e.network) experts in surveying, land economy and related professions of the Commonwealth countries to share experiences & learn from one another the ways land as a resource can improve peoples' livelihoods.

SPECIFIC OBJECTIVES

- To ameliorate awareness of stakeholders & professionals in the land management sector & address equity and housing problems in developing countries.
- To explore on the styles of participation in the mitigation of the impact of HIV/AIDS pandemic on human settlements.
- To propose way forward on poverty alleviation through sustainable land management and administration.
- To examine education, training & research schemes for the land sector professions.
- To promote tourism for the historical sites of Bagamoyo and other sites in Tanzania.

THE CONFERENCE THEME

- The LOC, in consultation with CASLE and UN-Habitat, proposed the main theme and sub themes as well as the Conference dates and venue taking into account local conditions and convenience.

THE MAIN THEME

Promoting Sustainable Land Management in
Africa.

Sub Themes

- Innovative land tenure systems.
- Equity Issues.
- Access to land, land delivery, and land conflicts.
- Urban conservation, renewal and the future of informal settlements.
- Affordable housing and infrastructure delivery.
- Impact of HIV/AIDS on human settlements.
- Pro-poor land management and LIS.
- Poverty alleviation.
- Registration issues, procedures and cost.
- Education, training and research in the land sector.

ISSUES FROM OTHER DIALOGUES

- In addition to the sub themes there were presentations on issues emerging from earlier dialogues, namely:
 - Commission for Africa.
 - World Urban Forum.
 - The World Summit on Sustainable Development.
 - FIG Regional Conference in Ghana 2006.

VENUE & DATES

- The Conference was held at Paradise Holiday Resort in Bagamoyo, Tanzania, from 14th – 17th March 2006.
- So, for 4 days running, CASLE was in PARADISE!



Location of
Tanzania in
Africa

INVITATIONS AND PUBLICITY

- Invitations were sent to various Ministries, Local Government, NGOs, Professional and Academic Institutions, Private Sector and Individuals.
- The methods used were: letters, internet and announcements in the media.

ATTENDANCE AND PARTICIPATION

- Although the main theme was on Africa, the Conference attracted participants from Europe, North America and South East Asia.
- A total of 211 participants from 15 countries worldwide attended the Conference.

Participants from Africa

Country	No. of attendees	No. of papers received
Tanzania	132	16
Kenya	15	7
South Africa	14	2
Uganda	11	2
Nigeria	11	8
Zambia	5	5
Namibia	4	4
Botswana	1	1
Malawi	2	1

Participants form Europe, America and Asia

Country	No. of Attendees	No. of papers received
United Kingdom	4	3
Germany	4	2
Sweden	2	-
The Netherlands	1	-
Canada	2	2
Malaysia	3	-

INSTITUTIONS REPRESENTED

- Tanzania Ministries dealing with Land, Local Government and Regional Administration, Agriculture, Infrastructure, Defence, and Heritage Conservation.
- Tanzania NGO's dealing with Poverty Alleviation.
- Tanzania parastals concerned with Housing, Infrastructure and Fund Management.
- Tanganyika Law Society.
- UN-Habitat.
- CASLE (Africa and Europe Regions)
- International Federation of Surveyors (FIG)
- African Universities, Colleges, & Polytechnics.
- The Royal Institution of Chartered Surveyors.

INSTITUTIONS REPRESENTED contd.

- Institutions and Associations of Surveyors, Valuers and Estate Agents.
- Royal Institute of Technology (KTH), Sweden.
- African Real Estate Society (AfRES)
- International Real Estate Society (IRES).
- European Business School, Germany.
- Universities of Glasgow and Calgary.
- ABSA Bank, South Africa.
- Barclays Bank PLC (SA).
- Institute of Survey and Land Surveyors' Board, Malaysia.
- Uganda Housing Finance.

FIG Representation

- Two high ranking officials represented FIG at the Conference. They were:
 - FIG Vice President, Mr. Ken Allred.
 - FIG Commission 8 Chair, Dr. Diane Dummashie.

Attempts to get Professor Stig Enemark and Professor Paul van der Molen to attend, failed because each had other pressing matters elsewhere.

EXHIBITIONS

- Three Exhibitions featured:
 - Education Opportunities by UCLAS.
 - Modern Technology on Mapping by OmniStar.
 - Investment Opportunities at Mwalimu Julius Kambarage Nyerere International Airport, Dar es Salaam by Tanzania Airports Authority.

OPENING SESSION

- The Opening Speech of the Minister of Lands, Housing and Human Settlements Development, Hon. John Pombe Magufuli, was read by Professor Idris Kikula, Principal of UCLAS, who also opened the exhibitions on behalf of the Minister.
- The Minister outlined the evolution of Land Policy in Tanzania and highlighted problems in the land sector citing uncontrolled urbanization, limited financial resources for the land sector activities, etc.

OPENING SESSION contd.

- He urged the Conference to focus on:
 - The need to adopt radical departure from unfavourable existing land tenure systems.
 - The need to ensure equitable access to land especially by the poor.
 - The need for women and children to be part of land ownership.
 - Making land delivery commensurate with urban population to counter development of Informal Settlements.

OPENING SESSION contd.

- Simplifying procedures and lower costs of land registration and titling.
- Streamlining land and property rates to enable the poor and pensioners to enjoy ownership without undue harassment.
- Improving land market machinery.
- Encouraging Private Housing schemes in urban areas to supplement government initiatives.

STATEMENTS

- After the Opening Ceremony the first Plenary Session received statements from the following key institutions:
 - IST (Host).
 - KTH
 - FIG
 - CASLE (Africa Region)
 - UN-Habitat.
 - TIVEA (Host)
 - RICS
 - AfRES
 - CASLE (Europe Region)

A RESUME OF THE FIG STATEMENT

- The FIG Vice President said that both FIG and CASLE had long-standing cooperation in organizing joint conferences and exchange of information.
- He pledged further cooperation and invited CASLE and Conference participants to the next FIG Congress scheduled to take place in Munich Germany in October 2006.

PAPERS PRESENTED AND PLENARY SESSIONS

- There were 9 plenary sessions without parallel ones. 48 papers + three reports were presented.
- Plenary sessions 2-6 were for paper presentations with each session having a moderator from among the participants.
- In every session participants had the time to raise questions or make comments.
- Plenary Session 7 was for presentation of issues emerging from earlier dialogues.

ISSUES EMERGING FROM EARLIER DIALOGUES

- COMMISSION FOR AFRICA

The Conference was informed that:

- Africa is a poor continent needing new development vision that takes cognizance of the importance of land in eradicating poverty.
- There is need to institute a reliable & enforceable land tenure system, balanced sharing of resources, shelter and gender equity; protection of the environment & transparency in governance.

CASLE pledged to help in this through conferencing, networking and research.

ISSUES EMERGING FROM EARLIER DIALOGUES contd₂.

- WORLD FORUM – BARCELONA 2004

It was learnt that:

- Cities are national engines of economic growth and crucible for cultural fusion.
- The improvement of 100 million slum dwellers by 2020 can be realized through utilization of undeveloped and underdeveloped land resources.
- There is need to devise strategies that give protection to the most vulnerable members of society and institute system on early warning.

ISSUES EMERGING FROM EARLIER DIALOGUES contd₃.

- WORLD SUMMIT ON SUSTAINABLE
DEVELOPMENT

The Conference was informed that:

- UN-Habitat had been working on two of the 8 Millennium Development Goals (MDG) to improve lives of at least 100 million slum dwellers by 2020 through:
 - Promoting gender equality.
 - Ensuring environmental sustainability.

ISSUES EMERGING FROM EARLIER DIALOGUES contd₄.

- The following two events needed prompt intervention:
 - The urbanization of poverty.
 - Feminization of urban property.
- Conference participants were challenged to answer the question: What should be done in the land sector to achieve the MDG?

ISSUES EMERGING FROM EARLIER DIALOGUES contd₅.

- COMMON ISSUES FROM FIG GHANA AND CASLE TANZANIA
- The Conference was told that:
 - Surveyors were no longer to be regarded as technical people who were not involved in the solution of social & political issues.
 - Challenges ahead of surveyors revolve around networking the 3 Ps: Politics, People and Place.
 - There is a critical need for pro-poor activities, retraining & reorienting our strategies.

ISSUES EMERGING FROM EARLIER DIALOGUES contd₆.

- Common Issues, contd.
 - Surveyors should change to become enablers for local people, mediators between citizens, authorities & advisers to politicians and state institutions.
- The common issues were summed up as being:
 - Tenure, equity and titling.
 - Access, delivery and LIS.
 - Urbanization, informal and affordable.
 - HIV/AIDS and Poverty alleviation.
 - Capacity and Education.

GROUP WORK

- Plenary Session 8 was dedicated to group formation followed by group discussions while plenary session 9 was for presentation of group reports.
- The group reports formed the basis of Conference recommendations and resolutions.

RESOLUTIONS

- Ten Resolutions were made. They covered the following themes: Land delivery, Land rights & environment, Redefining the gamut of Land Management, Land records, Delivery of infrastructure, Alleviation of poverty, Informal settlements, HIV/AIDS, Promoting private investment, Capacity building & research.
- The resolutions constitute the agenda for CASLE, the professional institutions, and individuals working in the Land Management cum Administration sector.

SUMMARY OF THE RESOLUTIONS

1. African governments should be advised to embrace ICT in order to reduce cost, speed up land delivery, titling & registration process.
2. African Governments should be advised to give Informal Settlements formal recognition.
3. The whole gamut of land management should be redefined to ensure sustainable user satisfaction & equitable access to land by all, especially the poor.

4. African Governments should be advised to invest adequately in surveying and mapping as a strategy to inventory all land so as to develop a comprehensive LIS needed for Land Management and administration.
5. African Governments should be urged to scale up investment in both revenue mobilization and infrastructure delivery in urban areas.
6. Use of land as a collateral for loans should be encouraged. Minimize revocations of land rights, and pay full, fair and prompt compensation where revocation of land rights is inevitable.

7. As deficient urban land delivery & urban growth have been the cause of Informal Settlements, short, medium and long-term schemes and strategies should be conceived & implemented to mitigate informal settlement development cycle.
8. The land sector professionals and international community should device strategies of assisting victims of HIV/AIDS with shelter, food, education and orphanage centres.

9. The land sector professionals working with industry should promote private investment in housing & infrastructure to supplement government efforts in the provision of the same.
10. To build local capacity, CASLE, academic & national professional institutions should promote quality academic programmes & maintain standards of delivery, form research partnerships, encourage Continued Professional Development (CPD) and promote image of the land sector professions.

CLOSING SESSION

- The Regional Commissioner of Coast Region officiated the closing session on 17th March 2006 at 1800 hours.
- In her closing speech, the Regional Commissioner appreciated the efforts the Conference had made to recommend means that would improve the conditions of sustainable livelihood of majority of people, notably to:

CLOSING SESSION contd₂

- Ensure that land is properly planned, surveyed, serviced, and timely delivered to all at affordable cost so as to avoid mushrooming of informal settlements.
- Ensure that land is used to raise capital as a strategy to fight poverty.
- Encourage land sector organizations to participate in programmes that aim at containing the spread of HIV/AIDS pandemic which is causing untold miseries and poverty in human settlements.
- Deploy education, training and research as an indispensable tool to promote sustainable land management.

CONCLUSION

- The Local Organizing Committee is happy to report that the Conference was a great social and professional success.
- The Conference resolutions are a recipe for more academic cum professional work.
- Our guests said: the Conference was wonderful, enjoyable, highly successful; lots of high quality papers and presentations, the venue was great, the discussions stimulating and the hospitality overwhelming. A seasoned CASLE official said that this was the best CASLE event since 1984!

AVAILABILITY OF THE REPORT

- The full report will be available on the following websites:
 - CASLE: www.casle.org, Ministry of lands: www.ardhi.go.tz, and UCLAS: www.uclas.ac.tz.

THE END

THANK YOU
FOR YOUR ATTENTION