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**TITLED: "NIGERIA: INCESSANT INCIDENCE OF COLLAPSED BUILDINGS – SUSTAINABLE ISSUES DELIVERED ON THE OCCASION OF THE INTERNATIONAL CONFERENCE TITLED 'SUSTAINABLE DEVELOPMENT GOALS: A TIME FOR INNOVATIONS AND INVESTMENT IN LAND ADMINISTRATION AND MANAGEMENT'**

**BY THE INSTITUTION OF SURVEYORS OF TANZANIA (IST), THE TANZANIAN INSTITUTION OF VALUERS & ESTATE SURVEYORS (TIVEA) IN COLLABORATION WITH THE COMMONWEALTH ASSOCIATION OF SURVEYING & LAND ECONOMY (CASLE) HELD AT JULIUS NYERERE CONVENTION CENTRE - DAR ES SALAAM, TANZANIA ON**

*THURSDAY 10TH & FRIDAY 11TH AUGUST, 2017.*

# DEFINITION

**Collapsed Buildings:** Could be described as a building falling down suddenly because of pressure or having no strength or support. This topic will be treated under the following headings:

1. Introduction or general preambles
2. Case Studies
3. Causes
4. Implications
5. Way Forward for the purpose of sustainability
6. Conclusions & Recommendation

# INTRODUCTION

The incessant buildings collapse in Africa has become a great concern to all stake holders and the professionals in the building industry, government, private developers, clients and users, as well as the neighborhood residents. As a result of the author's concern about the increasing incidents of collapse building world-wide, form the basis for this paper to find out the major causes and probable remedial measures to collapse of buildings in Africa. Many lives and properties have been lost in collapse of buildings mostly in Nigeria, Kenya, Tanzania, Cameroun etc. respectively. The case of building failures and consequent collapse of structures in the Continent had reached an alarming stage in the past five years. The need to provide shelter to man and his daily activities has always been an utmost priority. Buildings are constructed to serve as shelter for man and his activities in an environment (Amadi, Eze, Igwe, Okumlola, & Okoye, 2012; Ayuba, Olagunju, & Akande, 2012; Oseghale, Ikpo, & Ajayi, 2015; Tauheed, 2007); therefore they must be properly designed, well planned, constructed and maintained to obtain desired satisfaction from.

# CASE STUDIES



Collapsed Guest house at Synagogue church premises, Lagos.



*Collapsed Building in Lagos. Photo: Tobi Awodipe. Source; The Guardian*



*Collapsed two-storey building in Douala, Cameroon. Source; [www.today.ng/news/africa/](http://www.today.ng/news/africa/)*



*Collapsed Seven –Storey building, Nairobi, Kenya. Source; [www.bbc.com/news/world-Africa](http://www.bbc.com/news/world-Africa)*



*Collapsed Multi -Storey building, Dar es Salaam, Tanzania. Source; [www.bbc.com/news/world-Africa](http://www.bbc.com/news/world-Africa)*



## LIST OF RECENT COLLAPSED BUILDINGS IN AFRICA

SN	DATE	LOCATION	CASUALTY	LOSS OF LIVES	TOTAL CASUALTY
1	June 13 2017	Nairobi, Kenya	0	15	15
2	May 7, 2017	Accra, Ghana	20	0	20
3	January 1,2017	Zambia	5	3	8
4	June 1, 2017	Egypt	0	0	0
5	August 5, 2016	Morocco	16	1	17
6	June 19, 2016	Cameroon	0	4	4
7	March 29, 2016	Tanzania	30	19	49
8	February 12, 2016	Tunisia	0	0	0
9	November 5, 2015	Ivory Coast	2	8	10
10	February 22, 2005	Sudan	13	0	13
11	July 25, 2017	Lagos, Nigeria	10	6	16
12	July 22, 2017	Lagos, Nigeria	1	2	3
13	May 29,2017	Lagos Nigeria	14	2	16
14	March 8, 2016	Lagos Nigeria	13	34	47
15	September 12, 2014	Lagos, Nigeria	100	116	216
16	July 11, 2013	Kaduna, Nigeria	3	3	6
17	March 19, 2013	Oyo State, Nigeria	3	0	1
18	July 12, 2013	Kaduna, Nigeria	21	4	25
19	March 2006	Lagos Nigeria	23	2	25

## CAUSES OF BUILDING COLLAPSE

- ❖ Use of Substandard materials
- ❖ Corruption and Greed
- ❖ Absence of adequate soil investigation for suitable foundation
- ❖ Faulty construction and alteration of approved design
- ❖ Incompetence of contractors craftsmen
- ❖ Clients penchant to cut corners
- ❖ Negligence of consultants

<b>S/N</b>	<b>CAUSES OF BUILDING COLLAPSE</b>	<b>RANKING (%)</b>
1	Use of Substandard materials	15%
2	Corruption and Greed	10%
3	Absence of adequate soil investigation for suitable foundation	5%
4	Faulty construction and alteration of approved design	25%
5	Incompetence of contractors or craftsmen	20%
6	Client penchants to cut corners	10%
7	Lack of supervision by consultants	15%

## IMPLICATIONS AND CHALLENGES OF BUILDING COLLAPSE

It can be rightly said that any pursuit of human endeavour has its cost, but the cost being paid in the construction industry cannot be justified. Each collapse carries along with it tremendous effects that cannot be easily forgotten by any of its victims. The consequences are usually in form of economic and social implications. These includes: loss of human lives, injuries, economic waste in terms of loss of properties, investments, jobs, incomes, loss of trust, dignity and exasperation of crises among the stakeholders and environmental disaster (Ede, 2010).

The total monetary cost has been computed to be in excess of one trillion dollars globally.

Building collapse has many effect on the economy of nations as a whole (lives and properties) and as a result, the following have been identified as the effect of building collapse;

- ❖ **Loss of Human Life**
- ❖ **Loss of Business Confidence**
- ❖ **Loss of Properties and Capital**

## WAY FORWARD

The safety of life, property and funds invested in buildings, can only be guaranteed if the following recommendations are feely accepted and implemented. First, the collapse of buildings cannot be totally eradicated but can be minimized if we can place more emphasis on educating the public at large on the dangers of the collapse of a building. The public must be willing to alert governments on buildings suspected to be a risk to the lives of people living within a neighborhood.

Government must tackle the issue of building neglect by the general populace. This should be multi-dimensional, covering major sections: Legislation, Enforcement, Support and Assistance, Publicity and Public Education. To achieve this, all tiers of government must provide and maintain a modernised, efficient and user-friendly statutory building control system that is regimented to meet the property development needs of Africans. In addition, government should appraise enforcement policies against building problems that are of public concern.

- ❖ Use of Ombudsmen or Whistle – blower
- ❖ Due Process of Planning Approval
- ❖ Use of correct Construction Materials
- ❖ Use of right Personnel and professionals

## CONCLUSION AND RECOMMENDATIONS

Africa cannot afford the huge loss of resources both human and financial in this 21st Century. Until we can overcome even the following remote causes of building collapse, the battle is far from over:

- ❖ **Falling standards of education;**
- ❖ **Lack of continuing professional development;**
- ❖ **Non-enforcement of existing laws;**
- ❖ **Endemic poor work ethics and bribery and corruption.**

It's opprobrium to our development and our psyche as a continent.

There are many credible bodies that are globally recognized and operate to the highest standards, to curb any building collapse in their respective countries. They are principled and endeavor to lead their respective industry to even greater heights.

Strong institutions build a strong workforce and this is replicated across the world. The Construction Industry Training Board (CITB), for British construction strive to have a **recognised, world-class, innovative approach** to developing its workforce to deliver quality in the built environment. They promote:

- ❖ **Individuals to have the skills to compete for the best jobs and develop fulfilling careers**
- ❖ **Companies to have a highly skilled workforce that gives them a USP in their sector**
- ❖ **The industry to have the skills to meet its clients' needs and future challenges**
- ❖ **For UK plc to have an industry that is world class and can compete with the best on the world stage.**

Construction Industry Development Board (CIDB) was set up to promote and stimulate the development, improvement and expansion of the construction industry in Malaysia. Its mission is not dissimilar to CITB, UK, which is to develop the Malaysian Construction Industry in line with a vision to be a credible organisation in developing a World Class Construction Industry.

The Construction Industry Development Board (CIDB) also operates within the Mauritian construction industry with a mandate to make a marked contribution to economic growth and sustainable development and which operates to deliver to an international standard. Their mission is to put all their efforts together towards the development and advancement of a competitive and efficient construction industry.

All the above strive to ensure good practice and maintain global standards.

In conclusion, i will like to leave us with this famous quotation by Willa Foster “which underscores the essence of this topic:

“Quality is never an accident; it is always the result of high intention, sincere effort, intelligent direction and skillful execution. It represents the wise choice of many alternatives”

Let us strive towards Global Best Practice always in all our Professional efforts.

Thank You

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