



# THE NIGERIAN INSTITUTE OF QUANTITY SURVEYORS

**BEING THE FINAL COMMUNIQUÉ ARISING FROM THE NIGERIAN INSTITUTE OF QUANTITY SURVEYORS 27<sup>TH</sup> BIENNIAL CONFERENCE ON DEVELOPING THE ECONOMY FOR SUSTAINABLE GROWTH – THE CONSTRUCTION INDUSTRY AS AN EFFECTIVE STIMULANT HELD FROM TUESDAY 14<sup>TH</sup> TO SATURDAY 18<sup>TH</sup> NOVEMBER, 2017 AT NAF CONFERENCE CENTRE AND SUITES, GWARIMPA EXPRESSWAY, KADO, ABUJA.**

## 1.0 PREAMBLE

The Nigerian Institute of Quantity Surveyors held her 27<sup>th</sup> Biennial Conference/ Election General Meeting in Abuja on the theme "Developing The Economy For Sustainable Growth – The Construction Industry As An Effective Stimulant" at NAF Conference Centre, Kado FCT Abuja from 14<sup>th</sup> to 18<sup>th</sup> November 2017.

The Conference was declared open by the Vice President, Federal Republic of Nigeria His Excellency, Prof. Yemi Osinbajo SAN, GCON. The Conference had the Honourable Minister of the FCT Muhammad Musa Bello as the Chief Host, while the Honourable Minister of Power, Works & Housing Babatunde Raji Fashola SAN was the Guest of Honour. Also in attendance were Presidents and members of Quantity Surveying Institutions outside Nigeria ( Ghana, Kenya, Zambia ) and the President of the regional body, The African Association of Quantity Surveyors headquartered in South Africa. Other participants include President and members of other allied Professional Bodies, Government Officials and other Stake-holders in the Construction Industry.

The Conference examined the impact of the Construction Industry on the Nation's economy. About 24 papers were presented covering 8 sub-themes.

## 2.0 RECOMMENDATIONS

At the end of the week-long event, the Conference proposed the following recommendations:

### A. THE IMMEDIATE ENACTMENT OF LAW TO BE CALLED- THE PAYMENT ASSURANCE ACT

It was noted that the Construction Industry by the nature of its products and the loose relationship arrangements amongst the stakeholders could be exploited for large scale corruption and against the tenet of this Government or any meaningful society. Therefore, to discourage propensity and make corruption unattractive, The Federal Executive and Legislature should as a matter of urgency enact a Law- **The Payment Assurance Act** which shall ensure that any Contractor, sub-Contractor, building materials Supplier, or Consultants who carries out any work under a duly signed legitimate contract, shall be paid for the executed works within a certain short period of time under a dedicated special-purpose judicial framework. This will promote professionalism and avoid the stakeholders being under any duress.

### B. THE IMMEDIATE ENACTMENT OF CONSTRUCTION INDUSTRY HEALTH AND SAFETY ACT.

Health and Safety management within the Construction Industry is currently very subjective. Construction Projects in Nigeria are steadily growing in size (value) and complexity. It has been noted that Projects beyond a certain size (NSB value) is certain to experience death on the site. The current panacea is to call in Insurance compensation. The Conference believes that every life matters. Therefore, to safeguard the lives of the citizens especially the low paid voiceless workers in the Construction Industry, The Federal Executive and The Legislature should as a matter of urgency enact a Law – **The Construction Industry Health and Safety Act** which shall ensure that all Developers, Contractors and Sub-Contractors implement statutorily stipulated modern Health and Safety Policies on every project site with trained HSE executors stationed on the site, failing which both the developer and the contractors should be sanctioned. This proposed Law, will also help reduce the spate of building collapse on construction sites.

## C. IMPROVING THE HOUSING STOCK AND DELIVERY IN NIGERIA

Housing for the masses is still grossly inadequate in Nigeria. The Private Sector involvement is profit driven and for those who can afford them. Social housing is neglected. Therefore, **all tiers of Government (Federal, State and Local Governments) should consciously produce houses yearly for the low income or lower grade public workers.** This will encourage dignity of the citizens, reduce corruption, reduce decadence and immorality in the society.

This objective should be pursued both actively and passively by the governments.

Actively, - by directly engaging in producing a minimum number of simple shelters yearly and allocated to Public workers in the MDAs through staff housing schemes/mortgage operations, whilst few could be sold to other low income earners in private sector.

Governments may passively pursue this objective through :-

i) Tax incentives (e.g. a reduction of tax incidence on the books) to be given to Big Companies that can produce a certain minimum number of low-income houses per year and made available for social housing needs of Government for a medium to long term period (5-20years).

ii) Tax breaks for Real Estate companies that can provide large expanse of Land and infrastructure services to the Government to use for social housing.

iii) Improving the ease of access or acquisition of land for serious minded housing developers with evidence of financial capacity and readiness to commence development not Land speculators as have recently been observed.

The foregoing will improve the housing stock, provide employment, revive building material factories and cottage industries (like clay Industry, wood industry etc) generally improve the Economy and above all bring happiness to the citizenry.

## D. CONSTRUCTION INDUSTRY BOARD

Capital projects procurement is a major procurement of governments each year. Capital projects are products of the Construction Industry. The Construction Industry is currently very fragmented and operating at multi-cross purposes. Productivity of the Industry, Costs and the quality of the products (projects) have become causes of concern for both the industry operators and the patrons. There is an urgent need for cohesiveness, reforms and control of the Industry. Therefore, **the Stakeholders of the Industry ( Professional Consultants, Contractors, Specialist Sub-Contractors, building materials vendors, Construction Labour unions, construction financiers, construction insurers, REDAN, and government representatives) should come together and as a matter of urgency set up – The Construction Industry Board to oversee and conduct generally acceptable Industry-wide Reforms that will enhance the operations of the Industry and improve the Economy of our nation.**

## E. CONSTRUCTION AND INFRASTRUCTURE DEVELOPMENT BANK

Establishment of Construction and Infrastructure Development Bank dedicated to focus mainly on the Construction Industry and to lend long term funds with single digit interest rates to cater for the financial needs of the Sector.

## 3.0 CONCLUSION

The Conference was of the opinion that if the foregoing recommendations are considered and implemented, they will stimulate and impact positively on sustainable growth and development of the nation's economy.

## 1.0 ELECTION OF NATIONAL EXECUTIVE COUNCIL MEMBERS (2017-2019)

**A**t the 27<sup>th</sup> Biennial Election General Meeting of the Nigerian Institute of Quantity Surveyors held at NAF Conference Centre and Suites Kado Abuja on Saturday 18<sup>th</sup> Novemebr. 2017 the following Members were elected as Officers into the National Executive Council (2017-2019):

- |    |                                       |  |
|----|---------------------------------------|--|
| 1. | QS Obafemi Oluwale Onashile, FNIQS    | President                                    |
| 2. | QS Muhammad Abba Tor, FNIQS           | Deputy President                             |
| 3. | QS Olayemi Michael Shonubi, FNIQS     | Vice President                               |
| 4. | QS Adebowale Olushola Oyinleye, FNIQS | Secretary General                            |
| 5. | QS Rasheed Salimonu, FNIQS            | Assistant Secretary General                  |
| 6. | QS Musa Salau, MNIQS                  | Treasurer                                    |
| 7. | QS Ganiyu Amuda-Yusuf, FNIQS          | Secretary Professional Development & Library |
| 8. | QS Alabo Dakorinama George, FNIQS     | Secretary Marketing and Corporate Affairs    |
| 9. | QS Aminu Muhammad Bashir, FNIQS       | Secretary International Affairs              |

## 2.0 APPRECIATION

**We are most grateful to the following organizations for providing Resource Persons:**

Federal House of Representatives, CASLE, AAQS, APBN, REDAN, GHIS, OLGA Group, Econometrica Consultants Ltd, Julius Berger Nig Plc, Kalabal Associates, Niger Delta University, Auchi Polytechnic, KPMG Advisory Services, Obafemi Awolowo University, ASA Partnership, University of Uyo, RUTFA Quantz Consult, Ogun State Property & Investment Corporation, Quantae Consorte & Associates and Rufus Giwa Polytechnic.

**We are also indebted to our Sponsors and Donors for partnering with us in making the Conference a huge success:**

Benue State Government, NAIRDA, Julius Berger Nig, KENOL, Wood-Etal,, ETCO, Lambert Electromec, Consol Associates, EnergoBuilding, Rifeng Pipes, ALMOG Engineering, Kresta Laurel Ltd, Trevi Foundations Ltd, ELALAN Construction Company, Dori Construction & Engineering Company, VACC Technical Ltd, Ultimate Cost Consultants, Folmak Partnership, Hon Benjamin Okoko, Hon Ongore Joshua Ebikeme, CDP Partnership, ABUMET, BAM Associates , Jirehosa Cost Associates and Projects Associates.

## SIGNED

**QS OBAFEMI O. ONASHILE** FNIQS  
President

**QS ADEBOWALE OYINLEYE,** FNIQS  
Secretary General

**NIQS Secretariat at No 84, 4<sup>th</sup> Avenue (Sa'adu Zungur Avenue), Gwarinpa Abuja  
P. O. Box 10689 Garki Abuja Nigeria 08028303346,08167593807  
mails.niqs@gmail.com , info@niqs.org.ng.  
Liaison Office: "Victor Akan House" 17/19 Idowu Taylor Street, Victoria Island Lagos  
08137399669**