



THE
archibuilt
TABLOID

**RELIABLE SPECIFICATION
& DETAILS OF AVAILABLE
CONSTRUCTION MATERIALS**

**THE CONSTRUCTION
INDUSTRY IN NIGERIA**

**SPECIAL INTERVIEW SESSION
WITH PROFESSIONALS IN
THE CONSTRUCTION
INDUSTRY.**



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Institute
of
Architects
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Distinguished Colleagues,

As we mark the 60th Anniversary of our Great Institute NIA and reflect on the journey thus far, we need to ponder on the challenges ahead and what we need to bring to the fore for the betterment of all ARCHITECTS, ARCHITECTURE and the society.

This global crisis of COVID-19 presents an opportunity for us to make our relevance felt, by rethinking our design parameters for public and private spaces for living, work and play.

We should, at this point, render professional help to our communities especially with the provision of isolation centres.

Architecture must transcend the moment and offer renewed hope and Vistas for a glorious and prosperous future.

We shall celebrate our great Institute NIA, all heroes (Past and Present) and indeed all Members accordingly at a later date.

I urge you to continue to keep faith with the Council while we strive to serve you and ultimately, regain our Pride of Place to the Glory of GOD.

Thank You and GOD Bless You.



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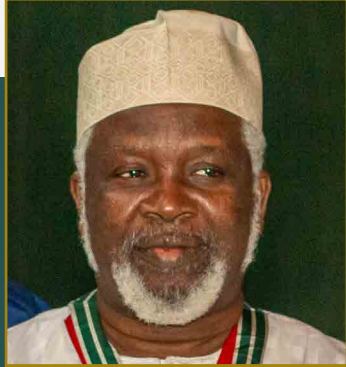


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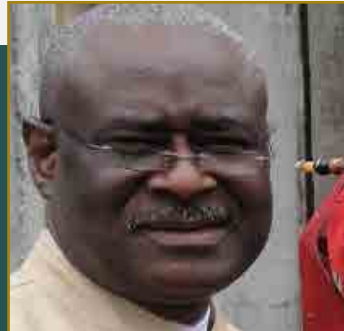
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EDITORIAL DESK

THE ARCHIBUILT TABLOID is one of the new products of **Archibuilt Development Services Limited**, the journal is designed for many purposes with the major focus of enlightening / educating the professionals and also the public on issues in the construction industry. It is a monthly document which treats different topics within the month. In addition, it brings news in the building industry as well as relevant update.

I will like to use this page to encourage everyone to always look out for the monthly edition of this journal as it will serve as a vital guide when making recommendations in any construction project. At Archibuilt, our belief is that you save funds by sourcing for the right channel to enable you identify and purchase quality materials for your construction project. Hence, the introduction of **The Archibuilt Tabloid** as a guide.

The major focus of Archibuilt is to provide information to both professionals and public on available and reliable construction materials including the process of application in Nigeria. Archibuilt Tabloid will not just bring to you adverts or information about a particular company

or construction material, it is also designed to let the public understand the specification of a particular material.

It features other details such as: **PRODUCT PICTURE & NAME, MANUFACTURER, COUNTRY OF MANUFACTURE, SPECIFICATIONS: (Physical properties, Chemical properties, Rating fire, pressure, load, etc), Compression, Weight, Density, Color). SAFETY STANDARD Health, Safety. SUSTAINABILITY ISSUE Energy & water efficiency, Embedded energy, Emission of GHG, Pollution (air, water, soil), Solid & liquid water management, Waste Reduction, Recyclability, Reusability and Life-cycle costing.** All the above mentioned are also explained with their functions.

For professional or non-professional, there is a full guide of where and when to use a particular material having in mind that there are lots of materials out in Nigerian market which also contributes to the issue of building collapse, this is not because the construction materials are not genuine, it may also mean that the specification of a particular material is not meant to be used in a particular region.

Archibuilt's own little contribution in curbing the challenge of lack of information has made us to push beyond the annual exposition in August, where we showcase different kind of construction manufacturers and their materials, this journal will serve as an educational document which every professional in the construction industry, educationalists, students and even the layman who ventures into construction project can read and understand standard of materials and their functionalities.

This maiden edition will serve as a foretaste of what future editions of the journal will look like. This edition will therefore basically introduce the aims of the journal and also celebrate the 60th Anniversary of the Nigerian Institute of Architects, as well as interviews.



Mr. Akinfenwa Mobolaji
Coordinator, ADSL, Archibuilt Tabloid

AIMS AND OBJECTIVES

THE ARCHIBUILT TABLOID

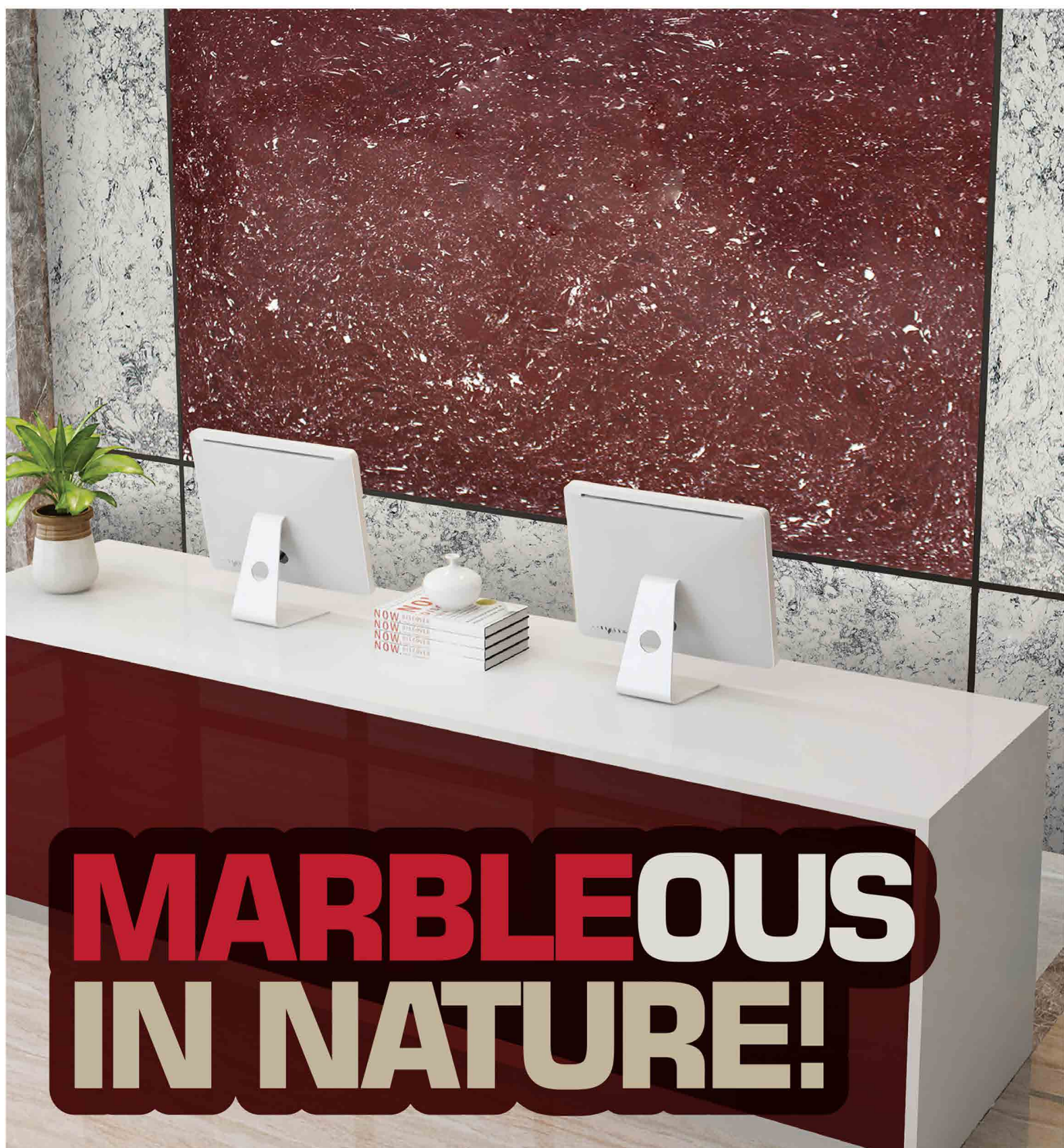
- Providing up to date information to Professionals and general public on Available Genuine Building materials in the Nation.
 - Providing up to date information of specifications and details of Building Materials available in the Nation.
 - Bridge building between Building Manufacturers and End Users (Professionals and General Public).
 - Providing monthly updated information of happenings in the built environment.
 - Providing up to date information of happenings in the Nigerian Institute of Architects.
 - Serve as educational material for students and educators in the built environment most especially architectural students.
 - Providing information on new technologies in the built environment within and beyond the shores of the nation.
 - Platform for up to date information of Association of Professional Bodies of Nigeria (APBN) to the public.
-



Archibuilt is an annual exhibition forum organized to continually bring to the fore trends, technologies, systems, and policy issues that impact the building industry's intervention and responses to everyday living.

This intervention which is intended to generate the framework for sustainable solutions is championed by Architects and broad in its appeal. In the last exhibition, over 60 exhibitors promoted their products, systems, machinery, equipment, technology, and new concepts associated with development of the built environment were also involved in the expo.

The diversity was reflected in the visitors and participants who included Ambassadors, Ministers, members of the National Assembly, captains of industry, students, and non-industry professionals among others, who interacted on topical issues of housing, infrastructure, and sustainable development.



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The Construction Industry in Nigeria

BY NEHEMIAH ANINI

The construction industry all over the world is perceived to be the life wire of its economy, as it cuts across all aspects of human activities and the Nigerian construction industry is not an exception. Its contribution ranges from enabling the procurement of goods and services to the provision of buildings and other infrastructure, thereby providing employment opportunities to its labour force as well as contributing to the Gross Domestic Product (GDP).

In retrospect, some analysts have posited that the contribution of the Nigerian construction industry is yet to measure up to those of the Western world like the United Kingdom and Australia due to its developing nature. Whereas the construction industries of other developed countries are responsible for about 22% of their respective GDP's, the Nigerian case is different as it contributes slightly below 16% to its economy. However, this

could be said to be complemented by the relatively low employment it provides for its whopping over 200 million citizens. This is attributed to the relatively lower use of mechanization within the construction sector in Nigeria and the high dependency of the Nigerian economy on the oil sector. In a mono economy like Nigeria that depends on crude oil as the major source of revenue, any ripple effect on the global oil market like the current corona virus pandemic will affect economic growth.

The construction industry, unlike other sectors, is a complex sector that requires articulate professionals who are ready to live up to clients' expectations. Clients in the construction industry may be private individuals, corporate bodies or public organizations which include the government. In Nigeria, the Federal Government is often seen to be involved in the most complex projects with about 38.4% of the market. This is followed by the



State Governments which are responsible for about 19.2% of the projects in the industry. Though there is still some form of partnering between different classes of clients, the players in the industry are a disparate group of individuals comprising Quantity Surveyors, Architects, Engineers, Estate Surveyors and Valuers, Project Managers, Contractors and Sub-contractors, Suppliers, Labourers and Artisans.

Activities in the construction industry are carried out on a project basis and could be within an organization or part of a programme. According to the Project Management Institute {PMI}, a project is “a temporary endeavor undertaken to create a unique product, service or result”. The product, in the context of the construction industry, may also be a building, services, installation or other infrastructural project. Hence the relevant mix of professionals is often assembled together with the aim

of achieving this goal. This group of professionals are expected to possess the relevant skills, knowledge, tools and techniques to achieve the project goals. The application of these variables, skills, knowledge, tools and techniques, with the aim of achieving the required objective is referred to as project management.

The contractual procurement strategy, which is a basis for client’s action in defining the procedure to be followed from the inception of the project to handover, plays an important role in the performance of the industry. Some of the contractual arrangements which are often referred to as procurement routes may include, but are not limited to, the traditional procurement route, design and build, and management of contracts.

The Nigerian construction industry has similar contractual arrangements as the industry in Britain, which has been found to be more unsuitable for developing industries like Nigeria than it is for its own industry. The most common procurement route that is used in the Nigerian construction industry is the traditional route. This implies that much risk is placed on the architect to deliver the project as he is left to advise, organize and lead other project consultants to conceive and develop the project design.

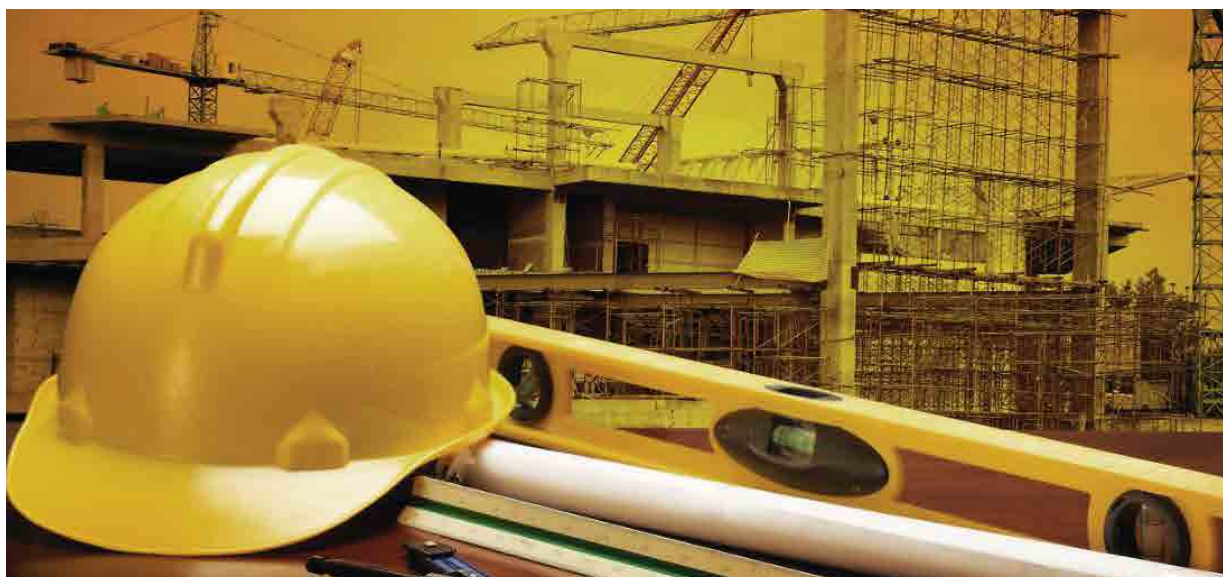
This procurement route on the other hand has been facing a lot of criticisms, including the separation of the design stage from actual construction. The divorce

of design from construction and the use of competitive tendering, which is based on lowest cost, are noted constraints that are affecting the performance of the Nigerian construction industry. Some of these issues may be accommodated by appropriate conditions of contract, but these factors are considered to be withholding the development of the industry. Other factors include; lack of access to finance and lack of proper communication among consultants during construction.

Also, the lack of proper communication in the industry, boosted by its high level of fragmentation, has left it awash with delay, cost and time overruns in addition to the disturbing rate of fluctuation in the prices of materials offered by the economy. With the looming fluctuation in the global economy as a result of the Corona Virus {popularly known as COVID 19} pandemic that is killing thousands across the world, Nigeria must look inward to explore other sectors of the economy to boost her economy.

The construction sector is one of the sectors that can help in boosting the Gross Domestic Product {GDP}, if exploited. Some professionals have attributed the findings of the Building Research Establishment associated to more than 50% of the construction defects with mistakes in project drawings and documentation including inadequate interaction among the project professionals.

Platforms such as the ArchiBuilt Development Services Limited that bring various stakeholders together are initiated to solve some of the problems in the nation's construction sector. This is in line with the recommendation of some professionals on the need for more accurate designs in the industry, as this is responsible for nearly two-thirds of poor quality work in the industry.



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REQUIRED TECHNICAL INFORMATION OF PRODUCT FOR SPECIFICATION AND DETAIL INPUT

<p>1. Product Picture and Name</p>	<p>Artificial Grass Carpet - Natural (Green)</p>	
<p>2. Manufacturer</p>	<p>Jaykay Carpets & Rugs</p>	
<p>3. Country of Manufacture</p>	<p>Nigeria</p>	
<p>4. Vendor/Agent</p>	<p>Jaykay Carpet Industries Limited</p>	
<p>5. Specifications</p>	<p>- Physical properties Transparency, Heat resistance, Pressure</p> <p>- Chemical properties It is a completely naturally occurring substance, therefore 100% organic. It is made up of basic elements - Carbon, Oxygen, Nitrogen, and Phosphorus.</p> <ul style="list-style-type: none"> • Rating – fire, pressure, load • Compression • Weight • Color - Green 	
<p>6. General Dimensions</p>	<p>- Length – 25m - Width – 4m - Thickness - 35 mm – 50mm</p>	

7. Technical dimensions	Fiber Definition: Standard Fiber Properties: UV resistant Polypropylene/Polyethylene Fiber: Above 10,000 Dtex Color: Green Pile length: 35mm- 50mm Pile Weight: 1000 gr – 1500 gr PerSqm - Roll Eni: 4 mt
8. Other Parameters	- Weight, color- Green
9. Options of the Product	- Modules Indoor & Outdoor - Sizes large, medium, small Large - Grades - A
10. Module Standardisation	Safety, soft, comfortable, environmental, durable, Save water
11. Product lifespan	Proper care and maintenance will ensure long life for many years to come
12. Safety standard	Health, Safety
13. Sustainability issue	- Energy & water efficiency - Embedded energy - Emission of GHG - Pollution - air, water, soil. - Solid & liquid water mgmt. - Waste reduction - Recyclability - Reusability - Lifecycle costing
14. Innovation	Colour and Quality can be customised
15. Pre-Purchase Design/Installation info	YES
16. After Sales Support Service	YES
17. Pricing	₦ 6,260 Per Square Meter



Archibuilt is a platform of interaction that have been going on for many decades, between the Exhibitors and Chief Executive Officers, Principals, Architects, Engineers, Quantity Surveyors, Builders, Developers, Financiers, Governments, Contractors and all stakeholders in the Built Environment as well as emerging Professionals. Others are Educators/ Students, Managers/Project Managers, Consultants and the public are updated on new concepts and technology in the building industry in Nigeria.

This intervention, is intended to generate the framework for sustainable solutions. Although championed by architects, it is broad in its appeal and involvement. The platform which was originally midwifed and driven by the Nigerian Institute of Architects (NIA), ArchiBuilt was registered as venture under ArchiBuilt Development Services Limited (ADSL) and trading since 2012.

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TECHNICAL INFORMATION OF PRODUCT FOR SPECIFICATION AND DETAIL INPUT

TRAVERTINE

MANUFACTURER:

MCM FLEXICLAY LIMITED

COUNTRY OF MANUFACTURE :

CHINA

VENDOR/AGENT:

MCM FLEXICLAY LIMITED

SPECIFICATION:

CLAY AND ORGANIC FIBRE

GENERAL DIMENSIONS:

1200 x 600

THICKNESS:

2MM

TECHNICAL DIMENSIONS:

1200 x 600

OTHER PARAMETERS

WEIGHT:

COLOR-052KZ

OPTIONS OF THE PRODUCT:

SIZES-SMALL, MEDIUM, LARGE
AND ROLL FORM

MODULES STANDARDIZATION

PRODUCT LIFESPAN:

70 YEARS

SAFETY STANDARD

HEALTH:

VOC FREE (VOLATILE ORGANIC
COMPOUND)

SAFETY:

Fire Proof, Light, Waterproof

SUSTAINABILITY ISSUE:

- Energy and water efficiency
- Embedded energy
- Emission of GHG
- Pollution-air,water,soil
- Solid and liquid water

INNOVATION:

PRE-PURCHASE DESIGN/
INSTALLATION

AFTER SALES SUPPORT SERVICE:

10 Years Warranty

PRICING:

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PROFESSIONAL BODIES AND THEIR LOGO

 <p>Architects Registration Council of Nigeria (ARCON)</p>	 <p>Nigerian Institute of Architects (NIA)</p>	 <p>Nigeria Institute of Surveyors</p>	 <p>Nigeria Institute of Building (NIOB)</p>	 <p>Nigeria Institute of Quantity Surveyors (NIQS)</p>
 <p>Nigeria Institution of Estate Surveyors and Valuers (NIESV)</p>	 <p>Nigeria Society of Engineers (NSE)</p>	 <p>The Institute of Certified Geographers of Nigeria (ICGN)</p>	 <p>Nigerian Institute of Town Planners (NITP)</p>	 <p>Association for Consulting Engineering in Nigeria (ACEN)</p>
 <p>Council of Registered Builders of Nigeria (CORBON)</p>	 <p>Council for the Regulation of Engineering in Nigeria (COREN)</p>	 <p>Nigeria Institute of Civil Engineers (NICE)</p>	 <p>Society of Construction Industry Arbitrators of Nigeria (SCIAN)</p>	 <p>The Nigeria Institute of Safety Professionals (NISIP)</p>

REQUIRED TECHNICAL INFORMATION OF PRODUCT FOR SPECIFICATION AND DETAIL INPUT

- | | |
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| <ol style="list-style-type: none"> 1. * PRODUCT PICTURE AND NAME (Jpeg) 2. * MANUFACTURER (MS word) 3. * COUNTRY OF MANUFACTURE (MS word) 4. * VENDOR/AGENT (MS word) 5. * SPECIFICATIONS (MS word) <ul style="list-style-type: none"> - Physical properties - Chemical properties - Rating - fire, pressure, load, etc - Compression - Weight - Density - Color 6. * GENERAL DIMENSIONS (MS word) <ul style="list-style-type: none"> - Length - Width - Thickness 7. TECHNICAL DIMENSIONS (MS word) 8. OTHER PARAMETERS (MS word) <ul style="list-style-type: none"> - Weight, color 9. OPTIONS OF THE PRODUCT (MS word) <ul style="list-style-type: none"> - Modules - Sizes - large, medium, small - Grades 10. MODULE STANDARDISATION (MS word) 11. PRODUCT LIFESPAN (MS word) | <ol style="list-style-type: none"> 12. * SAFETY STANDARD (MS word) <ul style="list-style-type: none"> - Health - Safety 13. * SUSTAINABILITY ISSUE (MS word) <ul style="list-style-type: none"> - Energy & water efficiency - Embedded energy - Emission of GHG - Pollution - air, water, soil. - Solid & liquid water mgmt. - Waste reduction - Recyclability - Reusability - Lifecycle costing 14. INNOVATION (MS word) 15. PRE-PURCHASE DESIGN/INSTALLATION INFO (MS word) 16. * AFTER SALES SUPPORT SERVICE (MS word) 17. PRICING (MS word) <ul style="list-style-type: none"> - per LM - per M2 - per M3 - per Kg - per ton - per pc - per unit - per model - Customized |
|--|--|

Please note.

That all information with Asterisk (*) is important.

That all information listed above is for each of your product.

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Happy 60th Anniversary

to all Members of the Nigerian
Institute of Architects.

The President, Arc.(Sir) Dipo Ajayi, fnia, on behalf of the Architects Registration Council of Nigeria (ARCON), rejoices with the President, Arc. Sonny S. T. Echono, fnia and the entire membership of the Nigerian Institute of Architects (NIA) on the sixtieth anniversary of its existence as the first professional association in the built environment in Nigeria. The Council acknowledges that since the establishment of the Institute in 1960, it has played a pivotal role in producing members that have been creating superior designs, shaping our world by putting safety first and creating opportunities for its teeming members.

However, as an association wishing to compete globally, there is the urgent need to increase the membership base of the institute which currently stands at a total of 6, 000 in 5 Classes of membership including Fellows, Full Members, Associates and Graduates spreads across 31 State Chapters and the Federal Capital Territory. Without numbers, we cannot compete effectively with other members of the built environment. The architect, as at today, should think outside the box by exploring architectural entrepreneurship as a key area and other areas in the built environment to address the unemployment situation of our members.



As we celebrate the diamond anniversary of our existence, it is the Council's desire to have all Architects back safe and healthy after this period of lockdown occasioned by the COVID-19 pandemic. All architects are further enjoined to obey all precautionary measures being disseminated by the National Centre for Disease Control (NCDC) to mitigate this unwholesome situation even if they are not convenient to us.

Finally, follow through the necessary information from the Government and all its agencies responsible for seeing us through during this difficult period of national life. Thus, we wish you God's protection and pray that Almighty God would let this pandemic pass away with minimal circumstances to His children. Congratulations once more to our noble Institute for Standing firm over the past sixty years!

Arc.(Sir)DipoAjayi,fnia
President, ARCON

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Interview with ARC. ADENIYI MOBOLAJI

Arc. Adeniyi Mobolaji is the 2nd Vice President of the Nigerian Institute of Architects and the Director, Archibuilt Exposition. In this interview with The Archibuilt Tabloid, she speaks on the exhibition and issues affecting the building industry in the country. Excerpt.

Congratulations for having a successful Exposition in the month of August 2019. How was the turn up of stakeholders and exhibitors? Over one thousand people registered for the exhibition, we had over fifty exhibitors who partnered with us to ensure that we achieve our goals in making people know the various kinds of building materials that are available.



The attendance was impressive, people that attended include Members of the National Assembly, Ambassadors, Ministers, Past Governors, Policy Makers, Students, Non-Professionals, Other Professional Bodies and Architects across the 36 states of the Federation.

Talking about quality, how was the standard of materials at the event? You know that we are professionals, so before any product was allowed, we ensured that those products were of good standard and meet the required quality. We study the technical data as well as the performance over the years before we specify the product. Even if it is a new product, we ensure that it goes through specific test before we specify it as Architects. So those were the kind of products at the exhibition.

You have raised many issues, what were the deliberations and resolutions at the event last year? The talk last year was centered on building collapse in the country. So we brought in different professionals to brainstorm on the issues. Every professional in the building sector

had an input to reduce or eradicate the menace of incessant building collapse in the country. Some of the very important decisions at the end of the event was for the government to realize and be part of all the policies of building planning for approval, to ensure that only certified professionals are involved in the building projects.

We have discovered that in the country, most buildings collapse are as a result of the involvement of quacks. We discovered that because of the influx of many developers into the market, they are not ensuring that registered professionals are used. The safety of a building starts from the design, which is the purview of the Architect, then the Architect invites the structural Engineer to design the structure of the building, so the structural engineer has a big role to ensure that building stands and does not collapse.

The quantity surveyor also has a role to play. He does the costing of the building. Though, it may not be a professional fault but the owner may want to cut cost in the supply of standard materials. Sometimes the materials specified by the professionals are not used. We want to ensure that government enforce laws, that the professionals are not limited to the design stage only, but involved in the total supervision of the building project from foundation to its completion. These are some of the things that we discussed and luckily we had people from the National Assembly who will ensure that these laws are put in place.

You spoke brilliantly on the deliberations and resolutions at the event, what were the challenges experienced during the exhibition? The challenges were few. However, Archibuilt is a pioneer building materials exposition in Nigeria. It started thirty years ago and since then, other groups have also started. However, the major challenge is the economy because the economy dictates the attendance. Archibuilt is planning to go more regional to get to the grassroots.

As the second Vice President of the Nigerian Institute of Architects, and the Director, Archibuilt Exposition, how are you going to address these challenges?

We are working on more innovative ways of attracting our exhibitors because professionals are involved.

As a Director of the exposition, were there key resolutions at the event? An important resolution was the "Maintenance Clinic". It was an innovation that was put in place to inform the public on what they could do with maintenance challenges on their buildings. We had manufacturers of different building products who were able to explain and show how their materials could solve their maintenance problem. We had high powered professionals who were on hand to answer their questions, as well as other building professionals.

There's no doubt that the exhibition was attended by various stakeholders within and outside the country, How is the organization following up to ensure that there is proper synergy among them? We have a register of everybody that attended

the event and we have the ADLS team that do the follow up. They went round to nearly all the exhibitors thanking them for their participation. We have new products, a weekly programme on the media which will offer them an opportunity to advertise their products on air including the journal that is in progress now. So the exhibitors are very happy that new products are coming up to keep them updated. They wish to reach the grassroots to keep them up to date, the more we keep them close, the more we achieve our goals.



An exhibition of this nature, no doubt, will enhance competition of products in the market. Have you carried out an assessment to know the position of professionals in the field on the most preferred product and reason(s)? We have not done that, but our training will

give us basic standard. The training will enable us to know the technical data, as well as performance over the years. When we have this information, it will be a very good area of research.

As a Director of Archibuilt Exposition, What measures can be put in place to ensure a vibrant and competitive building sector in the country? The Nigerian Architect has been visible in the past sixty years. Our institute was formed in 1960. We have Architects that have ruled this country as Vice Presidents, I think two of them. We have tried as much as possible to clean the Architecture space in this country.

I am sure you know that Nigerians have appetite for foreign products and this has made it possible for Foreign Architects to be ahead of us. The Nigerian Institute of Architects and Architects Registration Council of Nigeria has been trying to ensure that Nigerian Architects are in charge of defining the character of the architecture of their own country.

Unless you are a Nigerian Architect, you cannot be registered to practice in Nigeria. If you are a Foreign Architect, you must have a partnership with a Nigerian architect before you can practice. This is a means of protecting the Nigerian professionals to ensure that we are the ones in charge of our buildings, because we understand our culture, climate and the way our people live, protecting and making sure that the professionals here in Nigeria are better qualified to design our building. So our institute is ensuring

that our members are the ones designing the building structures in the country, so we want to emphasize and employ the government to support the professionals whom they have used so much money to train in the nation's university.

"I want to thank God for the policy of government to close borders; I think we should also close borders to Nigerian professionals and I believe that we would be able to have a distinct Nigerian Architecture that will meet the need of the Nigerian people."

All over the world, Nigerian Architects are recognized. Some of the Architects that are trained here in Nigeria, have become Presidents of Institutes of Architecture outside Nigeria, so we have the capacity. Sometimes our technology is not as advanced as theirs, therefore, it limits us in some ways. However, it does not mean we don't have the capacity to deliver professionally.

If a building should collapse today, who should you blame? The Architect is the lead consultant, but the collapse of a building can be attributed to many reasons. Majorly what we have witnessed is structural or because of the poor quality of materials, but the architect is the lead person that is supposed to ensure that right materials are used. The site engineer is also a professional who should make sure that right materials are put in place, to crown it all, it's a collective responsibility.

With your experience after the event, what is the way forward for the building industry in the country? The building industry is one of the industries that drive the economy of any nation. You can imagine the number of people that are employed when a building project is going on. The material supplier, the tiller, the painters, the manufacturers of these products and even the food sellers at the site.

The whole system drives the economy and every responsible government knows the importance of the building industry. Therefore, the need for government to address this sector will be a step in the right direction. In addition, one of the greatest problem we have is housing deficit. If we have enough housing projects, it will be enough to drive the economy of this nation. It will also be enough to serve the people at the end of the day, because every Nigerian will have a roof over his head.

Going forward, government should be responsive in doing projects that have direct bearing on the people, not just white elephant projects. For instance, we are talking about housing deficit. I was in Abuja early this year, and I saw buildings that were not occupied by people. So there is the compelling need to make policies that will promote a vibrant building sector in the country.

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