



AFRICA QS VOICE

AFRICA ASSOCIATION OF QUANTITY SURVEYORS NEWSLETTER



FROM THE EDITOR

My oh my! Where has the year gone! Was it not January just the other day? Well, I guess time passes by swiftly when we are busy trying to make a difference in the world!

The calendar this year has been action packed for AAQS and President Ngulube together with Board Members have not had time to catch a breath. They have globetrotted in all regions in a bid to foster unity and give direction to the fraternity. There was Tanzania for the AGM, South Africa where ASAQS held a conference and hosted the AAQS Board, then Ghana for the ICEC Congress and Kenya for IQSK Summit and the list goes on and on.

Anyway, the holidays are here and we are all going to catch a wink and make merry.

Ladies and gentlemen, dear colleagues, I present to you the foregoing Newsletter that sums up the year for the Pan-Africanised Quantity Surveyor.

Be on the look out for the calendar of events for next year that will be shared in due course.

Ciao now!

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ASAQS - AAQS CONVENES IN CAPE TOWN



The ASAQS hosted the AAQS EXCO at the Premier Hotel in Sea Point, Cape Town for their 3-day conference event from the 27th to the 30 of July 2024. Approximately 40 delegates from Associations and Institutions across Africa were in attendance, including presidents and past presidents.

The events kicked off with the ASAQS hosting the delegates for a tour of the Stellenbosch winelands on Sunday the 28th, where we visited the Asara wine farm. We were treated to a delectable wine tasting, a sumptuous 2 course lunch, and stunning panoramic views of the Stellenbosch mountains and vineyards.



The day was much enjoyed by all despite the cold rainy weather.

On Monday the 29th, the AAQS held their full-day EXCO meeting. Committee chairpersons gave feedback on the work they are doing, such as in the ICT, and women empowerment spaces. Matters pertaining to the advancement of quantity surveying across the continent were discussed. There was consensus that knowledge sharing, sharing standards and best practice, and collaboration are key to the longevity of the profession across Africa, and African quantity Surveyors' mass contribution to infrastructure development on the continent.

On the evening of the 29th, a networking dinner was held to welcome the incoming ASAQS board to Cape Town. They were warmly welcomed by the new ASAQS president, Miss Moshia Senyolo, the Associations first black female president in its 116 years of existence, along with AAQS EXCO members and observers.

On the morning of the 30th of July, the ASAQS held their first board meeting with members of the new term. The session was very productive with one of the main resolutions being to increase the relevance and visibility of the Association and its members, so that quantity surveying is recognised as a critical, indispensable, and non-substitutable service,



essential for the health and successful functioning of the built environment and society at large. The president of the AAQS, Mr Matthew Ngulube and past president Mr Segun Ajanlekoko were in attendance, and commended the diligent proceedings led by ASAQS president Moshia Senyolo.

In the afternoon, the ASAQS together with the AAQS hosted a vibrant benchmarking hybrid webinar conference. The critical role benchmarking should

play towards norms and standards in the construction industry was highlighted by the panel of speakers. It can aid the procurement of professional services and infrastructure alike, ensuring that clients and beneficiaries of infrastructure get value for capital spent, and professionals are fairly compensated. Critically, although vast amounts of data flow through the construction industry, this data is yet to be harnessed to improve the status quo in the industry. There was consensus that a benchmarking service is something that the industry at large should no longer be without, and that quantity surveyors are best positioned to deliver this service.

The proceedings culminated in a formal gala dinner where the outgoing board of the ASAQS was thanked for their service to the Association and the profession. Some members with long-standing affiliation to the Association were also honoured. The presidency of the ASAQS was also formally handed over from the dynamic Mr Newton Baloyi to Moshia Senyolo. He praised her for her service towards the profession thus far and pledged his support to her during her term as president. He also offered his continued service to the Association at Madam President's pleasure.

We broke bread together, we learnt from each other. It is evident that the same ills plague the profession throughout the continent. Vitally, collaboration and ongoing conversations to advance the profession on the continent is required.



SNIPETS ON AAQS WOMEN'S BOARD MEETING

AAQS
Africa Association of
Quantity Surveyors

**AAQS WOMEN BOARD
FREE WEBINAR**

Theme:
**Women and the Rise of Innovation in
Construction: An African Perspective**

Mathew Ngulube
AAQS President
Chief Host

Dr Bukola Aluko-Olokun
AAQS Women Board
Chairperson
Host

OUR DISCUSSANTS:

Dr Yetunde Olaleye
Kaduna Polytechnic
Kaduna Nigeria

Ann Omufira
Practising QS
(Amity Consultants &
Construction Project Manager)
Kenya

**Surv. Dr Anita
Adade-Boateng**
Ghana

Prof. Geraldine Kikwasi
Ardhi University
Dar es Salaam Tanzania

Registration Link:
https://us02web.zoom.us/join/register/WN_3QhxfF4WQ4Kn-_uRUBb5w

**FRIDAY, 30 AUGUST 2024
VIA ZOOM PLATFORM
TIME: 11AM WAT**

#AAQSWomenBoard, #WomenandtheRiseofInnovation, #AfricanPerspective

The ASAQS hosted the AAQS Women's board during the AAQS/ASAQS 3 days conference which took place at the Premier Hotel in Sea Point, Cape Town from the 27th to 30th of July 2024.

A meeting was convened between the ASAQS members and AAQS women's board to discuss difficulties faced by women while participating in the construction industry, and quantity surveying profession specifically, in the various regions, and possible interventions.

The highlights of the meeting are as follows:

- The Board should come up with modalities that could assist in boosting the visibility and inclusivity of women which may eventually lead to their increased participation within the regions. However, this may require support from the various member institutions.
- The issues faced by women must be tabled, and

the women's agenda is encouraged to be drawn up on a regional basis. This will assist in articulating the complexities of their participation in the construction industry. The issues no doubt may be diverse and will require various interventions. A few of which may include the following:

- Sexual harassment
- Lack of opportunities and platforms to showcase their talent and competencies
- Lack of platforms to discuss problems encountered during their participation
- The uptake of construction professions by women must be increased.
- The Board is encouraged to draft frameworks and policies that can be used to advocate for the unhindered and supported participation of women in the construction industry. This is expected to be modelled towards policies that has been tested and proven to have increased women's participation within member regions. It was noted that
 - The policies would bear more weight when used in lobbying government's departments and agencies;
 - The said policies would empower women to participate sustainably;
 - It may influence the admission of girls into tertiary institutions positively;
 - The draft policies must however stay clear of politics and focus solely on human rights.
- It was emphasised that policies for female inclusion exist and such existing documentation can be leveraged upon and augmented to be made fit-for-purpose. Countries where female participation has been fully integrated can perhaps be consulted so that such knowledge can be pooled and used judiciously. The ASAQS members have therefore volunteered information in this regard and other Institutions are also encouraged to assist with policy support and enforcement.
- The terms of reference of the board as reiterated, is to devise solutions to articulated problems, and is not limited to:
 - Organising sponsorships

- Mentoring
 - Encouragement of the formation of women's boards in the different regions, and
 - Organising informative webinars
- Therefore, strengthening the governance structure of AAQS Women's Board is low hanging fruit. Regional data can be compiled towards achieving this purpose and is not limited to the following: i.e. obtaining

- Statistics of female participation in the profession
- Identifying the positions occupied by women in the industry and the level of their expertise (with a focus on quantity surveying)
- Examining the experiences of females in the industry/ key issues for resolution

These are necessary in order to make the board more influential and effective.

A WEBINAR FOR THE GIRL CHILD

AAQS
Africa Association of
Quantity Surveyors

**AAQS WOMEN BOARD
FREE WEBINAR**

Theme:
**Women and the Rise of Innovation in
Construction: An African Perspective**

SYNOPSIS

The rise of innovation in the construction sector from an African perspective is a compelling narrative highlighting the pivotal role of women in driving transformative change. The construction industry is undergoing a transformative shift, characterized by rapid technological advancements and an increasing emphasis on sustainability and efficiency. Amidst these changes, a notable evolution is the rising influence of women who are breaking traditional gender norms and leading the change toward innovation and inclusivity.

Across the continent, women are emerging as key players in leadership positions within construction companies, influencing strategic decisions and shaping innovative solutions. With a focus on diversity and inclusion, initiatives are underway to attract and retain women in the construction industry by leveraging their unique perspectives to foster innovation, embracing technological advancements such as Building Information Modelling (BIM), the integration of Artificial Intelligence (AI) and Machine Learning (ML) for project management, and the utilization of sustainable materials that reduce the environmental impact on projects.

These technologies are not just transforming how projects are executed but are also creating new opportunities for women to engage with and lead in the industry.

FRIDAY, 30 AUGUST 2024
VIA ZOOM PLATFORM
TIME: 11AM WAT

#AAQSWomenBoard, #WomenandtheRiseofInnovation, #AfricanPerspective

The webinar organised by the Board with the theme: “Women and the Rise of Innovation in Construction: An African Perspective” took place on the 30th of August, 2024 via the AAQS zoom platform. The theme of the webinar was dissected by erudite speakers across Africa including the AAQS President who was also on hand to lend his voice to the theme. The key takeaways from the webinar as highlighted by the speakers were the skills and strengths that women bring to technology adoption and adaptation. A few of which are:

- Creativity

AAQS
Africa Association of
Quantity Surveyors

**AAQS WOMEN BOARD
FREE WEBINAR**

Theme:
**Women and the Rise of Innovation in
Construction: An African Perspective**

SYNOPSIS CONT'D

Despite traditionally being underrepresented, women are increasingly taking on leadership roles within the construction sector, from pioneering engineering roles to executive positions, women are contributing significantly to the industry's growth and reshaping its landscape.

Their involvement is not just a win for gender equality but also for the industry at large, as diverse perspectives lead to more innovative solutions and a more inclusive work environment.

To achieve a sustainable workforce of women within the construction sector, the following sub-themes have been identified for discussion.

- The Role of Women in Technology Adoption and Adaptation within the Construction Industry
- Fostering Sustainable Construction Technology Practices in the Construction Industry
- Integration of Innovative Technologies and Practices in Construction Safety and Ergonomics
- Advanced Techniques for Planning, Executing, and Costing Construction Projects Efficiently

FRIDAY, 30 AUGUST 2024
VIA ZOOM PLATFORM
TIME: 11AM WAT

#AAQSWomenBoard, #WomenandtheRiseofInnovation, #AfricanPerspective

- Collaboration
- Empathy
- Attention to details
- Innovative thinking
- Resilience and perseverance

The webinar was successful and had over 100 participants from the member regions.

THE ENTITLEMENT TRIAD

Friday, 08 November 2024

Posted by: Bert vd Heever



Like many other colleagues in the construction industry I struggled on many projects to answer the question whether a contractor is entitled to additional time complete a project for a specific delay event. After many projects I still was not certain of how this common question can be objectively answered. It was only after I spend a few years researching it for a PhD that I was able to come up with a satisfactory answer that can be applied no matter the type of the

delay event. This article explains a simplistic tool that can be used to establish whether a contractor is entitled to the extension of the agreed construction period.

We often use the term “being entitled” to describe a person who cut in front of us in the line waiting for our morning coffee or taking a seat reserved for seniors on a train, but what is the true meaning of entitlement? The Merriam-Webster dictionary provides a twofold definition for the word entitled:

1. Belief that one is deserving of or entitled to certain privileges
2. A right to benefits specified especially by law or contract

When it comes to construction delay, the second part of the definition referring to a right to benefits specified by a contract is particularly applicable.

Imagine a contractor is delayed by the indecision of an owner on the type of floor finish, is the contractor entitled to complete the building later than agreed in the construction contract?





If we use the definition of entitlement to guide us in the process to answer the question two elements of the definition are important. Firstly, in this example, the benefit to the contractor would be more time to complete the project to avoid being held responsible for damages. Secondly, the definition explains that the right to the benefit (additional time) is specified in the contract. The construction contract is the perfect starting place in our journey to answer the complex question of entitlement.

Studying many construction contracts, I concluded that most of the contracts rely on three main elements to establish this right to additional time for the contractor. The Delay Entitlement Triad depicted below summarized the three core pillars on entitlement.

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CONTRACT COMPLIANCE

Construction contracts typically include certain procedures that should be followed to claim for an extension of time.

A common contract procedure is that the contractor is required to notify the owner of a potential delay within a specified timeframe. Failure to comply with the notification provision may lead to the contractor forfeiting their entitlement to an extension of the contract period.

EXCUSABLE DELAY

Construction contracts would sometimes stipulate specific delay events that are seen as excusable and would entitle the contractor to additional time. However, construction contracts only allow additional time as a remedy for an excusable delay. What is an excusable delay? An excusable delay is a delay event that is caused by the owner or anyone in the sphere of control of the owner or caused by events beyond the control of the contractor and the owner. If the delay event is not excusable the contract would not be entitled to additional time.

CRITICAL DELAY

As a test, review the delay claim provision of the next contract you deal with. Chances are that it would have wording along the lines of, the contractor can claim for an extension of the contract period for delays impacting the project completion date. Using the critical path method of scheduling we know that only delays on the critical path would ultimately delay completion. In other words, entitlement can only be established for delay events causing a critical activity (an activity on the critical path) to be completed later than planned. The agreed project schedule will show which activities are on the critical path.

CONCLUSION

Employing the three keys of contract compliance, excusable delay, and critical delay from the Delay Entitlement Triad should make it easier to ascertain whether the contractor is entitled to additional time.

With the danger of sounding entitled, I will risk mentioning that my book, *Delay Analysis Simplified*, provides a framework to practically apply the Delay Entitlement Triad and also provides further information on what is required to turn the keys to satisfy the entitlement requirement.

HIGHLIGHTS OF THE IQSK ANNUAL SUMMIT 2024



The Institute of Quantity Surveyors of Kenya (IQSK) Annual Summit 2024 was held from 30 October to 1 November 2024 at the scenic Diamonds Leisure Beach & Golf Resort in Diani. The event, themed “Structuring Successful Construction Projects,” brought together professionals in the built environment locally and internationally, fostering a vibrant platform for knowledge exchange and professional networking.

KEY HIGHLIGHTS

Dignitaries and Keynote Address

Chief Guest: Hon. Charles Hinga, Principal Secretary for Housing, graced the summit, delivering an inspiring address on the future of Kenya’s construction industry.

1. Keynote Speaker: QS. Matthew Ngulube, President Africa Association of Quantity Surveyors (AAQS) shared critical insights on strategies for advancing the role of quantity surveyors in structuring successful projects.



Engaging Presentations and Discussions

1. Structuring Successful Projects: A comprehensive presentation with a case study showcased practical approaches to ensuring project success.
2. Structuring PPP Projects: Delegates explored the intricacies of structuring public-private partnerships, highlighting opportunities and challenges.
3. Panel Discussion: Experts compared international practices with the Kenyan construction landscape, offering valuable lessons and actionable recommendations.



Specialized Topics

1. Project Financing: Discussions centered on innovative methods for structuring and managing project funding. Johnston Mwawasi Kilangi, ENV SP- Founder & CEO, Miundo Misingi Hub, Kenya undertook this topic well.
2. Construction Law: Delegates gained insights into the legal frameworks governing complex construction projects. This was undertaken by the QS. Nyagah B. Kithinji, Partner Costwise Associates & Nyagah B. Kithinji & Co Advocates Lawyer and Fellow at the Chartered Institute of Arbitrators.

Professional Development Sessions

1. The Role of Quantity Surveyors in EPC + F Contracts: Experts outlined the QS's contributions to engineering, procurement, construction, and financing projects. QS Henry Elon Sisye, the founder and managing director of Mazi Concessions facilitated this topic
2. Personal Finance Management & Retirement Planning: A session dedicated to helping professionals secure their financial futures.

HEALTH & WELLNESS

A session on Mental Health underscored the importance of well-being for professionals in the construction industry, offering practical strategies for stress management.

The summit was a resounding success, reinforcing IQSK's commitment to advancing the quantity surveying profession and equipping members with tools to thrive in a dynamic industry.

TRAIN HARD, PLAY HARD

Beyond training, there were excursions, a golf tournament set the pace for the event and an excursion at the renowned Kisite Mpunguti Marine Park eased delegates into settling in the beautiful Diani environment.

There was an environment and sustainability drive by our key partner, to which 6,000 trees were planted.

The event was crowned by a cocktail at the hotel.



ICEC GHIS CONVENTION





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

PRACTICE MEMBERS 2024

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

 <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 Costhursen Nangole</i> CONSTRUCTION COST ENGINEERING & MANAGEMENT REGISTERED QUANTITY SURVEYORS Established in 1997</p>	 <p>COST-LINK ASSOCIATES Chartered Quantity Surveyors and Certified Cost Engineers</p>



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