

# Housing and Construction in Africa

## An Engineer's Point of View

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# Housing and Construction in Africa

- Planning
- Materials
- Skills
- Political/Cultural



*There are a multitude of challenges facing any project in Africa  
These challenges also present opportunities*

# Housing and Construction in Africa

## ■ Planning

- Team Selection
  - Identify Local Partner
  - Understand local market
  - Village Elders' Knowledge
- Pressure on Infrastructure
  - Does not exist
  - Insufficient Records
  - Plan into project
- New Technology
  - Balance Old and New
  - Opportunity to Apply Latest Technology



*Careful planning and understanding can overcome many challenges*

# Housing and Construction in Africa

- **Materials**
  - Local Resources Drive Methods
    - Reinforced Concrete/Stone
    - Suppliers/Contractors
  - Demand for Quality Materials
    - Cabinetry/fixtures
    - Finishes
    - Availability
  - Changing Market Conditions
    - Demand for Materials
    - Barriers to Movement



*Material requirements, and the logistics of providing them in a timely manner, is one of the single most important factors to success*

# Housing and Construction in Africa

## ■ Skills

- Unskilled Workforce
  - Literacy
  - Communication
  - Safety Culture
- Professional Workforce
  - Well-educated
  - Driven to excel
  - In short supply
- Contractors
  - Long established
  - International



*There is a chronic shortage of experienced construction experts*

# Housing and Construction in Africa

- Political/Cultural
  - National/Local Official Support
  - Social investment programs
  - Business outreach programs
  - Community participant campaigns



*Any project is a major event in the surrounding community  
Many new government policies are encouraging development*

# Housing and Construction in Africa



*The Housing and Construction Market in Africa presents unparalleled challenges and opportunities for the construction industry*