



AFRICA QS VOICE

AFRICA ASSOCIATION OF QUANTITY SURVEYORS NEWSLETTER



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FROM THE EDITOR

Dear Reader,

The pandemic continues and so is our resilience.

We have opted to social distancing by embracing technology in the work space, and while the economy stays burdened, we must embrace change, we must celebrate.

We must empower each other, especially women in the construction industry during this Women History month.

I Choose To challenge How skilled women workers are seen in the construction site.

QS Jennifer, Kenya
Editor.

FROM THE PRESIDENT'S DESK



POST COVID-19 PANDEMIC AND THE AFRICA CONSTRUCTION INDUSTRY

It is with great honor that I address the Africa continent through this column and for the first time as the 8th President of the AAQS

I assumed the post of the President after the Triennial General Meeting held on the 20th October 2020 and upon the dissolution of the erstwhile Executive committee headed by President David Gaitho, a past president of the Institute of Quantity Surveyors Kenya (IQSK).

Firstly, I would like to acknowledge the efforts and the innovations introduced into the AAQS operations by my immediate predecessor President David Gaitho. It is to his credit that the publication of this newsletter QS VOICE was revived, as well as the introduction of the online virtual meetings of the AAQS, both of which have tremendously improved the level of communications amongst the AAQS executive members as well as with its national Institutional members across the continent.

It is also to the credit of the immediate past Executive committee that webinars were introduced as part of AAQS innovative knowledge sharing amongst the members of its constituent institutions. This has proven to be a very great success for AAQS with over 400 participants joining its most recent webinar.

Last year 2020 was a particularly challenging period globally with the COVID-19 pandemic. Throughout the world, unemployment skyrocketed to an all-time high, investments plummeted like never seen before and the construction industry like all other industries virtually shut down. These brought about a new global recession requiring a re-calibration of the world economy order.

Every country has recently had to restart its economy

along with a new order of human interactions in both formal and informal sectors - social distancing. This will prove to change the modes of operations of trades and businesses in Africa just like in other continents.

As a fallout of the Pandemic, we should expect to see more dynamic investments in engineering infrastructure developments by governments especially through the SMEs in order to drive the economy and to also galvanize employment to the grassroots as fast as possible.

In the hope of numerous engineering infrastructure developments starting off soon, coupled with the social distancing order which promotes remote working, the construction industry should cultivate a friendlier attitude to the employment of women within the professions, especially the women in the child bearing age-bracket who can now be better engaged with flexible working hours and preferred working environment of their homes.

Perhaps, it's also time to consider changing the employment mix of staff in our business organizations to have a greater percentage of youth employment and fewer older staff to reduce operating costs and be more competitive in the face of the global recession.

In anticipation of the new world economy order, the AAQS under the current leadership is adopting a moderate growth strategy in terms of its membership size, Finance and its office space / infrastructure. To accomplish this strategy, the agenda will be first, to promote improved recognition and progress of the AAQS in the continent and worldwide, and secondly to promote QS Businesses (Firms) in Africa.

In the months and years ahead, AAQS action plans towards achieving the above agendas will include- establishing relationships with the Regional development funding organizations such as ADB, AFC, EACDF, ECOWAS FUND, SADC FUND, Emerging Africa Infrastructure Fund etc. The establishment of a QS Practice Register of AAQS to be made available to these development funding organizations for patronage of first choice for projects in Africa.

Other action plans are, the continued pursuit to fruition of the granting of Observer status at the AU to the AAQS, and the encouragement of national institutions of Quantity Surveyors from other African countries to join the AAQS.

Last but not least, is to promote the women and youth development in the Quantity Surveying profession in entire Africa.

Welcome onboard. Jambo!

QS Obafemi O. Onashile
President, AAQS

INTERNATIONAL WOMEN'S DAY – INSIGHTS FROM KENYA

WIRE LEGENDS AND LEADERS 2021



About WIRE

Women in Real Estate (WIRE) is the industry's premier networking organization dedicated to advancing the achievements of women in the built industry. WIRE seeks to influence the success of the built industry by focusing on fulfilling four key initiatives: Business Development, Leadership Development, Industry Research and Career Outreach and Mentorship.

Legends and Leaders 2021

Women in Real Estate in collaboration with Toyota Kenya, National Construction Authority and Mabati Rolling Mills hosted its Annual Conference and Award Ceremony Legends & Leaders 2021. This event was in celebration of International Women's Day 2021 which is themed 'I Choose to Challenge' for a challenged world is an alert world and from challenge comes change. It celebrates the social, economic, cultural and political achievements of women while also marking a call to action for accelerating gender equality. Legends and Leaders aims to acknowledge women for taking on leadership and contributing greatly to the built environment.

The event details were:

Theme: We Level Up

Date: 5th March 2021

Time: 7:00am- 11:30am

Venue: The Jacaranda Hotel





WIRE also launched its second “Women in Built Environment Survey”. It aims to bring to light the demographic of women professionals within the construction industry in Kenya and establish factors affecting women participation in the sector.

The topical presentation was on “How ESG can be the bridge for women in leadership” presented by Muthoni Kanyana, CEO of MK-Africa. The panel discussion was based on “Women in leadership: Achieving an equal future in a COVID-19 world” moderated by Naserian Saruni. This is a celebration of the tremendous efforts by women and girls around the world in shaping a more equal future and recovery from the COVID-19 pandemic. It is also aligned with Generation Equality, which calls for women’s right to decision-making in all areas of life, equal pay, equal sharing of unpaid care and domestic work, and end all forms of violence against women and girls, and health-care services that respond to their needs. The panelists included:

1. Cecilia Njeri, Buildher Artisan

2. Wilson Mugambi, AAK Vice Chairperson
3. Caroline Amecha, graduated with a First Class Honors in Quantity Survey
4. Catherine Musakali, Founder and Chair of Women on Boards

Nomination

WIRE called for nominations for exceptional women contributing tremendously to the Built Environment to be celebrated during the WIRE Legends and Leaders 2021 Awards Ceremony. The call for nomination was opened on January 22nd 2021 and closed on 5th February 2021. We had a total of 49 nominations. The criteria for nomination was:

Legend - A seasoned woman taking on leadership and contributing tremendously to the Built Environment who is over 55 years of age with 25 years’ experience in the Built Environment.

Leader - An exceptional woman taking on leadership and contributing tremendously to the Built

Environment who is between 30 -54 years of age with 10 years' experience in the Built Environment.

Young Achiever - A young and upcoming woman with great potential in making an impact in the Built Environment (Less than 30 years).

Lifetime Achievement - A well-established woman whose contributions during their entire career has had a significant influence in the Built Environment (Over 60 years).

The nomination jury met on the 12th of February 2021 at Amnesty Kenya offices to deliberate on the nomination process. The jury was comprised of:

1. Dr. Susan Kibue - Senior Lecturer and Former Dean, School of Architecture and Building Sciences, JKUAT
2. Robyn T. Emerson - Urban Planner and President, Women in Real Estate
3. Violette Riungu - Muchiri - Grande Brand Builder, Executive Director, Terracotta Moon Agency and WIRE Secretary to the Board
4. Olivia Sally Mwembe - Lecturer Department of Construction Management and Quantity Surveying, Vice Chair BORAQS, Hon Treasurer AAK, Contractor and Practicing Quantity Surveyor

Summary of the Jury Comments

One of the key aspects that the jury found was the real lack of visibility for the majority of nominees. It was an uphill task finding any details of the projects undertaken by the ladies nominated, as the jury was looking for tangible information to support the nominations.

There is no doubt that by virtue of being selected for the awards, all the nominees must be exemplary at what they do, but their visibility especially on social media was largely very poor! Many women are shy about lauding their accomplishments and miss out on opportunities of leadership and mentorship. You deserve to get credit for what you have done, and your achievements deserve acknowledgement

“Take the lead ladies and ‘rise and shine’! There are many younger ladies looking up to you and if this trend does not change, for you who has entered this built environment profession, they will also be the same. Let us turn this around and start listing and sharing our success stories for others to see, to learn, and to emulate. We all have something to offer. We owe this to our mentees!”- Dr. Susan N. Kibue

Legends and Leaders Awardees

1. Legend in Practice – Natasha Mutai
2. Legend in Leadership – Eng. Jane Wanjiru Mutulili
3. Legend in Social Impact - Nisha Van Hoek
4. Legend in Academia - Dr. Margaret Ngayu
5. Leader in Practice - Eng. Mercy Mugure
6. Leader in Social Impact - Wanjiru Koinange and Angela Wachuka, Book Bunk
7. Leader in Leadership - Elizabeth Chege
8. Leader in Academia – Arch. Florence Nyole
9. Young Achiever - Winnie Gitau
10. Young Achiever – Etta Madete
11. Lifetime Achievement - Hellen Nzaiga

End of an Era

“2014... I met Emma Miloyo, she said, “I need you in WIRE; help with marketing communications!” We rolled up our sleeves and got to working to set up WIRE - all voluntary and became a Founding Member and Secretary to the Board from 2016-2021. We officially launched in November 2016. Proud moment.” says Violette Riungu - Muchiri - Grande Brand Builder, Executive Director, Terracotta Moon Agency and former WIRE Secretary to the Board as she takes a walk down memory lane.

Such a bittersweet moment as we had to bid farewell to two of our founding members Violette Riungu - Muchiri and Emma Miloyo, former Vice President to the Board as they stepped down. They have been very instrumental in growing the WIRE brand.



QUANTITY SURVEYORS TARGET GENDER EQUALITY IN CONSTRUCTION INDUSTRY



Minister of Women Affairs and Social Development, Dame Pauline Tallen (third from right in the front row) and President, Nigerian Institute of Quantity Surveyors (NIQS), Mohammed Tor and Chairperson, Women Association of Quantity Surveyors of Nigeria (WAQSN) Aisha Mohammed and other WAQSN members during one-day workshop to mark 2021 International Women Day in Abuja

Quantity surveyors under the aegis of Women Association of Quantity Surveyors of Nigeria (WAQSN) have expressed their determination to ensure gender equality in the construction industry.

They spoke at a recent one-day workshop to celebrate 2021 International Women Day in Abuja. “As professionals in the construction industry, we cannot give up, not now, not ever; we must challenge until we see changes and break the barriers that hold us from reaching our targets of gender equality in the country,” according to its Chairperson, Aisha Mohammed.

She explained that women all over the world are celebrated for their contributions to the advancement of humanity in diverse fields of human endeavours.

“These women have a robust spirit, which makes them excel in their respective areas. They deserve all the love and support that the world gives them. They contribute to the lives of their families as well as the country,” Mohammed said.

She noted that women’s resilience in the midst of global challenges and achievements recorded despite all odds, adding that the aim is to focus on issues and problems women are still facing in their respective lives.

She said: This means we have to make choices of changing the narratives and surmounting the challenges to emerge successfully and victoriously. We want to create an inclusive world by removing gender bias and inequality, every woman faces generally.

Also speaking, the President, Nigerian Institute of

Quantity Surveyors (NIQS), Mohammed Tor, said there is need for gender parity to be canvassed for the chasm, which still exists in the world as a result of gender inequality, which must be brought to the front burner.

Tor stated, we are evidently gender friendly, and we are committed to amplifying the voices of women by promoting a more inclusive leadership and representation to encourage more women to take part in leadership of the institute.

Minister of Women Affairs and Social Development, Dame Pauline Tallen, observed that there has been an alteration in the world by the entry of women into paid employment as a result of their struggle to achieve economic equality, and develop social roles.

Contributing, Prof. Kulomri Adogbo of Ahmadu Bello University, Zaria, said that gender-based norms ascribe to women the responsibility of carrying out tasks related to household management, which does not diminish when they engage in paid employment.

The university don also pointed that the dual burden prevents women from pursuing their careers as well as attaining management positions at the same pace and rate as their male colleagues in all sectors of the economy.

Prof. Adogbo however noted that Nigerian construction industry is predominantly male and the number of women who do work in the industry is very low and they experience difficulties in developing their careers within the sector.



Africa Association of
Quantity Surveyors

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AAQS REGIONAL INSIGHTS - SOUTHERN REGION

Robert Goitseone Akanyang PrQS (BW), MRICS



My journey into the quantity surveying profession started through a career search exercise while I was studying a science foundation course at the University of Botswana in 1992. At the time I had no idea what quantity surveying was all about. I was one of the fortunate students who were eligible for Government sponsorship to study abroad.

The university arranged for some career guidance activities, where a career in quantity surveying caught my attention. I began researching to find more about the course and available career opportunities. At the time there were very few Botswana citizens who were qualified quantity surveyors. My interest in the course then began to increase.

I utilized my university vacations working for a local quantity surveying firm where I was given a thorough exposure into quantity surveying. From then I started searching for reputable universities in the UK offering the course. I went through several university prospectuses before I could decide on a suitable university for my studies. I eventually settled for the University of Reading in the UK. In 1994 I enrolled with the University of Reading where I graduated with BSc (Hons) in quantity surveying in 1997.

Upon my graduation, I returned home to Botswana where I started learning the ropes of the profession under the leadership of qualified quantity surveyors.

When I came back home, I had to look for a job. Fortunately, I had a number of job offers locally and outside the country within a short period of time.

Working in Botswana exposed me to various working environments or sectors such as mines, commercial, offices, industrial, hospitality and so on. While working I also took an interest in staying relevant to the profession by joining quantity surveying professional bodies. I enrolled with the Institute of Botswana Quantity Surveyors (IBQS). IBQS is a voluntary body equivalent to an association or institute in other countries. At the same time, I also enrolled with the Royal Institution of Chartered Surveyors where I attained my professional membership status.

While being a member of IBQS I took a keen interest in the development and advancement of the quantity surveying profession in the country. I decided to join the executive committee of IBQS where I served as an ordinary member, secretary and ultimately as the chairman.

The need to establish a regulatory body in Botswana had been ongoing prior to my joining of IBQS executive committee. The process was championed by IBQS. As a member of the IBQS Executive Committee, I was closely involved in the formulation of the Act for establishing the regulatory body until its enactment in 2013. Thereafter I was appointed one of the founding council members of the Quantity Surveyors' Registration Council (QSRC).

The Quantity Surveyors' Registration Council (QSRC) is a professional regulatory body established in terms of the Quantity Surveyors' Registration Council Act, 2013 to regulate the activities and conduct of quantity surveyors in Botswana. The objectives of QSRC are as follows:

- Protect the interests of members of the public in any dealings with quantity surveyors.
- Maintain the integrity of the profession of quantity surveying.
- Ensure compliance with set ethics and standards within the QS profession.
- Encourage research and development of the QS profession.



My interest in the development and advancement of the profession is not only restricted to Botswana. I was introduced to Association of African Quantity Surveyors (AAQS) during my tenure in IBQS executive committee. As the Chairman of IBQS we hosted AAQS general meetings on a couple of occasions. We introduced our general membership to AAQS organisation by sharing its objectives in developing and promoting the quantity surveying profession across the African continent.

Currently I have been elected to serve as AAQS Vice President representing the Southern African region. My role is to drive the mandate of AAQS in the region and ensure that all the countries are well represented. The Southern Africa region of AAQS covers a total of 13 countries being Angola, Botswana, Comoros, eSwatini, Lesotho, Madagascar, Malawi, Mauritius, Mozambique, Namibia, South Africa, Zambia, and Zimbabwe.

AAQS has two types of membership: institutional membership, which caters for quantity surveying associations/institutes, and Practice membership, which applies to firms from the Africa continent. The current challenges relating to membership is the uptake of Practice Membership. To date AAQS has registered 42 practicing firms. Thirty-three (or 79%) of the registered members are from the Southern African Region. It is quite evident that Southern African region currently has a significant contribution to the AAQS Practice Membership.

Being a practice member one benefits from sharing important cost information across member countries. For example, in Botswana a standard residential house will cost approximately P5500/m² while a commercial building will cost P8000.m². A kilometre of tarred two-lane road costs P4.5 million.

The above figures are an approximation and must be used with caution.

One of the key objectives of AAQS is to promote and encourage development and education in quantity surveying in Africa. I would like to underscore the education component. Africa has not been left behind in providing good education to aspiring quantity surveyors. There are several emerging quantity surveying institutions in Southern Africa.

South Africa has by far the greatest number of strong academic institutions offering quantity surveying and have been doing so for several years. Almost every country within the Southern Africa region has at least one institution offering quantity surveying. Whilst this is a positive development, it is important to ensure that the education offered is of high standard and produces candidates with suitable skills required by the industry.

Quantity surveyors play a critical role in the construction process. Unfortunately, quantity surveyors are often left behind in key areas that require advisory services, particularly by governments. It is therefore important to continue to advocate for the advancement of profession.

I believe AAQS is well placed to push this agenda across governments and other major organisations such as the World Bank and African Union. To achieve this, strong participation by all quantity surveyors across the continent is required. I therefore urge all associations and practicing firms to seize this opportunity and join AAQS for the betterment of the profession. I thank you.

PRACTICE MEMBERS 2020

Are you looking for continental partnerships? Become a practice Member AAQs and join the growing list

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|  <p>Amazon Consultants</p> |  <p>anka quantity surveyors project managers</p> |  <p>BTKM QUANTITY SURVEYORS</p> |
|  <p>DURAPI CONSULTING</p> |  <p>CRANE Group Consulting</p> |  <p>DelQS QUANTITY SURVEYORS PROPERTY VALUERS</p> |
|  <p>Billing Cost Associates Registered Quantity Surveyors Project Managers</p> |  <p>CEM Cost Engineering & Management Consultants</p> |  <p>INANI REAL ESTATE CONSULTANTS</p> |
|  <p>AFRICOST QUANTITY SURVEYORS PROJECT MANAGERS</p> |  <p>nonku ntshona + associates quantity surveyors </p> |  <p>NILCANT AWOTAR & ASSOCIATES CHARTERED QUANTITY SURVEYORS</p> |
|  <p>JCNF Quantity Surveyors</p> |  <p>NWS NORVAL WENTZEL STEINBERG QUANTITY SURVEYORS</p> |  <p>Macanna</p> |
|  <p>BUILD COST ASSOCIATES Quantity Surveyors & Building Economists</p> |  <p><i>Jordan Costhurysen Nangolo</i> Construction Cost Engineering & Management Registered Quantity Surveyors Established in 1997</p> | |

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OBAFEMI OLUWOLE ONASHILE- NIGERIA

PRESIDENT

Obafemi Oluwole Onashile an astute Nigerian professional Quantity Surveyor, is a product of the Federal Government College, Odogbolu (1975-1980) and the University of Ife, Ile-Ife (Now Obafemi Awolowo University, OAU), where he obtained his Bachelors' Degree in Quantity Surveying (between Sept. 1980 - Feb. 1986).

He had brief QS career stints in government ministries before settling deeply into private practice from 1988 till date. After twenty years of practice as a consultant Quantity Surveyor he enrolled at the University of Lagos, Akoka, Lagos, for a Masters in Project Management (MPM) degree 2005-2007. His niche in Project Management is Turn-Around Management of ailing or failed Capital Projects. Obafemi qualifies as a trained PPP Specialist, Mediation Specialist and as a Construction Contract Arbitrator.

**DAVID M. GAITHO
KENYA**

Immediate Past President

**PROF ROB PEARL
SOUTH AFRICA**

Outgoing Immediate Past President
Chairperson of the Service and
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UGANDA**

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**ROSEMARGARET
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GHANA**

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**MATTHEW NGULUBE
ZAMBIA**

Co-opted Member



**NIYI IJOGUN
NIGERIA**

Co-opted Member





BENEFITS OF JOINING/REGISTERING WITH AAQS AS A FIRM MEMBER



Firm name appears on the website of AAQS



Firm will get international status like those in Europe or USA



Firm is recognized continentally, not only locally



Firm will access researched materials domiciled with AAQS



Firm gets an international certificate



Firm will benefit from AAQS linking Quantity Surveyors with other professionals in Built Environment from other countries e.g. Project managers, architects etc.



Joining helps the firm in marketing for jobs through referrals continentally



Possibility exists of linking registered firms to financiers like ADB, IMF, World Bank etc



One is able to collaborate and or have joint ventures with those in the register from other countries

COUNTRY MEMBERS OF AAQS

1. Angola Association of Quantity Surveyors

Telephone: +244 222 404 492

Email: famtqs@gmail.com

Country: Angola



2. Institute of Botswana Quantity Surveyors (IBQS)

Telephone: +267 3900 711

Fax: +267 3957 550

Website: www.ibqs.co.bw

Country: Botswana



3. Ghana Institution of Surveyors (GHIS)

Telephone: +233 302 220191

Fax: +233 302 257012

Website: www.ghisonline.org

Country: Ghana



4. Institute of Quantity Surveyors of Kenya (IQSK)

Telephone: +254 (20) 387 5291/260 507 4

Fax: +254 (72) 167 6823

Website: www.iqskkenya.org

Country: Kenya



5. Lesotho Association of Quantity Surveyors (Lesotho AQS)

Telephone: +266 (22) 323 779

Fax: +266 (22) 317 855

Country: Lesotho



6. Surveyors Institute of Malawi - QS Chapter

Telephone: +265 175 4857

Fax: +265 177 2201

Email: inquiries@sim.mw

Website: www.sim.mw

Country: Malawi



7. Mauritius Association of Quantity Surveyors (MAQS)

Telephone: +230 2493501/02/03

Fax: +230 2488287

Email: Website:

Country: Mauritius



8. Mozambique Association of Quantity Surveyors (MoAQS)

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Country: Mozambique



9. Institute of Namibian Quantity Surveyors (INQS)

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 Country: Namibia

**10. Nigerian Institute of Quantity Surveyors (NIQS)**

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 Country: Nigeria

**11. Association of South African Quantity Surveyors (ASAQS)**

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 Fax: +27 (11) 315 3785
 Country: South Africa

**12. Swaziland Association of Quantity Surveyors (SAQS)**

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 Fax: +268 404 2621
 Country: Swaziland

**13. Surveyors Institute of Zambia - Quantity Surveying Chapter**

Telephone: +260 221 288198
 Email: qsintitutezambia@gmail.com
 Country: Zambia

**14. Tanzania Institute of Quantity Surveyors (TIQS)**

Telephone: +255 789 575 143 / +255 754 2632
 Fax: +255 (22) 260 1005
 Email: nyantari@yahoo.com
 Website: www.tiqstz.org
 Country: Tanzania

**15. Institute of Surveyors of Uganda (QS Chapter) (ISU)**

Telephone: +256 (41) 251258
 Email: isusecretariat@gmail.com
 Website: www.surveyorsofuganda.org
 Country: Uganda

**16. Rwanda Institute of Quantity Surveyors**

Telephone: +250 (78) 4751999
 Email: ewamalwa@gmail.com
 Website: www.riarchitects.rw
 Country: Rwanda

**17. Zimbabwe Institute of Quantity Surveyors (ZIQS)**

Telephone: +263 (4) 721 987
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 Email: qsintitutezambia@gmail.com
 Country: Zimbabwe





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