



## Introduction to the Workshop

The African Task Force (ATF) held its third Land Professionals Workshop on 21st to 22nd October 2012 in Elmina, Ghana. The focus was on "Environmental Resilience: An agenda for Action."

This report is the African Task Force, detailed Workshop III proceedings and will be followed by the General Assembly Report (2013) to be submitted to the FIG Office March 2013.



The FIG global taskforce emerged in response to consideration by the general council and approved by General Assembly in Eilat, Israel, May 2009 to operate until the FIG Congress 2014. The terms of reference and supporting material can be viewed at [www.fig.net/africa](http://www.fig.net/africa).

The key purpose of the task force is to enable the surveying profession in Sub Saharan Africa to deal with social responsibility in terms of contributing to achieving the MDGs. In this regard, the role of the surveyors as change agents engaging with the politicians and civic society is important.

Africa faces considerable challenges in the near future, and development must be accelerated further. Accordingly the Task Force agenda has been given set themes within the framework of Professional Development and Ethics.

The task force in 2012 will look at the third theme, Environmental Resilience in Land and so to develop Land professional's capacity through a strategic foresight exercise. This aims to develop and promote an Agenda for Action for Land Professionals to advocate change in approaches to land and resource development in support of good land governance.

- This is predicated upon an overall Vision that by 2030 African land professionals will be leading, and be thought providers in advocating environmental resilience in land
- This will address the Strategic Question of where the future path of the land professional lies, What and How to go about preparing their next action steps over the next 20 years,
- Thus our Task is requires to understand and deliberate key messages in environmental mitigation steps to prevent degradation in Sub-Saharan Africa nations

The focus on Environmental resilience compliments FIG environmental themed efforts including, the recent FIG Regional Workshop held in Uruguay (Nov 2012) and at the next Working week in Nigeria, in 2013.

Structure of the document:

Section 1- Background to the Workshop

Section 2 – Monday 21<sup>st</sup> October 2012

Section 3 – Tuesday 22<sup>nd</sup> October 2012

Section 4 – Next Steps leading to an Action Agenda

## Section 1 – Background to the Workshop

In the face of ever increasing impacts as a result of human settlement, planning for the future of the places we inhabit has become increasingly challenging. The social, economic, environmental, and infrastructure systems that sustain us have become more complex and interdependent, and uncertainty about future changes remains high. A deeper understanding of sustainability has extended the planning horizon to 30 years and beyond, far longer than the terms of most politicians and the careers of today's planners and administrators.

As professionals we need to take the opportunity to take a leading role in advocating to stakeholders the need for key environmental mitigations steps to prevent land degradation.

The Environmental Agenda in the context of this workshop is concerned with three key challenges:

- **Resources:** These are absolutely finite and are required to sustain and feed mankind.
- **Climate:** With droughts and floods as a result of changes in the planet's climatic situation, this poses additional threats to man.
- **People:** there are inequities between different peoples and countries including issues of equal rights to land tenure, increasing incidence of land grab and other natural resources such as water and the increasing urbanisation of our settlement patterns.

The thrust of the workshop recognises that the pace of the Environmental agenda adds an urgency to our professional work, For clarity, environmental resilience here is defined as human impact that should not be greater than the environmental carrying capacity of the natural resource i.e. there is a critical level at which any given resource can no longer be replenished or maintained to a beneficial use.

Deliberations are undertaken against the background of economic and political realignment, technological innovation, increasingly complex regulation and growing social, ecological and cultural awareness being some of the major trends which are having a great effect on land use, construction, transaction, or management of land and the natural environment.

This shifting landscape raises major challenges for land professional members and their Associations across the world as the increase in environmental degradation can be seen in both rural and urban areas.

The workshop will use the strategic foresight approach to explore for Association Members, a realistic agenda for action and strategy that articulates messages to mitigate against environmental

degradation in land governance policy and land management actions.

Using the above as a basis for sharing knowledge the 2-day Workshop was designed by drawing from a Strategic Foresight approach, specifically Futures.

A futures approach offers a powerful means of exploring what might happen in the future and identifies strategic actions that might be taken today to prepare for prospective futures in our professional lives. Accordingly, the deliberations during:

- Day 1, the focus is on Futures, Trends, and Scenario planning. During the morning, having envisioned the major trends likely to be upcoming in the next 20 years the afternoon provided an opportunity to understand and develop scenarios relating to six environmental themes.
- Day 2, the focus concentrated on articulating the Environmental theme in order to deliberate key messages and identify an agenda for action for land professionals, these to be finalised for discussion at the next FIG working week in Abuja Nigeria 2013.

The workshop program is at appendix A.

It is anticipated that the workshop output will raise member awareness, in turn they will engage interest from society by examples drawing from our deliberations to develop and devise a set of environmental scenarios applicable to their own Nation state that communicates environmental resilience in land.

These proceedings provide the background information and a record of the discussants activities, debate and deliberations during the course of the running of the two-day workshop. It is also intended to be made available as a briefing document for the roundtable in 2012 where the final scenarios and Agenda for Action will be considered and discussed.

Dr D Dumashie acted as the designer and lead facilitator of the Workshop, and Professor S Enemark assisted by delivering key presentations. The deliberations of the participants during the workshop are explained below.



## Section 2- Monday 21st October

Opening, the ATF chairperson extended a warm welcome to delegates and greetings to the host, the Ghana Institute of Surveyors (GhIS) and special welcome to K Tenadu Chair elect Comm 8, K Fairlie, Chair the Young Surveyors Network, and Strategic Alliances, A Olawore Director AFRES and J Dadson Vice President CASLE.

The outline of the participatory two-day workshop was presented. Our task is to explore the future. This means scanning the horizon to see if the dynamics that have brought us where we are over the last 20 years will remain valid for the next 20 years.

GHIS President D K Kyere (FGHIS) responded with a welcome and echoed that the Advocacy Role of Land Professionals is very apt and timely as most governments in Africa, including Ghana, are trying to streamline the issues of land as part of the general shift in the development paradigm (summary speech Appendix B).

Our deliberations over the next two days are concentrated around a Futures approach. This approach offers a powerful means of exploring what might happen in the future and identifies strategic actions that might be taken today to prepare for prospective futures in our professional lives. It not only helps us to detect what is possible but, even more importantly to recognise what is desirable. It draws upon and adapts Strategic Foresight methodologies specifically the structure of the European IMCORE Project (TBA) and strategic thinking as documented by the RICS during its own 18 month-long Foresight exercise.

The two-day structure is very much a rapid futures appraisal approach, it is not intended to be a full-blown scenario development process as outlined in theoretical texts.

Our task is to rise to the environmental resilience challenge to address the strategic question:

***What path would you, as professionals, choose for the future for you and your profession over the next 20 years? And***

***How do you go about preparing and anticipating your actions?***

It should be appreciated that the main aims of the workshop are to provoke thought and stimulate debate along with the objectives to:

- promote a longer term proactive outlook among delegates;
- challenge some existing assumptions about the future development of land governance;
- encourage alternative ways of thinking about what lies ahead in a rigorous and systematic manner; and
- provide a platform for delegates to participate in thinking, talking, planning and acting creatively and differently

together.

## **FUTURES**

Within a Futures approach, it is necessary to understand what trends are, and the relative importance of each, which means scanning the horizon to understand the physical and social dynamics of change over the last 20 years and what development practises and actions will remain valid for the next 20 years. This is then followed by and uses scenario planning as a tool in order to inform what the agenda for action might be.

The first presentation considered Futures as a strategic thinking concept followed by a presentation on 'Land Governance: Looking to the future' (Appendix C). This set the scene for delegates to articulate their vision and create common understanding of the Global trends and as they apply to Africa nations.

## **First, TRENDS**

"We're experiencing a confluence of powerful trends. Huge extraordinary universal trends any of which could impact upon our present way of life are coming together. The scale is planetary, the scope is centuries, the stakes are civilization, and the speed, is headlong." (RICS 2011)

Trends matter, during the RICS foresight process 5 crucibles of change were identified. These describe the major forces where stresses and tensions will be greatest, but they also identify where opportunities for innovation and change will arise.

***Planetary stewardship in an age of resource scarcity*** is the RICS crucible of change that informs this workshop theme, it underpins the workshop definition of environmental resilience. The issues identified in this crucible of change include:

- Onset of climate change towards global warming – climate change however is likely to be non-linear so the convergence of various contributing factors or events can pose unexpected and largely unpredictable threats.
- Process of urbanization- which requires conventional planners to address their view of urbanisation to one closer to an organic settlement pattern. Connectivity they maintain is productivity, density is optimised, walkability and sociability is high and the use of materials are energy efficient.....informal settlements remain a sustainable solution of sorts.
- Energy deficit- loomed as a single greatest turbulence to come, together with the security of supplies.
- Food system- is in a crisis around the world.
- Water insecurity- looms as one of the greatest challenges of the 21st century and with increasing sectors of the world population facing water shortages.

Drawing from this thinking our focus on resilience relates to land, and natural resources, and climate change. So, the resource carrying capacity is described as 'the planetary limit' and translates

to our environmental resilient limit. Simply, sustainability is about staying above such limits

Led by three delegates who presented their own considered observations:

- Kayoed David Oluwamotemi (Nigeria)
- Leah Njugana (Kenya)
- Ronald Ssegendo (Uganda)

They addressed the global trends that might influence African nations in the next 20+ years by considering three questions (Full response Appendix D):

1. What environmental challenges will Surveyors face in their work?

- Urban renewal due to rapid urbanisation;
- Slum eradication due to unabated growth of slums;
- Infrastructure development;
- Needing to integrate development, i.e. roads linking each other.

2. What is the preferred future for the land profession?

- Surveyor is a management and modelling expert.
- Surveyors will need to do more data interpretation and data collection.
- Surveyors will achieve better working environments.
- Digitized maps with coordinates for properties, are common place.
- Harmonized curriculum for surveyors across borders whereby what is taught to a surveyor in one country is similar to that taught in another country.
- Surveyors have a greater say in formulation of government policies and laws. This will greatly help to shape where a country will be headed to as far as natural resources are concerned.

Striking messages heard from All may be summarised under the headings of the Global Environmental agenda challenges, heard in the opening presentation. Delegates articulated:

- **Resources:** Local water crisis Fast moving, and soon to be outdated technology, Depletion of arable land
- **Climate:** Global warming and rapid change of weather patterns (climate change) flooding
- **People:** rural migration; war with refugees; Rapid increase of human population, transformation of urban landscapes into slums because of the failure to keep to the UN MDGs targets.

Once the delegates shared their understanding of the trends, the deliberations moved onto the scenario planning and development process.

## Second, SCENARIOS

Scenarios are compelling pictures of alternative possible futures. They are not predictions or forecasts, but stories that help us to imagine different occurrences and outcomes. They enable us to portray complex, multi layered and multi dimensions systems, such as development in land and land use.

The remainder of the day concentrated upon going through a rapid appraisal of scenario planning this will enable thinking to address the strategic question posed at the beginning of the workshop. Consequently developing scenarios leads delegates to think and articulate:

What Vision, Policies and Actions could help Land Professionals;

- achieve their potential, and
- secure a strong message and role, in relation to their work ...

.... To lessen environmental degradation in all aspects of land and natural resources?

## HOW IT IS DONE

To work towards scenario planning, and underpinning the workshop deliberations is the overall ATF Vision and challenge that in environmental resilience:

**By 2030 Africa land professionals will provide global thought leadership and promote professional leadership qualities amongst its members and within their Associations**

Importantly, scenario thinking is a way to **approach** the future, it is not about predicting the future, but attempting to **describe what is possible**, so the process helps define the key decisions that need to be taken to ensure communities are well prepared for the future. Consequently in order to address our Task, and prepare to devise key messages, delegates are divided into groups in order to concentrate on a specific environmental themes, including:

- Climate Change (Group 1)
- Natural Resource Security; food, water (Group 2)
- Infrastructure; Power, Transport (Group 3)
- Urbanisation & Rural/ Urban migration (Group 4)
- Biodiversity; landscape/ nature protection (Group 5)
- Mining Resources (Group 6)

Essentially the workshop scenario planning process is designed as a step-by-step gaming structure, adapting the IMCORE process (www/), The delegates undertook the following steps:

### Stage 3 + 4

**Stage 1** What are the issues associated with Environmental degradation? This was considered in the Trends process, above

## Stage 6

**Stage 2** In Which category do the issues fit best into analysis? This was achieved using the PESTEL tool (Political/ Economic/ Social. Technical/ Environmental/ Legal)

**Stage 3 to 4** What to Plan for in Your Future? This is based upon the most significant issues and the most uncertain. In the case of this workshop the

- most significant issue to concentrate upon was the level of engagement of land professionals, and
- Most uncertain the degree to which the environmental theme (above) is degraded.

These two issues forms the axis of the scenarios (picture alongside). With the aim to devise exploratory scenarios (i.e. what can happen). The axes structure is vertical; land professionals either engaged OR unresponsive, and the horizontal axes; with environmental degradation OR protection.

**Stage 5 to 6** What could happen by considering a range of scenarios? The groups selected four scenarios within their respective themes. (picture alongside)

**Stage 7** Detailed scenario development? Referring back to the PESTLE analysis to describe the four leading scenarios in much more detail. This resulted in each theme having scenario cards.

**Stage 8 to 9** Scenario robustness? To test the robustness of the preferred scenario by identifying external factors that could influence the actions and mapping them against the degree of control the stakeholders have over them and their significance

## THE OUTCOMES

At the end of the day each group had a clear idea of their respective environmental theme, they created 4 different scenarios that are all plausible and take into account trends as identified today, and that will have an impact in the 20- 30 year future.

Remembering that scenarios are Not about predicting the future, but attempting to describe what is possible, this scenario planning game will help to define the key messages and ultimately decisions that need to be taken to ensure Communities are well prepared for the future. Accordingly to share and receive positive critique from all delegates, each group presented their respective theme that:

- Explains their four scenarios
- Identifies Key uncertainties, and
- Highlights Key influences that will occur in the land/ resource versus influences within the land profession

This is important as it forms the basis of strategic thinking that will contribute to the Agenda for Action that will follow in the next day.



### **Section 3 – Tuesday 22nd October**

Following the established tradition of the ATF workshop series, Day two opened with the announcement that the voting revealed that the African Elephant is representative of this workshop.

The day is structured to work toward deliberating and collecting information to compile an Agenda for Action. This required drawing upon different Ways of Thinking, finalising the scenario messages and addressing key messages to contribute and deliver An agenda for Action

In plenary, the delegates reflected upon, and made observations from the previous day's deliberations. The comments are overviewed in three broad categories below:

#### Trends

- Trends matter, weak signals count especially ways to help surveyors get into policy levels which is "a must - to influence".
- Trends prove how important land professionals are in society.

#### Use of Strategic Tools

- Four scenarios are very helpful as usually only have two. There are always possibilities of something coming up.
- PESTEL very helpful. Applies to all aspects of lives, and PESTEL analysis is critical to use and then weight it with risk, and has multitudinal applications, and PESTEL helps breakdown ideas.
- Scenario planning is to be empowered to go beyond just positives and negatives, and
- Scenario concept amazing and can accommodate complexity.

#### Professionals

- Need to project beyond the "happening now!" Go beyond and look forward to the future:
- Through scenario gaming benefit by being "put into [shoes] of grass roots" is very good.
- Advocacy is so important, as a professional need to contribute to society and government, not just sit and watch.
- Do not have to wait for it to happen, plan for it.
- Our direct and indirect actions have an impact on society; need to recognise this, so keep humility, show integrity and honesty.
- Planning is fundamentally important, need to be proactive rather than reactive.
- Appreciate the impact of land professional and we need to do our jobs well to facilitate growth.
- The surveyors role is to understand the opportunity to be a governance changer; otherwise we could be extinct in the future ...

Above all, delegates were enthused to encourage their member associations to take on-board this strategic planning tool and All supported one delegate's quote that the process enables All to:

***UNDERSTAND LIFE FROM OUR HISTORY,  
WE WANT TO LIVE INTO THE FUTURE.***

In the spirit of this sentiment the second day maintained the innovative thinking, the first presentation facilitated delegates strategic thinking:

Stig Enemark key-note presentation enthused the audience as he overviewed Capacity Building and Problem Solving (Appendix E) Pointing to the need for institutional development as a means for facing the challenges of the future. Evidenced by Sub-Sahara Africa national capacity is often less developed in its institutions to manage land rights, restrictions and responsibilities and the resulting dearth of the necessary human resources and skills being in place. A strategic framework for institutional development was presented and the role of surveying organisations was emphasized. Development, maintenance and enhancement of professional competence should be seen as a process facilitated through an efficient interaction between education, research and professional practice.

**FINALISING SCENARIOS**

In group work, delegates rigorously considered and identified the pictures most appropriate to defined the 'story' for the messages that had been developed in day one. This is important when articulating the key messages and will form a central part to the final output to be presented in May 2013.

In preparation, scenarios were finalised then scrutinised by the delegates for material to lead to key messages that may be incorporated in an agenda for action to enable surveyors to promote considered adaptive strategic steps. Recalling our task to

***understand key messages in environmental  
mitigation steps to prevent degradation in Sub-  
Saharan Africa nations***

The outcome provided 6 environmental themes, each with 4 possible and plausible scenarios and highlighting key messages (Appendix F). From each set of scenarios, a preferred foresight future is identified for Land professionals, for each theme:

- **Climate Change** represented by Milk and Honey: Collective responsibility, equity and togetherness with sustainable management
- **Natural Resource Security** represented by the Lion King; Capacity building and awareness creation with active involvement in the political governance structure
- **Infrastructure** represented by piloting a smooth landing; With safe and competent professionals who are fully engaged and appropriate infrastructure is developed
- **Urbanisation** represented by futuristic resource neutral sustainable city planning; engaged and involved in developing functional cities with policies to equitably reduce rural urban migration

- **Biodiversity** represented by the Peaceful dove; decision making balances urbanisation and landscape and nature protection
- **Mining Resources** represented by shared gold; Professionals are highly regarded evidenced by their objective, ethical and fair minded decision making

Now that the delegates have developed and understood the appropriate preferred story scenario they could move to strategic planning and address, in their respective thematic groups, material that will prepare for the Agenda for Action. This included recommendations on how to mitigate negative impacts of environmental degradation in your work:

1. Your Skills: to help Land professionals to be better prepared and understand the issues
2. Your Engagement: with whom, and on what stakeholder platforms, and
3. Member Association role?

On the plenary stage the presentations of each groups proposal were made, followed by a short plenary discussion led by Dr Jenny Whittle (South Africa), all positively critiqued issues presented by the respective groups material.

A range of key messages such as these identified in the scenario panning process will inevitably have cross cutting issues. This is welcomed, and will provide structure to the Agenda for action document.

In the final wrap-up session it was agreed that:

- For the workshop output: the range of scenarios developed is good. These enabled delegates to look forward to explore the way ahead;
- For individuals: the workshop provoked some thoughts and sparked imagination, and
- For member associations: most of all the workshop has started an earnest and continuing conversation about the future of the profession in an advocacy role, and especially the opportunity to be taken up by the member associations.

Noting that: Applied to land governance and land professionals:

“Everywhere we hear the clamour for sustainability. But everywhere Governments struggle to retain power, by delivering on promises of ever expanding economic growth.

- For the delegates both professionally and societally, they concurred that realistically

***“the challenge is to change our own values and our own mindsets to redefine our lifestyles, ambitions and attainments in a new ‘smart, green, cool’ way, not always measuring success – individually, corporately or collectively- in terms of financial achievement” (RICS 2011)***

#### **Section 4 - Next steps: An Agenda for Action**

At the conclusion of our workshop we needed to have a feeling of Where are we going to achieve an

**“Agenda for Action in the work of Land Professionals: to mitigate against environmental degradation in land governance policy and land management actions”**

Underpinning the workshop deliberations is the challenge for individual member associations to work toward our Environmental resilience Vision:

**By 2030 Africa land professionals will provide global thought leadership and promote professional leadership qualities amongst its members and within their Associations**

To do this requires capacity and resilience of sufficient number of Land professionals entering the profession who are mindful of the need for foresight in their own profession as well as society at large.

To achieve this, the workshop deliberations sought to understand,

- Our professional skills to address a range of environmental degradation issues
- And, supplement as required additional skills sets that will be needed, and
- Our Associations’ role to help Land professionals to act as agents of change, in general to support good land governance, and in particular to attain the MDGs.

Further, it is accepted that to reduce environmental impact as a result of human activities we need to change and adapt our practices. Adaptation to prevent environmental degradation consist of taking measures that aim to mitigate the negative effects of human land and natural resource development actions while taking advantage of the positive effectives.

Environmental adaptation is not just an issue for government; the Land Professional sector has an opportunity to contribute to the development and deployment of public adaptation solutions.

To achieve the workshop Vision requires delegates to encourage Member Associations to use the workshop output as a starting methodology for further development to devise a realistic strategy that articulates adaptation messages to mitigate against environmental degradation in land governance policy and land management actions.

Clearly in a rapid scenario appraisal such as this, detailed work on adaptation cannot be made but this workshop is the beginning. By providing exploratory and plausible story- scenarios will enable Member Associations to progress and adapt and apply this to their own specific nation contexts.

Addressing the originating strategic question, the next steps, drawing from this foresight exercise, is an Agenda for Action that outlines how land professionals are able to influence stakeholders of the need for key adaptations in land development and land use in order to mitigate potential degradation to land and natural resources in Sub-Saharan Africa nations.

It is hoped that this agenda will enable professionals to support and advocate practices contributing to the good land governance and potentially contribute to a Nation State Adaptation Strategy as these emerge in the upcoming years.

The 2012 ATF workshop has successfully outlined:

1. Key messages; A series of scenarios to demonstrate key messages based on environmental themes
2. Text material: to be used to compile an agenda for action
3. A "Futures, Scenario planning" document: for Member Associations to use as a template and initial scoping document to undertake their own development applicable to their own Nation states.

Finally

4. The finalised Futures document will be displayed in the ATF Resource book (2010- 13) and that encourages Member Associations to add their own experience as they go along.

In closing, it was agreed that the workshop objectives had been achieved and that the editing of the scenarios will be undertaken by Dr D Dumashie to ensure a consistent approach. Each of the 6 groups, during the period December 2012 to February 2013, will be responsible for review and refinement.

Further, a draft agenda for action will be prepared and incorporated into a Draft Futures document over the subsequent months prior to the ATF Roundtable to be held at the FIG Working Week in Abuja, May 2013, for presentation and discussion

It will be available on the web site for review in April 2013

#### **Task force Website**

The ATF FIG web site is located at:  
[www.fig.net](http://www.fig.net)

#### **Dr Diane Dumashie FRICS, CEDR**

Chair Africa Task Force

April 2009- 2014

#### **Appendices- A- F**

**Appendices:****Appendix A: Workshop Program**

<b>Sunday 21<sup>st</sup> October – Early Arrivals</b>	
19.00-21.30	Early registration, and Informal Welcome reception (not mandatory) & Introductions convened by YSN
<b>Monday 22<sup>nd</sup> October- Issues Identification and Scenario Development</b>	
08.30-08.45	Arrival and registration
8.45 - 9.00	<b>Welcome: ATF Chair Dr Diane Dumashie Chair ATF &amp; President Daniel Kyere, Ghana Institution of Surveyors (GhIS)</b>
9.00- 9.40	<b>Session 1- Introductions &amp; Strategy for the Workshop</b> <ul style="list-style-type: none"> <li>• Futures concept Dr D Dumashie</li> <li>• The Future of Governance Prof Stig Enemark</li> <li>• Environmental agenda: Dr D Dumashie</li> </ul>
9.40- 9.50	<i>Groups Finder</i>
9.50 – 11.00	<b>Session 2- Trends</b> <ul style="list-style-type: none"> <li>• Intro &amp; Personal Perspectives: Future Trends</li> <li>• GWm2.i Trends</li> <li>• GWm2.ii Identifying &amp; structuring the issues.</li> </ul>
11.00 11.15	<b>Thursday Market Place - Sharing Understanding</b> <b>With Coffee/tea</b>
11.15 11.45	<b>Session 3 Scenario Planning</b> <ul style="list-style-type: none"> <li>• Step 3 Plotting the issues</li> <li>• Step 4 What to plan for</li> <li>• Step 5 What could happen</li> </ul>
11.45 - 12.30	<b>Session 4 – Scenario Development</b> <ul style="list-style-type: none"> <li>• Step 6 Scenarios selection</li> </ul>
	<b>Lunch</b>
13.30 14.45	<b>Session 4 (continued) – Scenario Development</b> <ul style="list-style-type: none"> <li>• Step 7 Detailed Scenarios</li> <li>• Step 8 Robustness</li> </ul>

14.45	<b>Session 5</b> Review Your scenarios & prepare presentations
15.15	<i>With Coffee/ tea</i>
15.15 16.15	<b>Session 7</b> <i>Group presentations</i>
16.15 16.30	<b>Session 8</b> <b>Review &amp; Wrap up words &amp; Car Park and Vote:</b> <i>Chair D Dumashie</i>
18.00- 22.00	<b>Dinner- ALL</b>
<b>Tuesday 23<sup>rd</sup> October - Adaptation Strategy</b>	
9.00	<b>Water stairs feedback:</b> <i>Convenor Dr D Dumashie</i>
9.50	<b>Workshop day 2</b> <b>Introduction and setting the days theme:</b> <i>Dr Diane Dumashie, Chair ATF</i>
9.50 10.05	<b>Session 1: Different ways of thinking: Capacity Building &amp; Problem solving,</b> <i>Prof Stig Enemark</i>
10.05 10.30	<b>Session 2</b> <b>Future Direction: GWt 2.i Preparing pictorial scenarios;</b>
10.30 10.45	<i>Coffee/ tea</i>
10.45 12.00	<b>Session 2</b> <b>Future Direction (cont)</b> <ul style="list-style-type: none"> <li>• Present and Listen to Key Influencers</li> </ul>
12.00 12.45	<b>Lunch</b>
12.45 13.30	<b>Session 3</b> <b>Adaptation</b> <ul style="list-style-type: none"> <li>• Wgt 3.i Preparing the Environmental vision, and</li> <li>• Draft and prepare to deliver your agenda for action</li> </ul>
13.30 14.30	<b>Session 4: An agenda for action, key headings</b> <ul style="list-style-type: none"> <li>• Showcasing, Presentations by Groups</li> <li>• Plenary discussion; Scenario Deliverable;</li> </ul> <i>Do you agree? Dr Jenny Whittle</i>
14.30 14.45	<b>Final discussion on our results, car park &amp; Next steps</b>

14.45 14.50	<b><i>Closing and Thanks</i></b>  <i>Dr Diane Dumashie</i>
15.00- 21.00	<b>Participants Dinner, @ Kwame Tenadu Venue ALL</b>

## **Appendix B –Power Point presentation Slides:**

### **WELCOME ADDRESS FROM PRESIDENT D K Kyere (FGHIS**

#### **(Summarized)**

The theme for this workshop, Environmental Resilience in Sub-Saharan African, the Advocacy Role of Land Professionals is very apt and timely as most governments in Africa, including Ghana, are trying to streamline the issues of land as part of the general shift in the development paradigm. It goes without saying that these efforts by our governments and their allied agencies cannot work if land professionals are left out of the equation.

The planners of this workshop have projected that your deliberations will be undertaken against the background of economic and political realignment, technological innovation, increasing complex regulation and growing social, ecological and cultural awareness being some of the major trends which are having a great effect on land use, construction, transaction or management of land and natural environments. They also agreed that this shifting landscape raises major challenges for land professionals and their associations across the world as the increase in environmental degradation can be seen in both and rural areas.

I am glad to know that this workshop will help you to explore scenarios to deal with complex multi-layered and multi-dimensions regarding land development and land use. These primary techniques, which will be one of the methodologies to be employed at this workshop, should fire your imaginations to be better professionals in dealing with the very complex issues of land in our various countries.

We believe that at the end of your deliberations you will go back to play your roles as professional advocates to ensure that:

- You forge closer collaboration with all agencies and legal entities in the built environment to advocate for the needed reforms which will ensure the development of our countries without degrading the environment.
- You will take steps to mitigate the negative effects of human, land and natural resource development actions.
- You will have the capacity to keep exploring and provoking your thoughts on playing your advocacy roles as professionals in tandem with your professional bodies.

Surveyor D K Kyere (FGhIS) President Ghana Institute of Surveyors  
October 2012

## Appendix D – TRENDS from delegates

Addressing the questions, what would be the global context, what issues will face surveyors and what alternative and preferred futures might emerge? In the view of three delegates:

*i) K O David (Nigeria)*

In the next 18 years, i.e. by 2030, countries will face:

- rural migration;
- flooding, global warming;
- war with refugees;
- transformation of urban landscapes into slums because of the failure to keep to the UN target as set in the MDGs.

Surveyors will be faced by the following issues:

- Urban renewal due to rapid urbanisation;
- Slum eradication due to unabated growth of slums;
- Infrastructure development;
- Needing to integrate development, i.e. roads linking each other.

Preferred future to be seen in 25 years:

- There will be concern about the environment;
- There will be proactive steps in tackling environmental challenges;
- Flood problems will be tackled;
- Rural migration will be reduced;
- Proactive measures for refugees;
- Systematic and directional development programmes.

*i) Ronald ( ):*

Global context

- Climate changes and its effects, for example, flooding in many countries, landslides and global warming and the effects.

Issues for surveyors to face:

- Surveyors will need to redefine their relevance in regard to the under-spread information and the easy technology on offer;
- Refining land rights considering that about 70% of all land in many countries is outside cadastral coverage.

Preferred future:

- Surveyor is a management and modelling expert.
- Surveyors will need to do more data interpretation and data collection.

ii) Leah (Kenya) provided a PPT [Input]

Global context/ Trend

- Local water crisis Fast moving, and soon to be outdated technology
- Rapid increase of human population
- Depletion of arable land
- Global warming and rapid change of weather patterns (climate change)

What issues to face?

- First, the challenge of increased land demand will require him/her to come in as an arbitrator to help settle the discordance that is bound to emerge.
- The surveyors will also face the problem of zoning/re-zoning as more competing land users fight for limited space.
- Redevelopment of urban areas will also take place to accommodate more people.
- Stand alone houses or bungalows for example in the suburbs of cities will be redeveloped into storied offices as residential land user is "pushed" further away.
- The cost of real estate properties is also bound to rise.

In future, I would like to see

- a better working environment for the surveyor.
- Digitized maps for example with coordinates for properties to make work easier for the surveyor,
- a surveying profession with no boundaries where you can work anywhere with no discrimination or hurdles,
- harmonized curriculum for the surveyors across borders whereby what is taught to a surveyor in one country is similar to that taught in another country.
- Also a future where surveyors have a greater say in formulation of government

policies and laws. This will greatly help to shape where a country will be headed to as far as natural resources are concerned.