1. BACKGROUND TO THE WORKSHOP

The African Task Force (ATF) held its first Land Professionals Workshop on Peri - Urban Settlements: Tools & Techniques for Surveyors to facilitate Environmental and Social Resilience was held on 11- 12 November 2010 in Mombasa, Kenya.

This is the detailed workshop proceedings and supports the Final Report of the Sub Saharan African Task force workshop submitted to the FIG Office December 2010.

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 FIG Congress 2012. The terms of reference and supporting material can be viewed at www.fig.net.

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 is important.

Africa faces considerable challenges in the next couple of years, 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 2010 will look at as its first theme, developing capacity and relevant tools in the key area of:

> Peri-urban development – to develop tools to plan for access rights to infrastructure in peri- urban areas, and thereby also complimenting the current FIG efforts to increase access to secure tenure

Structure of the document:
Section 1-   Background to the Workshop
Section 2 – Thursday 11th November 2010
Section 3 – Friday 12th November 2010
Section 4 – Tool Development & Rationale

Section 1 – Background to the Workshop

As African nations struggle with Land Governance issues associated with achieving the Millennium Development Goals, over the two day workshop the objectives were to:

1. Define the critical issues in this area upon which to work;
2. Develop raw material for support tools to enable the core team to develop and disseminate for further discussion and to adopt at the FIG WW In Marrakech 2011;
3. Devise appropriate tools that will be helpful to member Associations to help their own members to ensure Environmental and social resilience.

These objectives were achieved and a theme for a tool was agreed to be worked upon over the subsequent months with a working document uploaded on the FIG web site.

Using the above as a basis for the compilation of knowledge and preparation of a strategy to take the process further, the 2-day Workshop was designed as follows

- **Day 1** the focus of this first day was on the 'What are the Issues' in peri urban settlements. This provided a clear foundation to work in groups for subsequent discussion. The afternoon provided an opportunity to prioritise the issues for tool development.
- **Day 2** the focus concentrates on 'how' to create the tools and to consider which issues would enable the ATF members to focus upon developing an appropriate tool for discussion at the next FIG working week in Marrakech May 2011.

The workshop program is at appendix A.

The proceedings provide the background information and a record of the discussants activities and 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 2011 where the final draft tool will be considered and discussed.

Dr D Dumashie acted as the lead designer and facilitator of the Workshop. Mr K Tenadu (Ghana) and Prof M Barry (South Africa) assisted as facilitators.

The deliberations of the participants during the workshop are explained below.

Section 2- Thursday 11th November

After the FIG Presidents welcome and respectively greetings from the ATF chairperson and ISK chairman, the outline of the participatory

two-day workshop was presented.

Noting that the focus of this first day was on the 'What are the Issues'. An overview of peri urban development was provided in setting the scene with three presentations (each available on the ATF web site):

- Professor Enemark provided the key Note, the MDG overview;
- Professor Saad Yahya provided a view of periurban Africa, definitions and categories;
- Emmanuel Offeiakrofi presented Land for Periurban Infrastructure in Customary Areas, a case study of Ghana.

To concentrate on the 'what issues, the morning is structured to enable first visionary and strategic scenario thinking by posing the question

'**It is 2030 and you are walking around a periurban/informal settlement area in Africa delighted with what you see - what do you see?**

This prompted participant thinking that clustered into themes surrounding infrastructure, social balance, plan led approach, and policy and law (see Appendix B: Step 1), in addition cross cutting issues arose, under the umbrella of tenure.
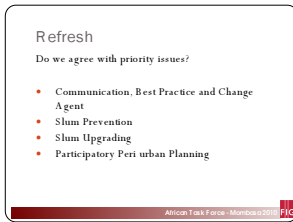

To encourage delegates to share their views on a range of issues and promote deeper thinking, with facilitators on hand delegates identified a wealth of experience, issues and discussion points that are listed in Appendix B: step 2. The overriding sentiment of the participant forward looking answers is the need to a) effect a change, and b) include a range of stakeholders and c) Politics is an escapable fact.

Clearly ideas and issues to approach and adopt change have to be capable of action and subsequent beneficial change. After the delegates reconsidered and agreed in their respective groups discussions ideas were refined to those that are do-able. Prior to an opening discussion, refresh presentations were delivered by:

- Professor Michael Barry who presented "Periurban Systems: The Challenges of Change for the Surveyor", he provided a useful list in which they could work.
- Paul Chege: case studies from Practical Action a highly successful Kenyan based NGO that concentrates upon poverty alleviation through various initiatives (www.practicalaction.org)

The participants clearly identified through their group discussion the issues and though the medium of a plenary session chaired by Professor M Barry (South Africa) the list was refined to provide four broad ideas that the group agreed could be concentrated upon as priority issues.

Because all of the issues are of potential importance the full list is provided at Appendix B. It was these four issues that would be considered in the second day of the workshop for further refinement to identify if they were capable of being translated into a tool and capable of being used by land professionals, and included:

- Communication, Best Practice and Agents of Change

- Slum Prevention

- Slum Upgrading

- Participatory Peri urban Planning

Section 3 - Friday 12th November HOW

Introducing the format of day two, the ATF chair, highlighted that the focus concentrates on 'How' to create the tools and to consider how to narrow the four issues down to one or two, which would enable the ATF members to then focus upon developing an appropriate sketch outline for a tool for discussion at the next FIG working week in Marrakech May 2011.

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As a start, and to facilitate delegates strategic thinking presentations were given by:

- Josiah Ommotto, Umande: NGO Experiences. This was an excellent presentation of the pragmatic and effective work Umande Trust is doing to provide sustainable sanitation solutions in informal settlements in Nairobi truly empowered the participants to think outside the box, and also reminding them of the benefit to the community.

Importantly time was also given to rehearse the definition of a 'tool' , how it can be of use and the practical application for the purpose of ATF. The detailed definition is to be posted on the ATF web site, and will be circulated at each ATF workshops.

Consideration by each group was given and debated in a rigorous and logical sequence to find ideas for action, the role of land professionals, bringing the stakeholders and key actors together and understanding the process, before then considering what tools and methodologies land professionals would need to enable them to make a difference.

At a plenary session chaired by K Tenadu Senior (Ghana) presentations of each group's proposal were made (Appendix C). These were vigorously debated, and discussed. By the close of the discussion participants came to the conclusion after a vote, that the single theme for a tool is a focus on:

– Slum Prevention: Infrastructure routes.   It was agreed that the agenda for action would involve working this sketch theme into a tool.

Section 4 - Tool Development: Rationale and Progress Made:

Land professionals can make a difference specifically in providing routes for water infrastructure by engaging with a range of stakeholders. So,

The tool that could make a difference is HOW to engage and build community strengths.

The concept is a Process orientated generic tool that draws upon a resource format and enables and indeed encourages Member Associations to add tot eh resource, their own experience as they go along.

The drafting of this toll has been undertaken by Dr DDumashie and professor S Enemark and reviewed and refined by the core team including Mr K Tenadu (Ghana) and Prof M Barry (South Africa), Mr C Kuwour (Kenya) and Makathier (Kenya). This team have proposed that to the ATF delegates that this tool is a desirable output from the ATF Mombassa workshop and will seek confirmation at the 2011 working week

The reasons why are explained next,

- Because preventing slums is a huge task and consequently the provision of an action orientated tool with limited resources has to be realised.
- Group 6 suggestion was that the achieved the greatest votes is a comprehensive list (Appendix D). Although detailed it sets a clear direction on a participatory approach. We are keen to maintain this.
- So the team considered the wider picture emerging from the workshop deliberations and noted that many of the groups were actually thinking along the same lines;
- Group 5- emphasise on partnerships and participation and Group 4 – Participatory and action in the processes.
- The scoring is very close between group 6 and 5, underlain by similarities in their respective thinking.

The drafting team also considered:

1)   What will the tool look like?

We concluded that because of the enormous amount of information available a combination of Participatory and Professional handbook would be helpful, providing this is further built upon by member associations

2) What will be the impact/ customer focus of this tool?

We concluded that Professionals acting as agents of change will be driven by the agenda of Poverty alleviation through Advocacy and Community liaison. This is also predicated upon ISK experience in this regard

3) We considered the administration / dissemination practicalities of the tool because many member associations do face resource limitations in the number of member surveyors in the country, and rarely any dedicated office staff.

We concluded that a handbook should be capable of additions provided incrementally by Members, particularly over the short term. In the first three years (i.e life of ATF), this can be administered by the Task Force.

Presented at the FIG Working Week May 2011 for discussion will be a tool titled:

" A source Book tool for professionals"

It is available on the web site for review

Task force Website

The ATF FIG web site is located at:
www.fig.net

Dr Diane Dumashie

Chair, Chair Africa Task Force

April 2011

Appendices:

Appendix A: Workshop Program

Wednesday 10th November – Early Arrivals	
20.00-21.30	Early registration, and Informal Welcome reception (not mandatory)
Thursday 11th November – WHAT (Issues)	
08.30-09.00	Arrival and registration
9.00- 9.15	**Welcome,** chair *Dr Diane Dumashie, ATF* *Prof Enemark, President FIG* *Collins Kuwour President ISK*
9.15- 9.30	**Introductions & Strategy for the Workshop** *Dr Diane Dumashie*
9.30-10.15	*Session 1- Setting the Scene:* Prof Enemark : The MDG overview Saad Yahya: PERIURBAN AFRICA; Definitions and Categories *Emmanuel Offeiakrofi: Land for Peri- urban infrastructure in customary areas: A Ghana case study*
10.15 10.30	**Session 2 - GD 1. – Vision**
10.30- 11.15	**Market place 1.** – Creating Understanding
	With Coffee/tea
11.15- 12.00	*Session 3- GD 2.- Finding ideas for action: What are the issues for action?*
12.00 12.30	*How doable are your good ideas?*
12.30	**Lunch**
13.30- 13.35	*Refresh & Guidance for working groups* *Dr Diane Dumashie*
13.35-14.05	*Session 4 – Introducing What this means for the Surveyor* Prof Michael Barry: Peri urban System; challenges of change for the surveyor Paul Chege: Practical action Case Studies
14.05- 14.45	*Session 5 GD 3- Policy to Practice* Refine, Refresh to go forward (what is needed)
14.45- 15.45	*Session 6- Plenary Review, Refine Issues and Exchange of Views; Flash group presentations & clarifications, M Barry*

15.45	*Coffee/ tea*
16.15- 16.30	Session 7 – GD 4 Planning our focus **Support 6 ideas**
16.30 17.00	*Session 8 – Plenary Discussion Prioritising 6 issues* *Prof Michael Barry & Dr Diane Dumashie*
17.00- 17.30	Session 9- Feedback & Agreement, summary of the day , Car Park issues and Close - *Dr Diane Dumashie*
19.00- 22.00	**Participants Dinner, Mombassa beach Hotel** *ALL*
Friday 12th November HOW (Tools)	
8.45- 9.00	**Workshop day 2 Introduction and setting the days theme** *Dr Diane Dumashie, Chair ATF*
9.00- 9.30	**Session 1 -Day One overview-** - Rapporteur - Josiah Ommotto, Umande: NGO Experiences *D Dumashie :* Do we agree with priority issues
9.30 - 9.45	*Session 2- Tool designing-* **Dr Diane Dumashie, Chair ATF** **What tools?** **What do tools look like?** - How are they structured? - Prioritising activities
9.45 - 10.30	**Session 3 -GD 5: Finding ideas for action:** - What is the role of land professionals - How to bring together the key actors - What is the process required
10.30	*Coffee/tea*
11.00- 11.45	**Session 4 -GD 6:** *Supporting tools for Professionals* What tools and methodologies do land professionals need**?**
11.45-13.00	**Session 5 – Plenary Showcasing tools,** Presentations by Groups
13.00	*Lunch- Market Place 2- Viewing*
14.15- 14.30	*Session 6 Plenary - bidding for tools* *Kwame Tenadu Senior & Dr Diane Dumashie*
14.30 15.00	**Session 7- Plenary: Agenda For Action;** Do you agree. *Dr Diane Dumashie*
15.00- 15.20	**Final discussion on our results & car park -** *Dr Diane Dumashie*
15.20- 15.30	**Observations -** *Discussant: Prof Stig Enemark*
15.55-16.00	*Next steps & Closing -* *Dr Diane Dumashie*
16.00	*Coffee/tea and Depart*

Appendix B – Record of Participant Deliberations on <u>VISION (Step 1)</u>

- INFRASTRUCTURE
    - Organised networks
    - Water reservoir // harvesting
    - Community facilities (schools / hospitals)
    - Reliability
    - Supply
    - Upgrading informal settlements
    - Community participation in decision-making
    - Financing
    - Household water

- SOCIAL BALANCE
    - Human rights
    - Dignity and purpose
    - Inclusivity with

        (a)   mainstream

        (b)   all sections of the community cohabitating

    - Planned / affordable
    - Community organised
    - Enterprising and security
    - Aspirations

        (a)   community

        (b)   neighbours

    - Individual involvement in phased upgrade

- PLAN LEAD
    - Mixed-use planning
    - Greening – open space, paths, trees, agro-forestry
    - Density – flats, high rise (x 5 people)
    - Slum upgrading
    - Urban to rural systems
    - All classes accommodated
    - Formal planning
    - Demarcated plots
    - Economic opportunities and livelihoods
    - Avoid concrete jungle
    - Removable resources

        (a)   solar power

        (b)   house building material

    - Authorities plan ahead
- POLICY / LAW
    - Land law enforcement
    - Controlled registration
    - Distinct demarcation of uses and rights

- CROSS-CUTTING / TENURE LEAD
    - Secure tenure

        (a)   protection from eviction

        (b)   pre-emption / ceiling controls on land sales

    - Land-titling / registration

- Finance
  - (a) affordability of mortgages
  - (b) high income subsidising low income
- Acquisition and compensation schemes

Record of Participant Deliberations in the MARKET PLACE (Step 2.)

WHAT TOOLS, METHODS, RESOURCES HAVE YOU FOUND TO HAVE HELPED?

- Public awareness campaigns / workshops
- Public awareness and education – pilots – professional sharing and helping their clients in maintaining standards
- Good policy formulation – planning and management (after good implementation of these policies) "Note good policies go hand in hand with good implementation. One cannot work without the other"
- Community participation – simple and less technical methods
- Marketplace sharing – land information management
- Human rights-based approaches and tools
- Appropriate technologies – management and professional empowerment capacity
- Participatory geographical information systems (PGIS)
- Community-based learning approaches – partnerships and participation
- Community participation – legal regime – science and technology – political leadership and mobilisation
- Community participation – GIS methods – provision of alternative organised accommodation
- Private / public partnerships – donor funding with proper accounting – co-operation of inhabitants of the settlement and their involvement
- Involvement of stakeholders
- Public participation
- Advocacy and campaign – change of attitude
- Public / private partnerships – bottom of approach, i.e. involve other people at an early stage
- CLTS, i.e. community led total sanitation
- Public / private partnerships – integrated multi-disciplinary and comprehensive master plans with stakeholder involvement
- Community involvement – literacy – good leadership
- A well planned and implemented public, private and donor partnership
- Planning – land registration – providing infrastructure – land policy – market development and reformation
- Systematic and holistic approaches
- Tools used in conjunction with resources – land policies - good laws giving guiding land management - people with integrity
- Public / private partnership – stakeholders form meetings involvement – government initiatives
- Involving targeted group – provision of funds – registration of ownership titles etc
- Inclusive accountability and ownership patterns
- Tools equals civic education – advocacy to parliament, executive bodies and fellow professionals – information and education communication materials – drafting paper instruments for implementation
- Development of community policy creates some order for all – uniform policies

WHAT ARE THE OPPORTUNITIES?

- Professional associations interconnecting (especially surveyors, urban planners, socio-economists and environmentalists
- Sustainable democracy – strong government presence driving gender for change – increased literacy level to help understanding
- Surveyors role in urban land management – team working amongst surveyors in Africa – policy-making by surveyors
- This is an opportunity to create a legal framework to create policy and standards to create the desired order
- High regard for land professionals which should enable us to keep our professional ethics
- Reforms – new constitution – new land policy – good urban governance
- Opportunities including surveyors to explore more on management rather than measurement – surveyors to manage measured plans
- The peace that prevails in the country – people-willingness to learn – willing donors and partners – developed countries ready support
- Improved living standards – employment opportunities – sustained environment – healthy population
- Acknowledgment of scarcity – awareness – global driver sustainability – the threat of endness – advancement in science and technology – increased media penetration
- Ensuring effective security for thriving communities – advocacy
- To remodel the areas with environmental friendly concepts – to reduce poverty, to enhance economic opportunities
- Public / private partnerships - environment regulation and policies
- Good governance – landed professional input
- Organised bodies for research and data collections can be contracted – university students are available for research and data collection
- Human resources, modern technology, community participation, availability of natural resources
- It is an opportunity to improve living standards of every individual
- Provision of communal facilities – reduction of crime – establishment of viable enterprises
- New constitutions
- Better livelihood, more participatory approach, hence success in implementation
- Planned and regularly developed, simplified provision of infrastructure
- Surveyors can help change the landscape by example - governments must change their way of doing things. The new constitution and the national land policy for Kenya gives us that opportunity
- Use of already existing associations (professional) – lessons from best practice and other development areas of land policy
- Existing structure and framework – the stakeholder defines to move forward in implementation
- Organised financial / human resources – have plans to follow to execute projects
- What information is needed to help us provide better guidance / help / advice to make better decisions
- Social networking among professionals – information sharing
- A well-executed national and spatial data infrastructure
- Needs assessment – common grounds
- How the target group feels and perceives the whole exercise
- The population numbers and growth projections – resources available – what the targets feel in their real world
- Data on population growth trends – projection on growth trends for the urban areas
- Land information systems – well-documented ownership of documentation - research as to what the residents need – what methods have worked in similar situations
- Land use data – population structure and their specific needs – overall city / urban vision
- Socioeconomic information in a database – GIS is backed up by proper mapping
- Comprehensive and informative database
- Existing legal regime
- Land information – spatial information – local state and federal laws
- Understanding precise population numbers by settlement and neighborhoods
- Land information and laws – training

- Historical beliefs – geospatial information – demographics – social economics
- Networking information – university or research-related research – popular publications of issues which are easy to read – practical experiences from African countries of the world – legal information
- Training
- More training – more understanding by professionals
- Population census of inhabitants in the area and improvement – tenure of land established, whether it is individual land squatted on
- Demographic / populations – historical causes of the settlement – the environmental impact – social needs
- Information – on management of social systems – on experiences in other social setups
- What do we wish to plan for and target? Why and to what extent?
- Population statistics – local government blueprints / plans – professional associations, capacities and competencies – available resources and financial personnel etc

WHAT DOES THIS MEAN? LIST KEY CONCEPTS, TERMS OR ACRONYMS WE NEED TO HAVE A COMMON UNDERSTANDING OF AND THE MEANINGS IF YOU WANT TO…

- Slums, ghettos and peri-urban settlements, governance, land rights, security of tenure
- Water and sanitation improvement (WASI)
- Classification of peri-urban areas
- Informality – formal land / informal buildings, informal land / informal buildings, untitled land / formal buildings
- Slums supporting middle and high class can be referred to as …
- Slum upgrading / clearance, community participation, land information systems (LIS), interactive participation, community-based organisation
- Slums versus informal settlements
- Land information from geographical information systems
- Slums and informal settlements
- Peri-urban areas / infrastructure / informal settlements
- What does this mean?: slums, infrastructure, land tenure, safe drinking water, green areas
- List MDG, informal settlements, sustainable development, green development, our world our move, limited resources, scarcity, efficiency, planning, LIS, GIS
- MDG's land reform
- Slum upgrading, infrastructure, donor funding, accountability, sustainability and stakeholder
- Informal settlements, illegal settlements and basic infrastructure
- Peri-urban, slums, squatter settlements, development land use planning policy, innovative ways of doing things
- Informal settlements improvement programmes (ISIP) and slum upgrading programmes (SUP)

WHAT RESEARCH OR GUIDANCE INSPIRES YOU AS YOU WORK ON / THINK ABOUT THIS TOPIC?

- The upgrading projects on unplanned areas
- The desire to see humanity take up its place in creation to manage and conquer the universe and live dignified lives
- Research into working methodology including microfinance, micro business, micro
- Others have gone through these problems and come out of them. There is hope for success
- The fact that if it's left unchecked right at the start it will be virtually impossible to ignore the people already settled

- Climate change and environmental degradation, gender issues on climate change, flooding
- Making cities to be generative and not parasitic
- The concept of MDG's as proposed by UN
- Case study of Ghana and concept of MDG's and the triangle issue
- Research on intricate land planning and management systems in traditional African societies
- Green cities in Africa, environmental health for African cities
- Layout plan of Khaya village in Northern Nigeria
- Improving life in peri-urban areas – property adjudication and conflict resolution in peri-urban areas
- The need to change and stop peri-urban areas assuming the problems of the urban areas
- Effective use of MDG's
- Climate change, environmentally based on mitigation / peri-urban planning
- Statistics from civil society groups working with slum settlements and social issues in peri-urban areas

WHAT NOTES – WHAT ARE THE SUCCESS STORIES YOU HAVE HEARD AND WHAT CAN WE LEARN FROM THEM?

- Development is not possible without the surveyors first supplying spatial dimensions – need to emphasise thorough training of surveyors
- Ghana custom land tenure – need for proper documentation
- Success stories equals some slum upgrading initiative that has transformed Kibera.This shows we can transform the informal settlements to well-co-ordinated urban settlements
- We are very optimistic people who require our surveyors to plan and input
- The Ghana water supply initiative by the chief – mobilisation helps
- Land can be borrowed but there is a need for clear documentation and consent to protect the environment and interests of the borrower otherwise it is wasted
- Building high rise developments for large groups – provision of water to communities, provision of recreational facilities, planting trees, roads, power and telecoms
- Land professionals must think outside the box – land borrowing
- Kiberia in Ghana – management of community land for infrastructure development using customary methods married to modern systems. This is a model that can be exported and adopted elsewhere
- Success stores equals Kenyan experience and slum upgrading in Kibera plus land borrowing? Good idea?
- The case of slum upgrading in various countries
- Success stores equals that surveyors have a role to play in management of peri-urban areas to ensure counterfeit of uses and pulling apart by actors is reduced
- That one can borrow land – that one can buy in advance product of cocoa trees – kingdoms are still strong in Uganda – that chiefs are powerful in Ghana [we learned that organised land tenure is beneficial to all at whatever level]
- Squat upgrading projects done in the 1970s and 80s within Kenya and Tanzania
- Seeing provision of water facility as a means to improve human health
- Surveyors have responsibility in a development agenda which we should not fail to accomplish
- Slum improvement in Brazil – surveyors flying high – staying on the ground?
- To make people feel that the project belongs to them, making them pay some percentage, i.e. public participation
- We have communities in Kibera who have formed associations that have gone to local authorities to provide the mandate to enforce certain zoning regulations, e.g. no building of flats
- Nairobi metropolitan plan – developing encompasses a plan

WHO NEEDS TO BE INVOLVED / INFLUENCED TO MOVE THIS FORWARD IN A

POSITIVE DIRECTION?

- Local governance – public sector – communities – professional pro bono
- Government agencies – the locals – the chief and leaders – traditional leader of kingdoms
- Institution of surveyors – policy makers – politicians – academics
- Government – private sector – surveyor
- Involvement – politician and surveyor should be party to the success story of our urban centres
- All stakeholders in a constructive form
- The government, professionals and the public
- The inhabitants of the peri-urban settlement
- Non-state actors – state actors, communities, youth, professionals
- The common man, the end user
- The community, professionals, the local authority
- Consultants and the inhabitants and government
- The residents
- Governance, capacity of institutions, planning, environmental input
- Non-professionals, policymakers and politicians, community and their local leaders, youth
- Residents need to understand an owner development – professionals need to guard and ensure the professionalism and standards – political goodwill and no interference from politicians
- The public, the politicians, the professionals
- Proper planning and provision of basic infrastructural needs like water, sanitation etc
- Government goodwill
- Decision-makers and governments, land professionals, the people, i.e. public
- All the stakeholders as this touches on the all round development – the dwellers/ inhabitants used to be at the centre
- Politicians, professionals, different groups of people, e.g. women and men
- Government, professionals, communities
- Politicians, opinion leaders of communities, land professionals
- Parliament, the judiciary
- The ordinary people, residents of the area, political leaders as policy makers and the professionals to give guidance
- Politicians, public, professionals
- We need to involve the settlers, the politicians, planners and appropriate donors, identify implementation strategy
- All stakeholders, the government, federal state and local, institution and members of the built environment, the communities, the judiciary
- It needs to be people led, e.g. slum dwellers, land professionals and politicians
- Policy makers, politicians and relevant professionals
- Need to be involved influencing the people, professionals and leaders
- Land administrators, land surveyors, politicians, community
- Everybody in organised form
- Civil society groups, community-based organisations
- All stakeholders equals parliament, local government, communities, civil societies, professional bodies
- Involve community so that they can own the initiatives
- Appoint a federal government through a land reform programme

WHAT ARE THE CHALLENGES?

- Lack of organised structures
- Lack of political goodwill
- Lack of capital
- Poor leadership

- Resources
- Lack of proper land information management
- Adequate land funds and resources – involving the community concerned – empowering the people
- People, people, people: political leadership and the professionals being able to understand each other and carry others along
- Implementation not involving the target group in the planning process
- Lack of goodwill, lack of resources
- Lack of co-ordination and integration of stakeholders
- Lack of political commitment
- Land ownership - government or traditional authority?
- High increase in population poor governance
- Getting free land to plan and demarcate – resistance to resettle sitting residents to give way for new development
- Major challenge is the enforcement of land laws for development purposes
- Getting community support and ownership and responsibility – letting the community benefit as a whole - individuals pocketing all the proceeds corruption – politicians who want to use the situation or projects to popularise themselves and undermine their opponents
- Enforcement of rules – conformity to regulations
- Conflicting roles of country specifics of land professionals – lack of political will
- Resources, cultures, laws, vision
- Low literacy level, low funding levels, lack of working systems
- Political MPs, parliamentarians do not always see issues from professional viewpoint – institutional weaknesses, i.e. local governments lack teeth to implement good practice
- Globalisation and international pressures for land and resources
- High population, high poverty levels, lack of political will
- Planning already existing settlements and community resistance of new development
- Government ignorance and illiteracy focussed politicians
- Political commitment to implementation – capacity building for land professionals to relate training to MDG's
- Uncontrolled development and lack of proactive planning – urban poverty
- Challenge - lack of goodwill from politicians, devolution which is not co-ordinated well – weak laws made by legislative
- Settling the existing inhabitants somewhere while the settlement is being reorganised and properly planned
- Poverty, poor management, poor policy implementations
- Lack of political will – people don't know different ways of doing things – lack of capacity building at social levels – lack of involvement of women groups in development planning
- Mitigating climate change
- Lack of legislation, lack of enforcement of legislation, lack of institutional framework, with integrity and commitment to projects
- Greed, funding corruption, communication barriers, customs, laws, education and understanding
- Challenges include corruption, poverty, disease, laziness, lack of education, resources always limited, people's attitude (changing), rapid change in technology
- Lack of research
- Improper management of assets and funds – policies made do not favour the poor
- Corruption, political, bureaucracy, information
- Poor infrastructure, high population growth in Africa
- Uniformity in tenure, true professionalism of operators, poor political agenda, greed
- Acceptance to change is resisted, resource availability, fear of being displaced, lack of political will
- Top/bottom approach ideas communicated, the poor / slum dwellers issues are not need driven
- Two challenges

   (a)   government acceptance,

(b)   professional capacity

WHAT ARE THE POSITIVE TRENDS AND CHANGES THAT WE WOULD ENCOURAGE

- Holistic handling of peri-urban problems through partnership approaches
- Positive trends and changes we would encourage. Clear accommodation to accommodate all, put in roads, streetlighting, water, green environment, trees, etc
- The Ghana case where the community is made to own the work and water project and are involved in the maintenance
- The need to change
- Education of the slum dwellers, sensitisation of the beneficiaries – inclusivity of stakeholders
- Sustainability – appropriate channel of communications to the poor about the challenges in their environment then explain what we are doing about it
- To form co-operatives or organised groups that will assist in developing decent and affordable houses, e.g. Jamii Bora in Nairobi, Kenya
- Awareness of the public and community and of the need to keep standards – innovative ways of living together and providing cheap services, rainwater harvesting and garbage recycling
- Public private partnerships
- Curbing the spread of disorganised settlements starting early to create order in filling of the space
- To encourage the establishment of land use and allocating committees by all tiers of government
- Revisiting traditional land planning and management systems
- Formal law on land taking into consideration customary trends – appreciating interlinkages when generating land laws
- Making sure that key decision-making institutions are headed by relevant professionals
- More green urban and peri-urban areas – surveyors take charge in MDG implementation
- Traditional perceptions of land use – use of land for income generation not just as a pastime
- Public/private partnership – policies that will promote good governance
- Planned development – documented property ownership
- Community participation, community ownership, public and private participation
- Civic education to convert syllabuses into citizens
- Effective capacity building via workshops
- Stakeholder participation – public/private partnerships – professionalism
- Green technology, smart choices, resource planning, efficient consumption
- More workshops
- Community-based planning
- Public/private partnership – people and development-based policies – commitment to achieving these policies

OTHER IDEAS

- Capacity building
- Inclusive planning and stakeholders participation
- Would we have a uniform land policy in any one nation?
- How do we enforce landlords and populations?
- More frequent meetings when in African member countries – social networking among member professionals
- Create a legitimate interface between what is formal and informal
- Multi-disciplinary approaches – awareness on why to improve

- Public/private partnerships – for active government intervention in enacting national land policy – mapping of all land in a country and compulsory registration of layout plans – government sponsored layout plans for customary land
- Awareness and capacity building
- The need for people research in a localised manner
- Involvement is key
- Capacity building professional partnerships
- Include the grassroots organisations in the process – professionalism – municipal and urban managers
- Capacity building through different levels of societal organisation and the individual
- Using the church to disseminate information
- Learning from our traditions and seeing what we can work with in the modern world – community participation, sharing ideas and success stories

Appendix C – AFRICA TASK FORCE MOMBASSA 2010 GROUP OUTCOMES

Group 6 – Slum Prevention

The tool will:

1. Process lists and options.

2. Suite of concept notes on how to do.

They identify:

Causes:	**Rules:**	**Actors'**
Infrastructure Interests	Policy engagement	
Information/knowledge Alignment	Land use planning	
Land prices Understanding	Awareness	Common
Labour/location	Partnership	
Poverty	Ethics and standards	
Enforcement of regulation		

Process:	**Engagement:**
Working documents	Workshops
Engagement	Meetings
Implementation	Seminar
Monitoring	Lobbying

Identifying tools and methodology:

- Document
- Cost benefit analysis
- Policy briefs
- Case studies
- Concept note

Implementation:

- CPE
- Code of ethics
- Newsletters
- Checklist
- Report centre

- Community forums
- Social responsibility
- Curriculum
- Representation

Group 5

Their tool:

(i)   how to do list;

(ii)   a resource centre;

(iii)   emphasis on partnerships;

(iv)   participatory peri-urban planning.

Group 4

Their tool is participatory peri-urban planning. The tool:

(i)   a suite for each method/action;

(ii)   how to do;

    (iii)   emphasise action in the process.

    (iv)   Communication of good practice.

Group 3

Their tool:

(i)   survey clinics;

(ii)   leaflet to communicate surveyors can be change agents;

(iii)   pro bono work by surveyors.

Group 2

They want to emphasise communication. Their tool:

(i)   web-based portal with database, a platform to share and disseminate best practice and information;

(ii)   long term they would like to see:

    (a)   accreditation across the continent; and

    (b)   reciprocity of ideas.

Scoring Results

Group 2	:	10 votes
Group 3	:	8 votes
Group 4	:	11 votes
Group 5	:	15 votes
Group 6	:	18 votes