






**FIG, Commission 8 Seminar:
Peri - Urban Development
And the Role of Traditional Authorities and Land Professionals**

Accra, Ghana, 25 February 2010.
GHIS/CASLE/FIG Conference

<p>Opening Ceremony Traditional Dances</p> 	<p>Conveners: Dr. Diane Dumashie Chair Comm 8, Chair Africa Task Force Kwame Tenadu Snr, Commission 8.</p> <p>Contributors: Opening, keynote President Enemark entitled “Surveying: Supporting the Global Agenda and Serving Society”. Special keynote by traditional leader Awula Annor Adjaye “_The Art of the possible: Negotiating with Traditional Leaders – A Chief’s Perspective “ Wafula Nabutola Chair elect of FIG Commission8 Kwame Tenadu Ghana delegate to FIG Commission8. Bob Owen Infor Terra Ltd</p>
<p>Purpose of this event</p>	<ul style="list-style-type: none"> • To bring the Traditional Authority perspective into to realm of the land professionals • To identify a set of key issues that need to be addressed by land professionals
<p>Thematic Background</p>	<p>The general state of many developing countries is characterised by an unequal distribution of the land among inhabitants. Many poor inhabitants in these countries lack access to land or lack secure rights to the land they have settled on.</p> <p>Informal urban development may occur in various forms including squatting, where vacant state owned or private land is occupied illegally and used for illegal housing, that often do not comply with planning regulations such as zoning provisions.</p> <p>Focusing government policies and actions on informal settlements is essential because one of every three of the world’s cities residents live in inadequate housing with few or no basic services. MDG7 target 4 seeks to improve the lives of at least one hundred million slum dwellers by 2020. City authorities tend to view most people living in slums as doing so illegally. Because of this, cities do not plan for, or manage slums and the people in them are often overlooked and excluded. They receive none of the benefits of more affluent citizens such as access to municipal water, roads, sanitation and sewage. This attitude towards slum dwellers and management approaches which disregard them perpetuate the levels and scale of poverty which impacts the city as a whole (UN Habitat 2004).</p> <p>A key characteristic of informal settlements is that inhabitants have no access to basic services. The provision of new infrastructure in existing informal settlements is an opportunity for business enterprise and an approach to slum upgrading.</p> <p>The focus of exploration in this seminar is the proposal that if basic planning for corridors for infrastructure could be undertaken before high density building of shacks (informal development) that is negotiating with chief/ family held lands during the period of peri- urban development then any subsequent action could be more meaningful.</p>

	<p>This requires understanding traditional or family owned land that surrounds cities and eventually provide the supply of land to growing cities in sub Saharan Africa.</p>										
<p>Conference Context</p> <p>Surveyors working with Traditional Leaders: GHIS, President Ms Yvonne Sowah, second from Left</p> 	<p>The Commission 8 seminar is organised to run concurrently with GHIS and CASLE meetings. Each organisation has ensured that the overall theme of ‘Surveyors in Partnership with government and civic society’ runs through each of its deliberations.</p> <p>Dr Dumashie’s opening remarks: “Good morning President, Chiefs, ladies and gentleman and fellow surveyors and friends. It is my privilege as Chair of FIG Comm8 to bring FIG involvement in GHIS 2010 conference. By way of introduction, I would like to highlight how FIG fits into the programme today.</p> <p>As highlighted by President Osei-Asente, the theme is to “make ourselves as surveyors relevant to society”.</p> <p>Accordingly in line with the conference theme: “The Surveyor: Partnership in national development” is relevant to all surveyors’ disciplines particularly those in Ghana; Valuation, QS, Land surveying and Planning.</p> <p>The key focus of Commission 8 contribution will be ways to build the capacity of the surveying association and individual surveyors to act as agents of positive change and encourage the process of development and growth for the benefit of Africa and its people. Recent good examples of such approaches in traditional authorities can be found in Kenya and Ghana.</p> <p>Two key notes are to be given respectively from FIG President S. Enemark, and Awulae Annor Adjaye, A paramount Chief, in the plenary afternoon session. Further 4 papers will be delivered before drawing together what we have heard into a debate. This will be at an extremely fast pace requiring your (delegates) input and feedback.</p>										
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<p>Speakers Key Points</p> <p>Key actors in the FIG Commission 8 Seminar, from second Left to Right: Dr. Diane Dumashie President Stig Enemark, Then fifth person, traditional leader Awulae Annor Adjaye, Wafula Nabutola and Kwame Tenadu</p> 	<p>i. Welcome and Introduction to Day- Dr D Dumashie</p> <p>Key points: Objective of Comm 8 in Informal settlements, and meeting FIG 4 year term objective of the MDG's . Going forward FIG governing Council wish to engage with African member associations - this meeting is the first engagement. The day is structured to pick up the themes of People, Partnership, Politics, Places and Power.</p> <p>ii. <u>Presentation on the MDGs – Surveying and Land Governance: Supporting the Global Agenda and Serving Society</u>”, Professor Enemark FIG President.</p> <p>Key points: “All countries have to deal with the management of land. They have to deal with the four functions of land tenure, land value, land use, and land development in some way or another. A country’s capacity may be advanced and combine all the activities in one conceptual framework. More likely, however, capacity will involve very fragmented approaches. Placing this in the context of Peri urban areas presents challenges requiring the surveyor in all disciplines to fly high, but keep their feet on the ground”.</p> <p>iii. <u>Traditional leadership in Southwest Ghana Overview – Kwame Tenadu Snr</u></p> <p>Key points: PLACES Emphasise our focus on peri- urban and traditional leaders, providing an understanding of land adjacent to African cities: Who owns it, Key actors in land acquisition, Value and process of development (i.e. unplanned settlement).</p> <p>iv. <u>The art of the possible: Negotiating with Traditional Leaders – A Chief’s Perspective-</u> Chief of Western Nzema: Awulae Annor Adjaye</p> <p>Key point: PLACES and POWER Traditional held land in Ghana, noting that it is extremely diverse, understanding land governance in the traditional context, How land is occupied (sold?), opportunities for development control, opportunities to collaborate with built environment professionals</p> <p>v. <u>An East Africa Lens, Traditional leadership in Kenya: The land cycle – Outskirts/ rural to Peri urban to Informal settlements – Chair Elect Comm 8 Wafula Nabatola.</u></p> <p>Key points: PLACES How peri- urban development emerges then progresses towards urban high density living (slums), key Actors, the down sides with Landlords and the informal market, the up sides. What the Kenyan society would like to see.</p> <p>vi. <u>Technology and the profession: Reach (A high level) to Reality (African)- Bob Owen Infoterra Ltd.</u></p> <p>Key Points: PARTNERSHIP & PEOPLE. Latest developments and technical applications. How can surveyors help with reference to specific examples and the use of technology especially remote sensing and GPS. Considered the development of mapping services in Africa on the GMES</p>

model in Europe and examples from: Land parcel registration in Sierra Leone and the use of satellite imagery, Nigeria use of imagery in census work. Application of technology to Infrastructure corridors, such as use of remote sensing to define relationships between water, power and infrastructure

vii. Peri Urban development: What this could mean for the Surveyor– Chair Comm 8, Dr Dumashie

Key points: PARTNERSHIPS, Snapshot and tying all the above together, WG output s the basis, How far we got/ How to go about planning for infrastructure routes. Explain the idea of corridors (protected routes) for infrastructure to be put in place at a later stage

DISCUSSION

Arising from the delegates debate were open and frank comments which have been grouped into 4 key areas. Because more question were raised than solutions each key area is then divided broadly into responsibilities, addressing a salient question. These key issues will inform the FIG workshop (hosted by the FIG Africa Task Force November 2010). Comments concerning:

1) Chiefs

- **Roles: Who really owns the land?**
 - Chiefs are the overseer-owners of land, but also do need to consider Family owned lands, thus in places introducing two landowning roles.
 - It is important to gain written agreements with the chiefs and family heads otherwise on the death of the chief/ Head it is all forgotten or purposefully ignored.

- **Responsibility to Community: To what extent does a traditional chief need to be judicious?** Given experiences from the region:
 - Youthful unrest due to Chiefs not sharing economic development opportunities
 - Conflict within the village community because often the Chief is related to all in his village so any decision he makes could result in situations of conflict
 - As a last resort to economic and social poverty, people will rely on their rights to return to their villages, using this option as a safety net from destitution.

- **Suggestion: Capacity building**
 - Opportunity to undertake a campaign to increase Chief’s capacity to manage their land.

- **Dual traditional and Deed based systems: Are there too many differing aspects to effectively manage land associated with dual/ combined systems? Evidence that:**
 - Confusion in society with too many rules and norms.
 - Chiefs pick and choose the norm that best suits them.
 - During master planning activities with chiefs it has been found that chiefs do often selectively forget past agreements/ understandings if it is to their own benefit to do so.

2) Macro land acquisition

- Responsibility for development (planned or otherwise): **To what degree is consideration given to:**

	<ul style="list-style-type: none"> - Statutory planning cannot be effective without Chief consent. - The developer/surveyor cannot go onto land without the chief's final agreement and/ or consent. - Where responsibility lies? Is it to the developer or chief given that it is the latter that sells the land? <ul style="list-style-type: none"> • Responsibility to consider People: To what extent do chiefs <ul style="list-style-type: none"> - Go beyond their powers for the community good? Evidence in the West African region that Chiefs do dispose of land often without due consideration for people. The result is violence. - Provide alternative accommodation? During slum area upgrades Landlords claim that the tenants are squatters (rather than tenants). Consequently people lose their shack due to these new developments/ corridors • Suggestion: Peri urban areas could be indicated in an outline master plan covering land surrounding the city. This could prevent the current prevailing default option that chief/ family land is allowed for initially peri-but then and eventually slum developments. <p>3) Micro land acquisition (for Infrastructure corridors)</p> <ul style="list-style-type: none"> • Responsibility for relocation <ul style="list-style-type: none"> - Sustainable alternatives for people when relocated as a result of provision of corridors is key to avoid dissatisfaction (Nigeria). <p>4) Surveyors roles</p> <ul style="list-style-type: none"> • Assuming that development will occur, then the surveyor Role: <ul style="list-style-type: none"> - Recognises that Government will not always get it right. Although surveyors may not necessarily have all the answers they could assist with professional alternatives. <ul style="list-style-type: none"> - In conflict and disputes, surveyors can use ADR to achieve resolution so preventing resource wastage (time and money). • Facilitating Investments: Is the traditional system against investment? <ul style="list-style-type: none"> - Chiefs are often poor with no income, alternative investment sources and solutions will be needed. - Consider partnership - with surveyors investing time and community investing value of land. The increase in value of the improved and developed land would then be shared.
NEXT STEPS	<p>The delegates all agreed that:</p> <ul style="list-style-type: none"> • the seminar is a good start to a debate, but • with more time, much more could have been discussed <p>So,</p> <p>Next Steps agreed, that Commission 8 Chair will :</p> <ul style="list-style-type: none"> • Seek to facilitate a wider debate if funds could be identified. • Provide a short note of the debate /proceedings along with presentations (where available) on the FIG web site and made available to GHIS