



TRENDS AND POLICIES OF ARCHITECTURE IN THE AFRICAN BUILT ENVIRONMENT

tufe2018

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Highlights

Outline of presentation

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Africa



1.0 AFRICA IN CONTEXT

1.1 CULTURAL CONTEXT

Languages

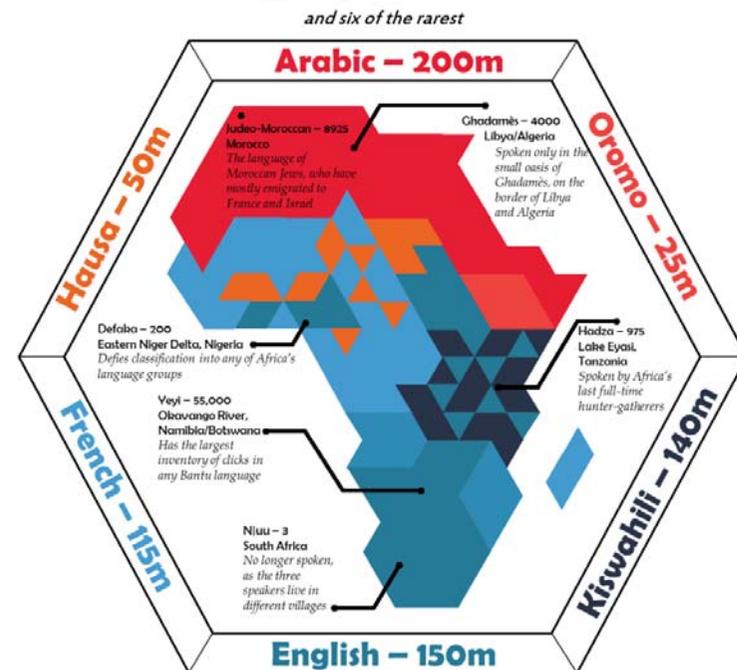
Village Clusters

National Borders

(scramble for Africa).

Cross Border cultures.

Six of the most widely-spoken languages in Africa and six of the rarest





Population

1.2 POPULATION OUTLINE

Africa Population

One Billion People

Third to China and India

By Geographical Region

North Africa	-	25%
Southern Africa	-	15%
Eastern Africa	-	15%
Western Africa	-	35%
Central Africa	-	10%

Other Continents

China – 2 Billion

India – 1.5 Billion

Europe

North America

South America

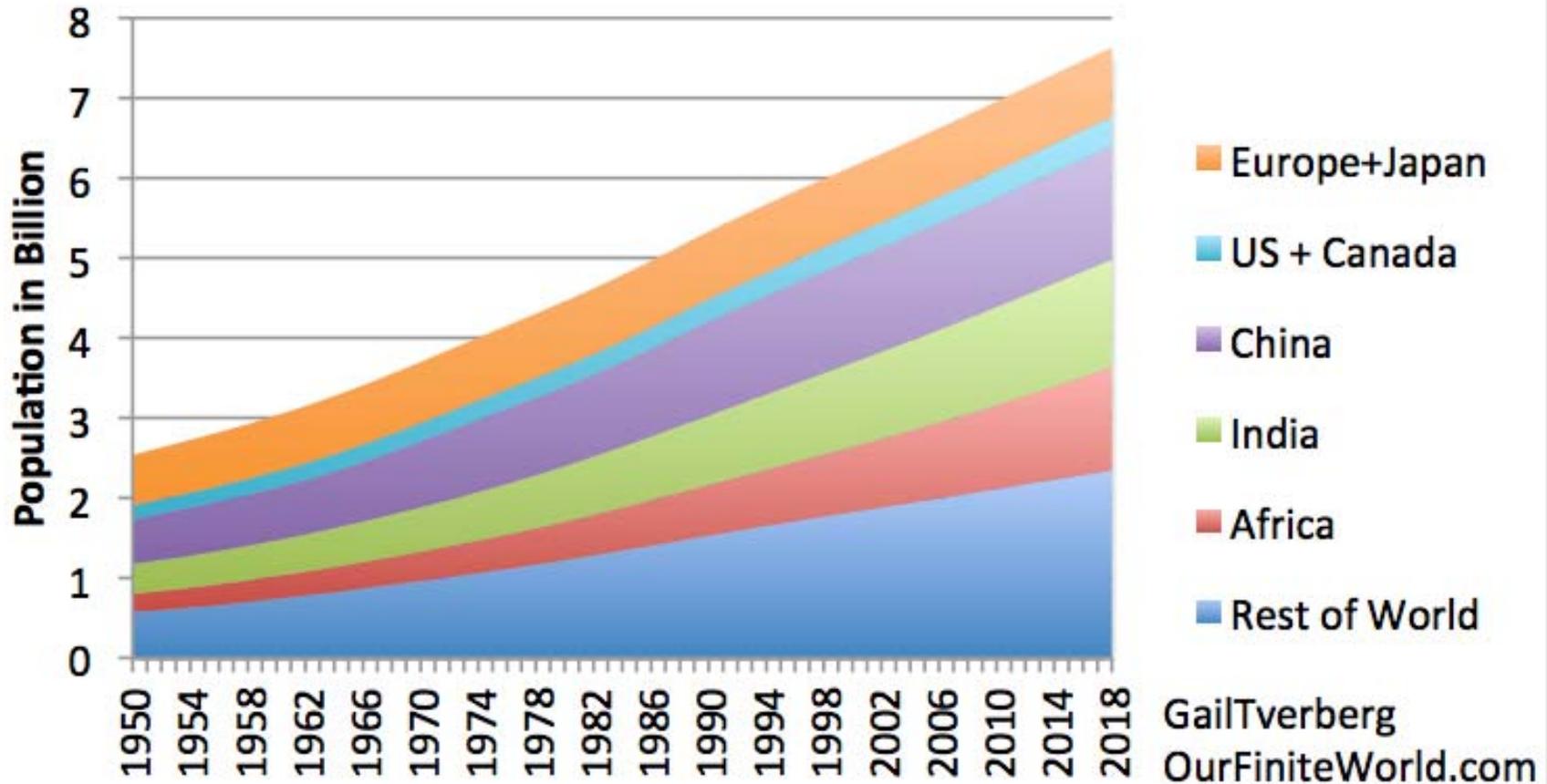
Rest of the World

Comprises – 3 billion.

TOTAL 7.5 Billion



World Population







Characteristics for trends/policies

2.0 CHARACTERISTICS DEFINING TRENDS & POLICIES

2.1 Governance Systems.

Based on independence structures.

DEMOCRACY

KINGDOMS

AUTOCRACY

Systems determined mainly by
language and from colonial
masters.

Francophone

Anglophone

Arabic

Portuguese

2.2 Education systems (Architecture)

5-year system common.

6-year system

Accreditation by
international bodies.

UIA

CAA

AUA working towards an
accreditation system.





Characteristics

2.3. Practice Environment

Similar Characteristics

Comprises

A. NATIONAL REGISTRATION BOARDS

These conduct post graduation induction and examinations.

B. PROFESSIONAL ASSOCIATIONS Influence policy.

Each level has entry requirements and disciplinary mechanisms.





Trends

3.0 TRENDS

3.1 Rapid Urbanization.

Heightened demand for housing and other support services (health, education, energy, sanitation).

Poor public transport systems.

3.2 Environmental awareness and sensitivity.

Plastic bags banned in Rwanda and Kenya.

3.3 “Resetting the normal.”

Demolition of structures that encroach on riparian and public land (Kenya).

3.4 Infrastructure Growth

New focus on infrastructure:
Road, rail, air and sea.

3.5 Public Participation in policy formulation.

Lobbying.

3.6 Regional Blocks (economic partners).

East Africa Community

ECOWAS

SADEC

COMESA





Policies

4.0 POLICIES

4.1 Environmental policy.

Regulate environmental issues.

Poor enforcement.

4.2 Construction policy.

Regulate contractors

Infrastructure an Engineers docket.

Quality and cost control issues.

4.3 Local Authority Guidelines

Regulate density of development.

Mainly in urban centres.

Quality issues have not been fully addressed.

Facades not part of approval process.

4.4 Professional Stratification.

Architects not fully involved at Local authority for approval.

Planning lacks multisectoral input.

(Macro to micro).





Major Trends

5.0 MAJOR TRENDS

5.1 Kibera Settlement

Kibera Settlement

Population:

Between 750,000 and One Million people.

Size: 2.5 Km²



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Major (Selected) Projects

5.0 MAJOR PROJECTS

5.2 Standard Gauge Railway (SGR)- Kenya

Phase 1: (Complete)

500 km Connecting port city of Mombasa to Capital city of Nairobi.

Reduced travel time for cargo and passengers.

Phase 2: Underway

Connecting Capital City to border towns of Malaba.

Challenges:

Lack of steady power supply inhibited high speed electric train that would maximize benefits.

Funding challenges for Phase 2

Social and commercial disputes between international (Chinese) contractors and locals.

Process of changing habits and customs leading to inefficiency.

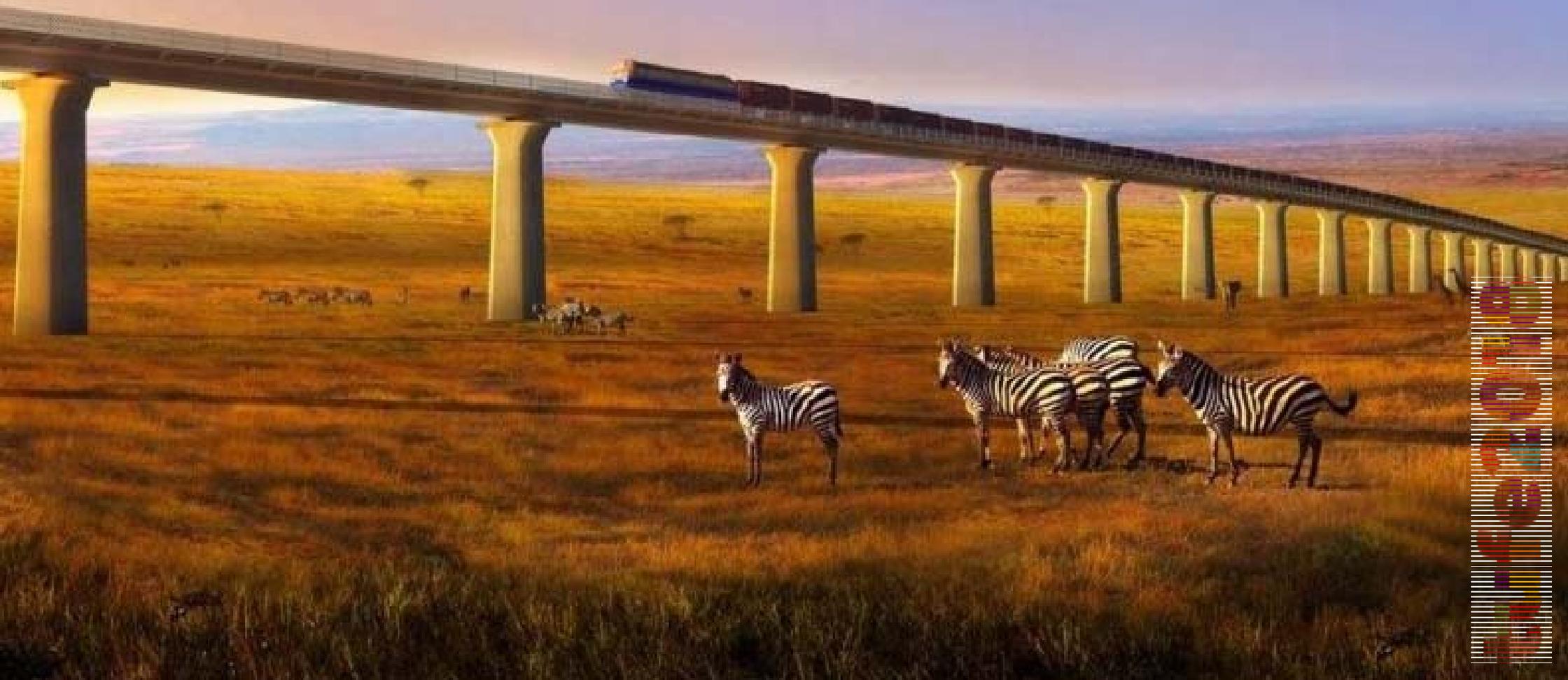














NAIROBI TERMINUS

NAIROBI TERMINUS



Major (Selected) Projects

5.0 MAJOR PROJECTS

5.3 LAPSSET Project – (Kenya, Ethiopia & South Sudan) - Underway

A new road corridor linking Kenya, Ethiopia and South Sudan starting from Port City of Lamu.

Approx. 1,400km in total.

New towns and Cities

Lamu Port

Part of LAPSSET

Three births of port at Lamu scheduled for completion in 2019

Challenges:

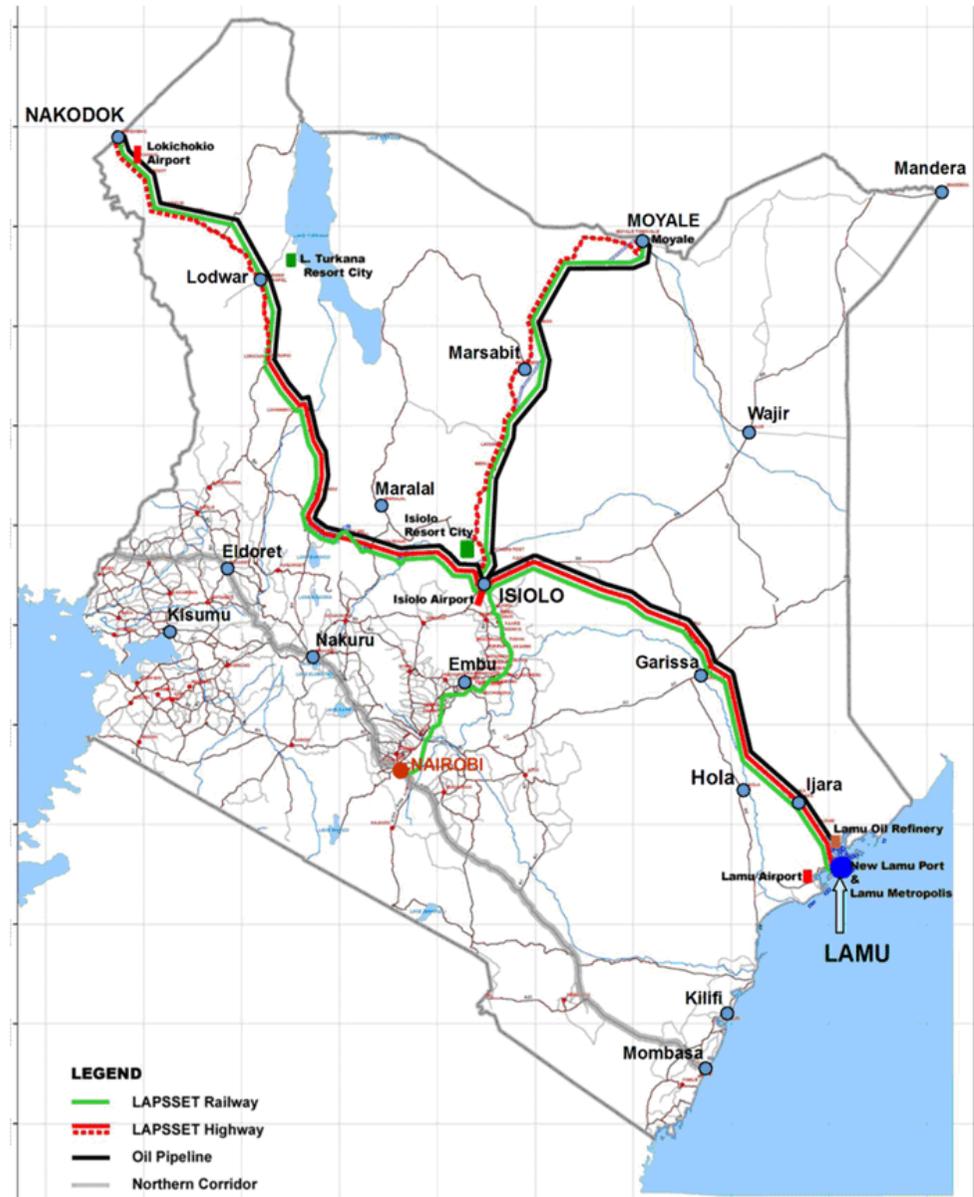
It's a regional project thus lack of ownership.

Regional stability a factor.

Slow or inadequate funding from Partner states.

Commercial disputes between local and foreign firms.





LAPSSET





Major (Selected) Projects

5.0 MAJOR PROJECTS

**5.4 Kigali Convention Centre, Rwanda
(Completed 2016).**

**A new 20,000sm2 development
comprising:**

**Exhibition and Conference facilities for
4,000pax, 2,000sm2 kitchen space and
192 room 5-star hotel.**

Key Objectives:

**Set up Rwanda as a major conference
destination worldwide in line with it's
MICE strategy.**

**(Destination for Meeting, Incentives,
Conferences and Exhibitions).**

Example: FIFA Conference, 2018

Challenges:

Foreign exchange based project.

Marketing for optimization.

Main Strengths & successes.

Government support.

**Showcase of a successful
International consortium.**

International suppliers.

Contractor – Turkish

MEP – South Africa

Structural/ Civil – Eqypt

Project Management – Rwanda/Kenya

Architectural - Germany



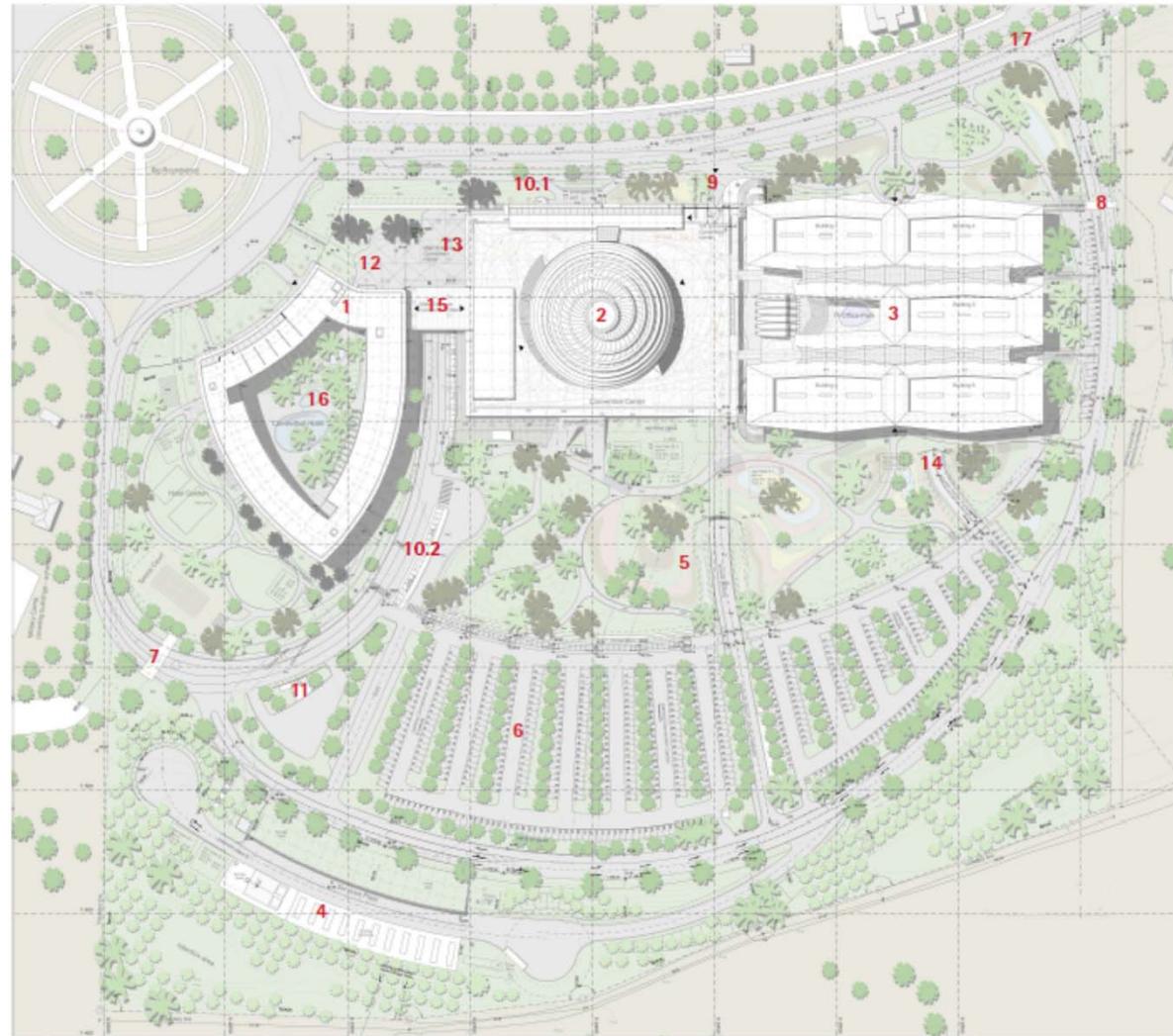


1.1 Masterplan Kigali Convention Complex

Convention Center Complex, Kigali

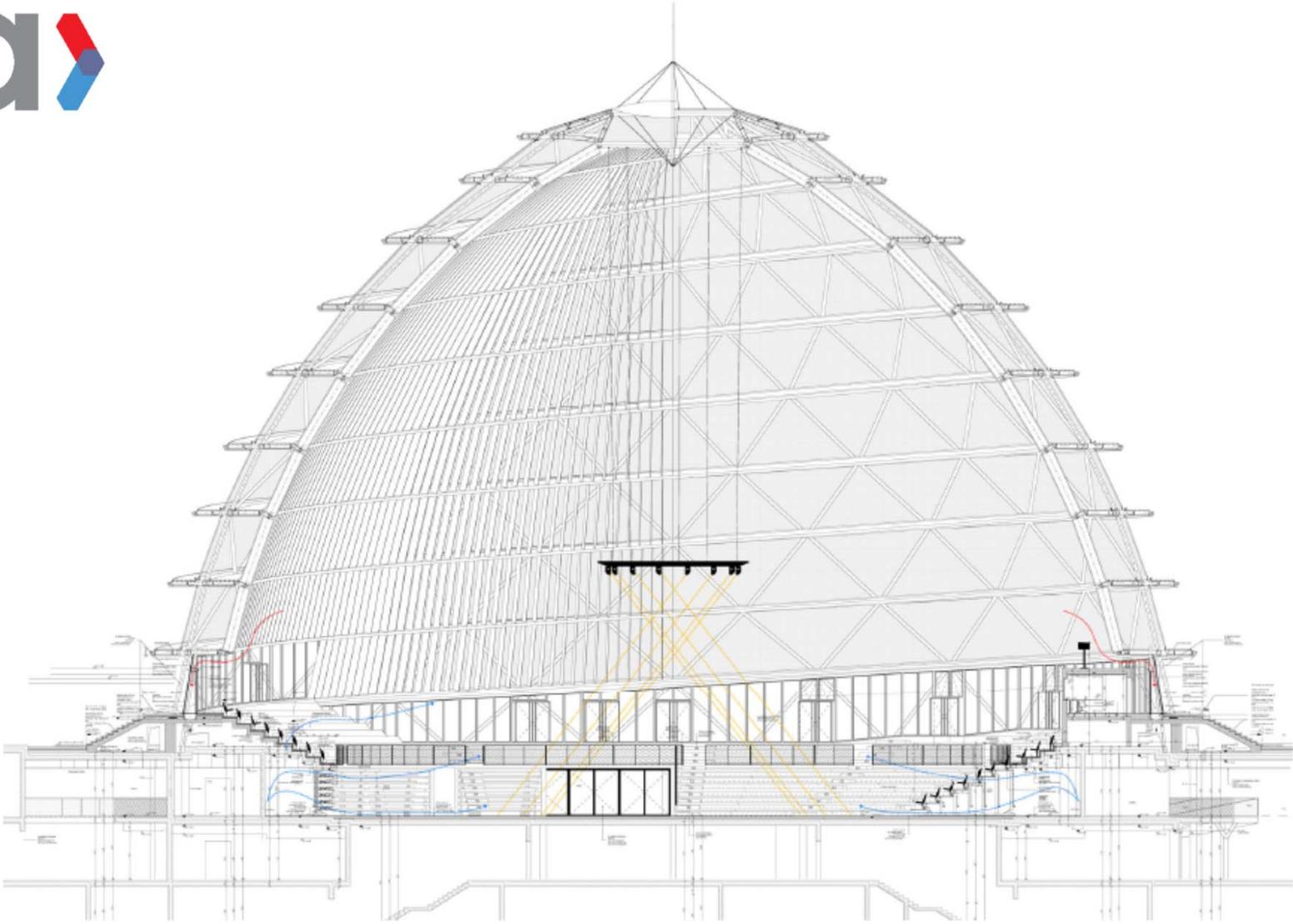
Site planning area	126,000 m ²
Parking	555 parking lots
Indoor parking	111 (IT-Office Park)
Gross floor area total	94,600 m ²

- 1 Convention Hotel
- 2 Convention Center
- 3 Office Park
- 4 Service Plant
- 5 Convention Park
- 6 Outdoor parking area
- 7 Main Entrance to complex (gate control)
- 8 Secondary Entrance to complex (gate control)
- 9 VIP Entrance to Convention Center (gate control)
- 10.1 Bus drop-off north, length 187m (12 busses)
- 10.2 Bus drop-off south (4 busses plus 6 busses standby)
- 11 Taxi station
- 12 Entrance to Convention Hotel
- 13 Entrance to Convention Center
- 14 Entrance to Office Park & indoor parking
- 15 Connection bridge between Convention Hotel and Center
- 16 Hotel courtyard with swimming pool
- 17 Connection road to airport



Scale 1:2000
 0 50m 100m

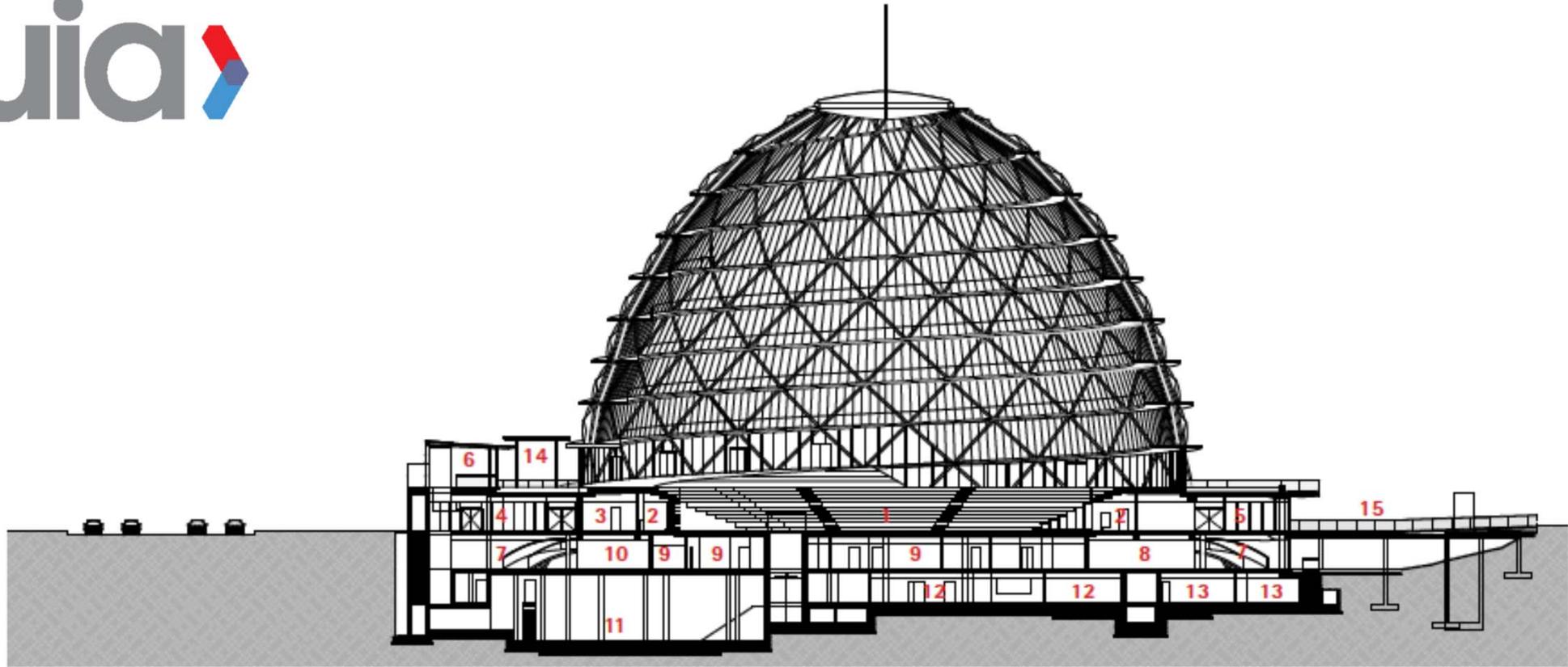




Section A

Scale 1:250





Section B

Scale 1:500
0 5m 10m 15m 20m 25m 30m



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Conclusion and recommendations

6.1 CONCLUSION

Balancing development needs and environmental sustainability is an important and key decision.

Requires critical analysis and sensitivity with all hands on the deck. Exclusivity or stratification of key professionals or stakeholders would lead to devastating results.

6.2 LOOKING FORWARD

Multi disciplinary and multi sectoral approaches in the Built Environment, Construction Industry and Real Estate sectors important to manage the impact of mega trends, both positive and negative.

This forum is an important one with its multidisciplinary participation.





Thank you !

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