

CURRICULUM VITAE FOR GEOFFREY PAYNE

1. **Family name:** PAYNE **First name:** Geoffrey **Middle name:** Kenneth
2. **Date of birth:** 22/01/1942
3. **Place of birth:** Weston-Super-Mare, Somerset, UK
4. **Nationality:** British
5. **Education:**

Institution [Date from - Date to]	Degree(s) or Diploma(s) obtained:
University of London, 1972-1973	MSc Architecture and Built Environment
Nottingham University, 1963-1968	Diploma in Architecture and Civic Design

6. **Language skills:** Indicate competence on a scale of 1 to 5 (1 - excellent; 5 - basic)

Language	Reading	Speaking	Writing
English	1	1	1

7. **Membership of professional bodies:** Member of the Royal Institute of British Architects 1976-99; Fellow of the Royal Asiatic Society since 1972; Fellow of the Royal Society of Arts, since 2000; chartered member of the Royal Town Planning Institute since 1981 and currently a member of the International Committee.

8. **Other skills:** Glider pilot.

9. **Present position:** Owner, Geoffrey Payne and Associates

10. **Years within the firm:** 30

11. **Key qualifications:** Dip.Arch., MSc, MRTPI, FRSA.

12. **Focus of professional activities:**

- I have more than five decades of international experience in urban development, housing policy, land management, land tenure/property rights and project design issues in rapidly urbanising countries. Work has included urban housing sector reviews, assessments of regulatory frameworks for urban planning, preparation of policy options and project design in many countries. A central theme of my work involves building local capacity to stimulate local social and economic development and reduce urban poverty.
- In addition to post-graduate education, consultancy, training and research projects have been undertaken for the Cities Alliance, European Union, UK Foreign, Commonwealth and Development Office, UN-Habitat, UNDP, Inter-American Development Bank, World Bank, SIDA, Government of Norway and other agencies.
- Recent and current assignments focus on land management, urban resilience, reviews of land tenure and property rights, regulatory frameworks for affordable shelter; public-private partnerships in land for housing; innovative approaches to the provision of secure tenure for the urban poor; and the political economy of land administration. I have published widely on all these issues and contributed to numerous conferences and professional training programmes throughout the world.
- Author (2022) 'Somewhere to Live: Rising to the global urban land and housing challenge' <https://practicalactionpublishing.com/book/2601/somewhere-to-live> and many other publications (see separate list or visit www.gpa.org.uk).

13. Professional experience

Date from - Date to	Location	Client	Position	Description
2025	Namibia	Development Workshop Namibia for KfW Bank	Consultant	Appointed to undertake a mid-term review of the Namibia Poverty-Oriented Development of Infrastructure in Urban Areas programme. The main focus of the review is to assess progress in the planning and implementation of a national sites and services programme. The review includes a desk review, a field visit and a report by 31 April 2025.
2025	UK	Civic Voice	Member of Expert Panel	Invited to join the Expert Panel of the national Civic Voice organisation to review housing and urban planning policies and practices in the United Kingdom.
2024-2025	UK/India	World Bank	consultant	Commissioned to contribute as a land expert on the development of Amaravati, the new state capital for Andhra Pradesh in India. This involves reviewing proposals for land and housing development, participating in missions and online meetings.
2023	UK/Bhutan	World Bank	Consultant	Commissioned to undertake a review of existing Development Control Regulations and the international literature on design codes and their possible application for the development of the national capital, Thimphu.
2022	UK/Uzbekistan	World Bank	Consultant	Commissioned to contribute to proposed urban land management reform during an initial mission. Contributed examples from other countries adopting a similar approach.
2022	UK	Practical Action Publishing	Author	Published my book 'Somewhere to Live: Rising to the global urban land and housing challenge'. The book reviews housing within the context of inequality and the climate crisis. Available at: https://practicalactionpublishing.com/book/2601/somewhere-to-live
2018-2021	UK and Kenya	UN-Habitat	Consultant	Commissioned to prepare a report 'The Role of Land in Achieving Adequate and Affordable Housing'. Published in September 2021 and available at: https://unhabitat.org/sites/default/files/2021/09/the_role_of_land_in_adequate_housing_final.pdf
2020	UK	Dep't of Land Economy, Cambridge University, UK	Consultant	Commissioned to prepare an Expert Paper on the theme: Natural and Built Environment in ASEAN countries, for the ASEAN Development Outlook (ADO).
2019	UK and Kenya	UN-Habitat	Consultant	Commissioned to prepare a report on Land Based Finance for Affordable Housing. The report involves a review of the international literature and development of options for implementation.

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2018	Vietnam and Thailand	Royal Institute of British Architects Enterprises	Adviser	Appointed to assess proposed UK interventions on addressing climate change and urban transportation in Ho Chi Minh City, Vietnam and Bangkok Thailand as part of the UK Future Cities programme, strategic development phase. The assignment involved preparing for, and undertaking missions to each city and contributing to workshops for selected officials in the UK.
2018	India	World Bank	Consultant	Invited to assess the proposed land pooling policy instrument being undertaken to develop land for the new capital city for Andhra Pradesh and to prepare a report.
2017-18	Mongolia	DAI Consultants for Millennium Challenge Corporation	Urban planning and land management adviser	Invited by Dai Consultants (Europe) to contribute as the urban planning and land policy expert on the 'Urban Land and Service Area Growth Planning Due Diligence Services in Mongolia' project. The project focuses on the capital city Ulaanbaatar. It started in October and is scheduled to last for at least three years. Two missions were undertaken in 2017.
2017-18	Ethiopia	World Bank	Consultant	Invited by ICF International Consultants to undertake the urban land lead on a study of urban land supply and affordable housing. The project focuses on case studies in three cities, Addis Ababa, Adama and Mekelle.
2016-7	Vietnam	World Bank	Consultant	Commissioned to be the international land use and master planning expert on a study of urban risk and resilience in seven interconnected secondary Mekong Delta Region cities.
2016	Cuba	UN-Habitat	Keynote speaker	Invited to present a paper on 'Managing the change from supply to demand driven land and housing provision' at the MACDES congress in Havana, November.
2016	Quito, Ecuador	UN-Habitat and N-AERUS	Moderator, speaker	Invited by UN-Habitat to moderate the Special Session on Housing at the Habitat III conference in Quito and also invited by the Network-Association of European Researchers on Urbanisation in the South (N-AERUS) to present a paper on 'Options for intervention: Increasing tenure security for community development and urban transformation'.
2016	Indonesia	World Bank	Consultant	Commissioned to assess the land tenure implications of a house improvement programme for possible Bank funding.
2015	Vanuatu	World Bank	Consultant	Commissioned to prepare a draft National Housing Policy for Vanuatu following a World Bank mission in June, 2015 to assess housing needs and policy options following the Tropical Cyclone Pam in March. The draft policy will be submitted to the Government of Vanuatu in July as a basis for extensive consultations between central and provincial government, customary landowners, real estate developers and house builders and representatives of civil society organisations and local residents. A further mission is envisaged for later in 2015.
2015	Vietnam	World Bank	Consultant	Commissioned to contribute as urban land specialist on the World Bank funded mission on 'Affordable Housing in Vietnam: A Way Forward' The assignment involved identifying policy options for increasing the supply of affordable and secure land for the urban areas of Vietnam, especially those on low incomes.

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2015	UK	DAI/DFID	Consultant	Commissioned by DAI Management Consultants to prepare a Rapid Evidence Assessment (REA) report on 'Legitimate land tenure rights: Fostering compliance and development impacts' for the UK Department for International Development (DFID). The report was commissioned by DFID as part of the broad topic ' <i>land tenure security and responsible business across the world</i> '.
2015	Uganda	UNDP	Consultant	Commissioned to facilitate a retreat for senior government officials to address issues of housing standards and delivery processes. Prepared a paper on international case studies and reviewed the draft National Housing Policy and draft housing standards as well as leading discussions.
2014-5	Indonesia	World Bank	Lead land consultant	Advising on urban land policy to facilitate the provision of affordable housing in Indonesia as preparation for the development of a national housing policy. Responsibilities include reviewing the institutional setting, laws and regulations on land administration and management and urban land policy and identifying policies and programmes from international experience that may be applicable locally.
2014-5	Vanuatu	World Bank	Land consultant	Advising on options to address housing and settlement policy in Vanuatu. Responsibilities include reviewing the institutional setting, laws and regulations on land administration and management and urban land policy and identifying policies and programmes from international experience that may be applicable locally.
2014	Havana, Cuba	Instituto Superior Politecnico Jose Antonio Echeveria	Keynote speaker	Invited to present a keynote paper at the international MACDES conference on the subject of 'Building on what works: Providing adequate and affordable housing for the urban poor' to be presented in November.
2014	Munich, Germany	Global Land Tool Network, UN-Habitat	Presenter at workshop	Commissioned to present a paper on land use planning and its potential impact in improving tenure security for the urban poor internationally. Also chaired a working session as part of discussions to prepare a manual for policy makers and practitioners.
2013-14	UK-USA	USAID	Consultant	Commissioned by Cloudburst Consultants, Washington DC, on behalf of USAID to prepare an Issue Brief on 'Land Tenure in Urban Environments'. The review has been published and was presented at a seminar on 'Making Cities Work' at USAID in Washington DC in April, 2014.
2014	Medellin, Colombia	Building and Social Housing Foundation	Trustee	Invited to represent BSHF at the World Urban Forum WUF7 in Medellin and announce the winners of the World Habitat Awards during the closing ceremony. Also contributed closing comments at a BSHF Networking session on 'Scaling up innovative approaches to housing'.
2014	Shanghai, China	World Bank	Consultant	Member of the World Bank mission on 'affordable housing in Changning, Shanghai, during which I presented the findings of the Bank team on the study undertaken during 2012-4.
2013-14	Ulaanbaatar Mongolia	World Bank	Consultant	Invited by the Bank to contribute as Urban Development and Land Use Expert to the Ulaanbaatar Land Administration and Land Markets Study in Ulaanbaatar.

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2013	Germany	University of Koln.	Participant	Invited to attend and contribute to the final colloquium of the priority program "Megacities", held on April 14.-16., 2013 in Bonn. The colloquium was the culmination of a ten year research programme linking academic institutions in Bangladesh, China and Germany.
2013	UK	UK Government	Participant	Invited by the UK Government Chief Scientific Officer, Sir John Beddington, to participate in a workshop on 'The Future of Cities' in February as the first stage of a new 'Foresight' project by the UK Government Office of Science. The project is expected to last for 18 months and explore issues to be addressed over the next three decades.
2013	Bangladesh/UK	HTSPE	Reviewer	Commissioned to review Scoping Report on draft DFID urban programme in Bangladesh.
2012-3	India	World Bank	International adviser	Member of Bank mission to prepare Umbrella Non-Lending Technical Assistance (NLTA) Proposal on land management and governance in India to identify options for future funding.
2012-3	India	World Bank	International adviser	Appointed land tenure expert on the Informal Settlements Improvement Project. Responsibilities include advising on the design of the proposed project.
2012-3	UK and India	DFID India	Consultant	Commissioned to prepare a report for DFID and the Government of India on 'Institutional, Regulatory and Legislative Framework for Urban Planning: Lessons from International Experience' for a conference on inclusive planning.
2012-13	China	World Bank	International adviser	Affordable Housing Technical Assistance – Changning District, Shanghai, China. The project involves surveys of housing needs and the preparation of options for achieving supply targets drawing on international experience.
2012	UK and Geneva	United Nations	Consultant	Commissioned by the UN Special Rapporteur on the Right to Adequate Housing to prepare a report on 'Security of Tenure: Types, Policies, Practices and Challenges'. The report was prepared with GPA Associate Alain Durand-Lasserve and will be published as an official United Nations report in February 2013.
2012	East Asia and Pacific	World Bank	Consultant	Preparation of a desk review of the literature on innovative approaches to the provision of affordable and adequate housing in the urban and peri-urban areas of twenty two countries in East Asia and the Pacific.
2011-12	Solomon Islands	World Bank	International Adviser	Appointed to contribute to the joint World Bank/UN-HABITAT mission on Urban Public Land Governance, focusing on the capital, Honiara.
2011-12	Albania	Mott McDonald for Cities Alliance	Consultant	Contributing to the preparation of a City Development Strategy for the capital, Tirana.
2011	Ethiopia	GIZ	Consultant and team leader	Commissioned to undertake an review of a draft land policy paper prepared by a Task Team appointed by H.E. the Minister of Urban Development and Construction and related documents and to offer recommendations based on international good practice.

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2011	Geneva	IFRC	Facilitator	Invited by IFRC, Geneva, to facilitate an Expert Group meeting on the regulatory barriers to meeting post-disaster shelter needs.
2011	Albania	Mott McDonald for Cities Alliance	Consultant	Contributing to the preparation of a City Development Strategy for the capital, Tirana.
2011	UK	Commonwealth Secretariat	Consultant	Commissioned to prepare a report for Commonwealth Environment Ministers on land tenure issues and options in urban areas, to be presented for discussion in Nairobi, April, 2011.
2010-11	Rwanda	DFID	Reviewer	Working with Alain Durand-Lasserve on a sub-contract with Practical Action to review Phase 2 of the DFID funded Land Tenure Regularisation Programme currently being implemented throughout the country.
2010-11	Cambodia	World Bank	Technical Expert	Appointed technical expert on a World Bank Inspection Panel assessment into the design and implementation of the multi-donor Land Management and Administration Programme. The report was presented at a meeting of the Board of Directors of the World Bank in March, 2011.
2010	UK	Not applicable	Facilitator	On behalf of the Development from Disasters Network, drafted and facilitated a joint submission by the presidents of the UK Institution of Engineers (ICE), Royal Institute of British Architects (RIBA), Royal Institution of Chartered Surveyors (RICS) and the Royal Town Planning Institute (RTPI) to the review being chaired by Lord Ashdown of DFID's Humanitarian Emergency Response Review.
2010	India	WSP for DFID India	Consultant	Invited by WSP Group to prepare a policy paper on urban planning and housing for DFID India following a request from the Government of India.
2010	UK	World Bank Institute	Consultant	Commissioned to prepare a Learning Note on land markets and regulation to be circulated to policy makers and administrators in countries where the Bank is operating.
2010	India	World Bank Institute	Presenter	Invited by the World Bank Institute to contribute to a housing and urban development policy workshop hosted by the Government of India.
2010	USA	World Bank	Presenter	Invited to make a presentation at the annual land policy workshop in Washington DC.
2009-2010	India	WSP Group/DFID	Land policy and housing adviser	Contributed to the implementation phase of the DFID funded technical assistance programme for municipal strengthening of urban land and housing policy in Bihar.
2009-2010	Uganda	UN-HABITAT	International consultant	Commissioned by UN-HABITAT to prepare a national Shelter Profile in collaboration with leading academics from Makerere University, Kampala. Following an initial workshop, fieldwork was undertaken by GPA and local consultants and a validation workshop was held in July, 2010. The final report is to be published by UN-HABITAT in 2010.
2009-2010	Iraq	DFID	Land and housing adviser	Commissioned by AECOM (USA) to advice on housing and land policy and contribute to a regional conference addressing housing policy in the Middle East and North Africa (MENA) region, held in Amman in February 2010.

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2009	UK	UK House of Commons	Witness	Called as an expert witness to a session of the inquiry into Cities in Development held during 2009. The report was published in October 2009.
2009	Georgia	Swiss Development Cooperation	Land and housing adviser	Contributed three presentations to a national workshop at Signhaghi on social housing policy in Georgia organised by Peter Schubeler for the Ministry for Refugees and Accommodation.
2008-9	UK	UNDP	Consultant	Commissioned to prepare papers on governance and regularization of informal settlements for use by UNDP staff and other professionals.
2008-9	UK	Global Land Tool Network, UN-Habitat	Consultant	GPA commissioned with Julian Quan to prepare a methodological framework for assessing land tenure systems and the extent to which they meet specified criteria, such as increased security, access to formal credit, increased investment in housing and increased municipal revenues. Report published as UN-Habitat report 'Secure Land Rights for All'
2008-9	UK	World Bank Institute	Consultant	Commissioned to prepare a paper on 'land markets and regulation' as part of a collaboration between leading international development agencies and the governments of India, Brazil and South Africa.
2008	UK	DFID	Consultant	Commissioned to undertake a review of urban governance and land markets in Bihar, India, as part of the design stage of a six year capacity building programme being undertaken by WSP.
2008	Norway	Government of Norway	Consultant	Invited to present a paper on the social and economic impacts of land titling programmes at a seminar in Oslo and the final session of the Commission for the Legal Empowerment of the Poor in Bergen.
2008	UK	UN-Habitat	Consultant	Commissioned by UN-Habitat to co-author 'Secure Land Rights for All', an update of the 'Urban Land For All' document originally drafted for the UN and published as its policy paper in 2004. The new document focuses on improving tenure security for existing urban and rural residents and improving access to land for future populations.
2007	India, Indonesia, Pakistan and Vietnam	World Bank	Consultant	Commissioned by PADECO of Japan to review the literature on innovative land policy instruments, partnership approaches used worldwide, review necessary conditions for improving land access and develop a political economy framework on these issues for the World Bank.
2007	Rwanda	HTSPE for DFID	Consultants	Commissioned to contribute to a national Urban Land Reform project. Geoffrey Payne and GPA Associate Alain Durand-Lasserre and GP undertook the assignment between June-September 2007.

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2007	Senegal and South Africa	SIDA, Ministry of Foreign Affairs, Norway and the Global Land Tools Network	Project manager	GPA was awarded funds to undertake a social and economic impact assessment of urban and peri-urban land titling programmes in Senegal and South Africa. The project started in June 2007 and is scheduled for completion in early 2008. Leading researchers in each country have been commissioned to undertake fieldwork and analysis.
2007	UK	DFID	Adviser	Preparing a Training Briefing Paper on urban land management for DFID staff in regional offices.
2007	Bangladesh	UN-Habitat	International consultant	Surveying urban land tenure problems in three cities (Chittagong, Kushtia and Naraynganj) to identify options for improving urban land management and tenure security for the urban poor.
2006-7	UK	Government of Norway	Co-ordinator	Co-ordinating and managing a desk review with colleagues of international land titling programmes.
2006-7	UK	World Bank	Consultant	Commissioned to prepare material for a CD-Rom on options for reducing the need for slums and squatter settlements in the urban areas of developing countries for the World Bank Institute. The CD-Rom was launched in Washington DC on 21 February 2008.
2005-2006	Macedonia	EU	Senior Expert	Provided training to public sector professionals in Macedonia to improve public sector management of land and housing markets (January to April). The knowledge transfer programme was delivered to representatives from all 85 municipalities in the country.
2005-2006	UK	Self-financing	Core Group member	Development from Disasters Network (formerly Tsunami Recovery Network). Helped to establish the multi-disciplinary network to lobby for key principles considered essential for pro-poor recovery and rehabilitation. The network also tracks progress and provides governments and funding agencies with a means of recruiting any international inputs needed to complement local capability.
2005	Peru	International Finance Corporation, the World Bank	International Adviser	Commissioned by the International Finance Corporation of the World Bank to undertake a review of the regulatory framework relating to urban planning and construction in Lima, Peru. The assignment seeks to identify and remove constraints to inward investment in the Lima economy. It will be undertaken in two stages from 10 April-17 May and 05-30 June.
2005	South Africa	DFID	International Adviser	At the suggestion of DFID, contributed texts and references for further information on urban issues to a series of guidance notes being prepared by the Programme of Advisory and Support Services (PASS), of HTSPE Ltd.
2004	UK	ID21	Reviewer	Commissioned to review the draft 2005 World Bank Development report chapter on Security and Stability.

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2004	Ethiopia	UN-Habitat	International Adviser/Trainer	Organising and Directing a training workshop for local professionals in central and local government agencies on options for improving existing informal settlements and planning appropriate and affordable new housing projects. The workshop was funded by the United Nations Urban Management Programme.
2003 -2005	UK	DFID	Founder Member	Founder member of the 'Framework Arrangement for Architectural, Physical Planning and Urban Development Advice' for the Infrastructure and Urban Development Department (IUDD), DFID, coordinated by the Development Planning Unit (DPU), University College London.
2003 – 2004	South Africa	DFID	International adviser	Towards developing a Programme of Support on Land Issues in South Africa. Advising the UK Department for International Development – South Africa on options for supporting government policy on urban land management in ways which benefit the urban poor.
2003	Cambodia	UN-Habitat	International Adviser	Produced a land tenure concept paper for the National Campaign for Secure Tenure of Cambodia, for UN-Habitat.
2003	UK	ID21	Editor	Guest editor of research bulletin 'Insights' special issue on land tenure and property rights. 12,000 copies distributed to policy makers, administrators and professional groups internationally.
2003	UK	UK Cabinet Office/DFID	Consultant	UK government - Commissioned by DFID to prepare a report for the Cabinet Office assessing the work and proposals of Hernando de Soto on land tenure and property rights'.
2003	USA	World Bank	Consultant	World Bank Urban Research Symposium. Invited to present a paper 'Getting ahead of the game: A twin-track approach to urban development' to be presented in Washington DC in December.
2002-6	Munich, Germany	Technical University	Visiting Lecturer	Technical University, Munich. Guest lecturer on housing and land tenure issues.
2002-2004	Cambodia	UN-Habitat, Cities Alliance and GTZ	International Adviser and Team Leader	Improving Tenure Security for the Urban Poor. Director of 'Secure tenure for the urban poor' project funded jointly by Cities Alliance, UN-Habitat and GTZ to develop innovative approaches to providing secure tenure for the urban poor in Phnom Penh as part of the capital's social and economic development strategy.
2002 - 2003	UK	DFID	Project Director	Progress in the Provision of Secure Tenure for the Urban Poor. Commissioned by the UK Department for International Development as an extension to the project 'Innovative approaches to secure tenure for the urban poor' (below). The project provided evidence of the strengths and limitations of 'intermediate' non-statutory tenure systems in providing secure shelter and their potential contribution to the formulation and implementation of pro-poor urban land tenure policies. It also contributed policy options to the UN-Habitat campaign for Secure Tenure and the Cities Alliance activities.
2002	Nairobi	UN-Habitat		Presented a paper and acted as facilitator for a session at the Global Urban Forum as part of the official UK delegation. Launched book on innovative approaches to land tenure and property rights at World Bank, Washington DC

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2001-03	Lund, Sweden	Lund University	Visiting Lecturer	Guest lecturer at international course on housing and urban development at the Housing Development and Management Centre, Lund University, Lund, Sweden
2002	Cities Alliance	Washington DC	Presenter	Invited by Cities Alliance to present a paper at a special seminar on land tenure and property rights chaired by the Managing Director of the World Bank and the Executive Director of UN-Habitat. Launched book at the Seminar.
2002	Philippines	World Bank	Consultant	Respondent to paper at the World Bank Asia regional Seminar on Land Policy, Manila, Philippines
2001 – 2003	Maldives	World Bank	Team Leader	Land management, housing and urban development. Led international team and adviser on housing and urban development for World Bank funded project to provide capacity building for the Maldives Housing and Urban Development Board.
2001	Lebanon/ Kenya/UK	UN	Consultant	Presenting keynote paper at international conference on the regeneration of South Lebanon Kenya - Presented paper and participated in plenary Panel Presentation as a member of UK delegation at UN Commission on Human Settlements UK - Participant in the Consultation on 'Information and Communication technologies for a sustainable future' organised by the Building and Social Housing Foundation at St George's House, Windsor Castle.
2000 – 2004	India/ Lesotho/ South Africa/ Tanzania/ Turkey	DFID	Project Director	Regulatory Guidelines for Affordable Shelter. Directed research project commissioned by UK Department for International Development to review existing barriers to legal shelter by the urban poor and propose options for removing them.
2000 - 2001	Cuba	British Government	Consultant	Participatory urban development project. Preparing detailed proposals for a socially and economically sustainable urban development and housing project in Matanzas in collaboration with the municipality and the Instituto Superior Politecnico Jose Antonio Echeverria, Havana
2000 - 2001	Benin, Bolivia, Botswana, Brazil, Colombia, Egypt, India, Kenya, Peru, Russia, Senegal, South Africa, Thailand, Turkey	British Government Department for International Development.		Innovative approaches to secure tenure for the urban poor. Commissioned by the UK Department for International Development to review innovative approaches for increasing security of tenure for the urban poor. The project reviewed examples and prepared recommendations (including a film transmitted on BBC World Television in June 2001 and a media pack) submitted to the UNCHS Campaign for Tenure Security and the Istanbul+5 conference in 2001. A book ('Land, Rights and Innovation: Improving tenure security for the urban poor' Intermediate Technology Publications, 2002)
2000				DFID Strategy Paper 'Meeting the challenge of urban poverty'. Contributed to the preparation of this paper which forms the basis for UK priorities for reducing global poverty.

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2000	Kenya/ Belgium	World Bank	Consultant	World Bank Urban Forum - Presented paper on urban land tenure policy issues and options Kenya - Presented paper on tenure at UN Istanbul+5 PrepCom conference Belgium - Member of the Commission evaluating research and training courses at the Katholieke Universiteit Leuven
1999	UK	EU	UK	Contributed section on land policy to the EU Urban Strategy Paper for assistance to developing countries.
1998 - 2000	Lesotho	DFID	Consultant	Lesotho Institution Link project. Advising on the preparation of a participatory urban land development pilot project involving central and local government agencies, local residents and chiefs and the private sector. Sub-consultant to Ordnance Survey International on project funded by the UK government Department for International Development.
1998 - 2000	Cuba	DFID	Consultant	Housing project design simulation. Directed design exercise using participatory techniques and partnership approaches.
1998 - 1999	Armenia	World Bank	Consultant	Housing Policy Study. Assessment of housing needs and policy options for GHK International and Scott Wilson Kirkpatrick on World Bank project.
1998 - 1999	Belgium	Government of Belgium	Consultant	Urban Poverty Study. Prepared Urban Poverty Review and policy options for study commissioned by the Belgian Ministry of International Co-operation.
1998 -	USA	Voluntary, Lincoln Institute of Land Policy		Network-Association of European Researchers on Urbanisation in the South (N-AERUS) Elected a member of the Core Group with joint responsibility for links with international agencies. Cuba, Germany and USA Presented papers on housing, land and public-private partnerships at conferences in Havana, Berlin and the Lincoln Institute of Land Policy Studies, Cambridge, Massachusetts, USA.
1997 - 1999	Lebanon/ Sweden/ Turkey/UK	Various	Visiting Professor	Beirut Arab University. Also part-time teaching at the universities of Lund (Sweden), Cardiff, York, Middle East Technical University, (Ankara).
1997 - 1998	Turkey	World Bank	External Adviser	World Bank housing policy study. External adviser to team of Turkish researchers preparing national housing policy study for the Turkish Social Science Association.
1996 - 1999	Egypt, India, Pakistan, South Africa	DFID	Project Director	Public-private sector partnerships in land for housing. International comparative review for DFID. The project focused on examples in Egypt, India, Pakistan and South Africa with commissioned studies on examples in Bulgaria, Cameroon, Mexico, Thailand, Russia and UK, etc.
1996 - 1997	UK	ODA/DFID	Consultant	Urban land tenure policy. International review of policies on land tenure and property rights for the UK Overseas Development Administration (now DFID).

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1996 -19 97	UK/Turkey	EC	Consultant	Urban sector evaluation study, with Marie-Therese Manchotte. UK - Participated in an international consultation on Housing, Self-Help and Co-operation at St George's House, Windsor Castle, organised by the Building and Social Housing Foundation. Turkey - Presented paper on Housing for Low-Income Groups at the NGO Forum, Habitat II conference in Istanbul.
1995 - 2004	Bolivia	Lund University	Trainer	Designing appropriate and affordable settlements. Training assignment for Lund Centre for Human Settlements Sweden. Contributing to other training programmes in Sweden and El Salvador.
1995	Guyana	Inter-American Bank	Consultant	Shelter Sector Diagnostic Study. Prepared for the Inter-American Development Bank.
1995	Lebanon	Arab University of Beirut	Conference Delegate	Invited by the Arab University of Beirut to present a paper at Conference on Low-Income Housing.
1994-1995	Indonesia	British Council	Training co-ordinator	Established a 2-year institutional link for research, training and academic exchange between the Technical University of Surabaya, Indonesia and University College London, UK.
1994	Sierra Leone	UN	Workshop participant	National Housing Policy Workshop. Moderator for the United Nations Centre for Human Settlements to review and revise a Draft National Housing Policy.
1994 - present	UK	British Council	Adviser	Appointed External Associate Adviser to the British Council on architecture, housing studies, built environment studies, urban design and land policy and management (ongoing). Editorial board member of Habitat International, Open House International and Our Common Estate.
1993	UK	UN	Consultant	United Nations Centre for Human Settlements. Commissioned to prepare overview report on metropolitan decentralisation in developing countries.
1990 - 1995	UK	University College London	Senior Lecturer/Director	Development Planning Unit, University College London. Senior lecturer and director of MSc course Building and Urban Design in Developing Countries and director of training courses on housing.
1990-1991	UK	UN	Consultant	Project approach to shelter delivery for the urban poor. Overview report on international experience commissioned by the United Nations Centre for Human Settlements.
1989 - 90	Pakistan	T P O'Sullivan and Partners/ World Bank	Consultant	Shelter for Low-Income Communities with T P O'Sullivan and Partners. Prepared national Housing Sector Review and organised a national housing policy conference.
1989 - 1990	UK	World Bank	Consultant	Land tenure and property rights. Commissioned by the World Bank to prepare a Discussion Paper.
1987-19-89	India	ODA (DFID)	Team Leader/Training Advisor	Training Needs Assessment for Human Settlements. Team Leader and Training Advisor on British Government funded for the Housing and Urban Development Corporation. Co-ordinated inputs by senior staff from two British consultancy firms and advised an Indian firm of management consultants. The project involved surveys of, and proposals for, all key public sector agencies and training institutions.

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1987-1988	UK	ODA	Consultant	Unregulated urban housing sub-markets in Third World cities. Undertook literature review for ODA., focusing on the role of illegal subdivisions in urban land markets.
1986	Iraq	Japan Consortium of Consulting Firms	Consultant	National Capital Region, Greater Baghdad and Baghdad City Prepared housing policy recommendations for the Japan Consortium of Consulting Firms (JCCF).
1981-90	UK	Oxford Polytechnic	Senior lecturer	Lectured on urban design in developing countries. Founded and directed the Centre for Development and Environmental Planning (CENDEP).
1981	Papua New Guinea	European Union Association for Economic Cooperation.	Adviser to the Department for Urban Development	Responsible for undertaking research and providing advisory services on urban planning and housing policy and practice and identifying training needs.
1976-8	Egypt	ODA/Culpin Planning	Architect-Planner and Deputy Team Leader	Responsible for preparing detailing planning proposals for an area of Ismailia, as part of the Ismailia Demonstration Projects to help implement the new Master Plan. The projects later won an Aga Khan Award.
1974-8	Turkey	Social Science Research Council	Project Director	Undertook research on squatter housing and urban growth in Ankara, Turkey. The research involved detailed surveys of twelve settlements in different parts of the city, case studies of households and interviews with landowners, developers, officials, NGOs and academics.
1972-76	UK	Architectural Association School of Architecture	Lecturer and Unit Master in Diploma and Graduate Schools	Established the Third World Study Unit to teach students about housing issues in rapidly developing countries. Also undertook research on housing in Turkey and in India with funding from the Social Science Research Council, later published as a book by Routledge.
1970-71	India	Association of Commonwealth Universities	Research Scholar	Undertook research on squatter housing and urban growth in India, based at the School of Planning and Architecture, Delhi University. The research involved in-depth studies of two types of squatter settlements, plus visits to other similar settlements in other cities.