

# PRESENTATION ON SUSTAINABLE URBAN DEVELOPMENT PRE- AGM CONFERENCE “THE ROLE OF THE QUANTITY SURVEYOR”

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# ACCORDING TO THE UNITED NATIONS

## CONFERENCE ON TRADE AND DEVELOPMENT

Uganda's population of 42 million is expected to reach **100 million** by 2050, while the annual urban growth rate of 5.2% is among the highest in the world and is expected to grow from 6.4 million (2014) to 22 million by 2040.

World population has increased by 2.5 billion people in the last 30 years



Population of Africa growing at more than double the pace of the world average: 2.5% per year

By 2050, an additional 2 billion people will live on earth

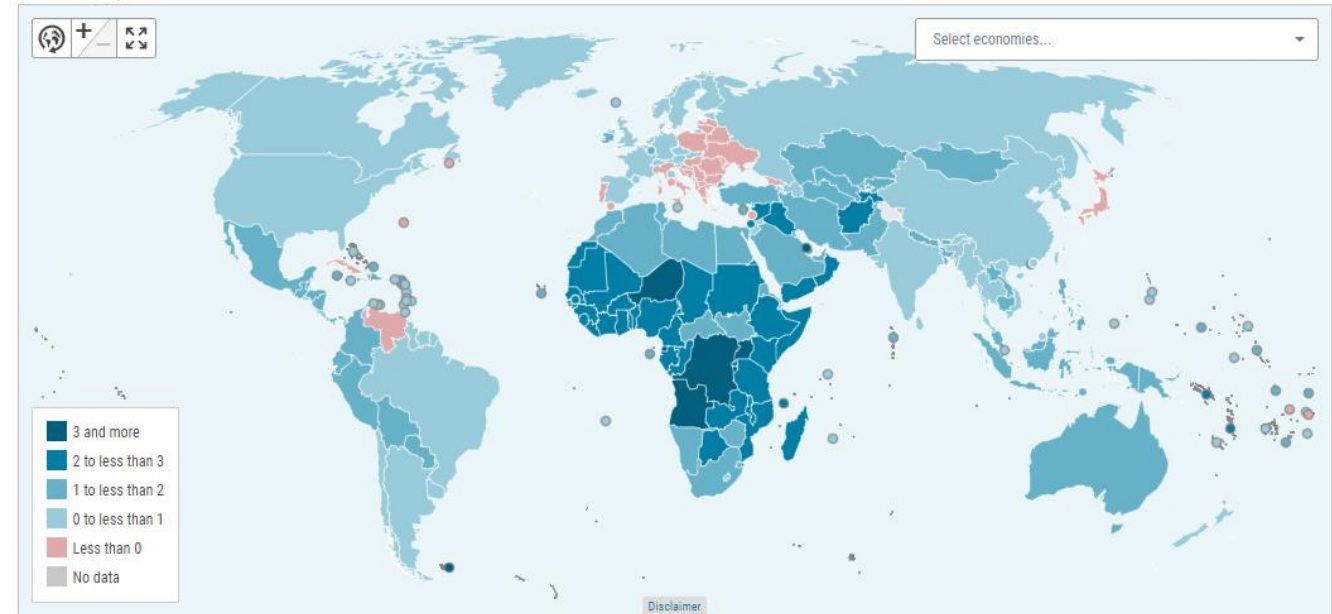


In developed economies, 79% of people live in cities



Map 1. Annual population growth, 2020

(Percentage)



# URBANISATION TRENDS

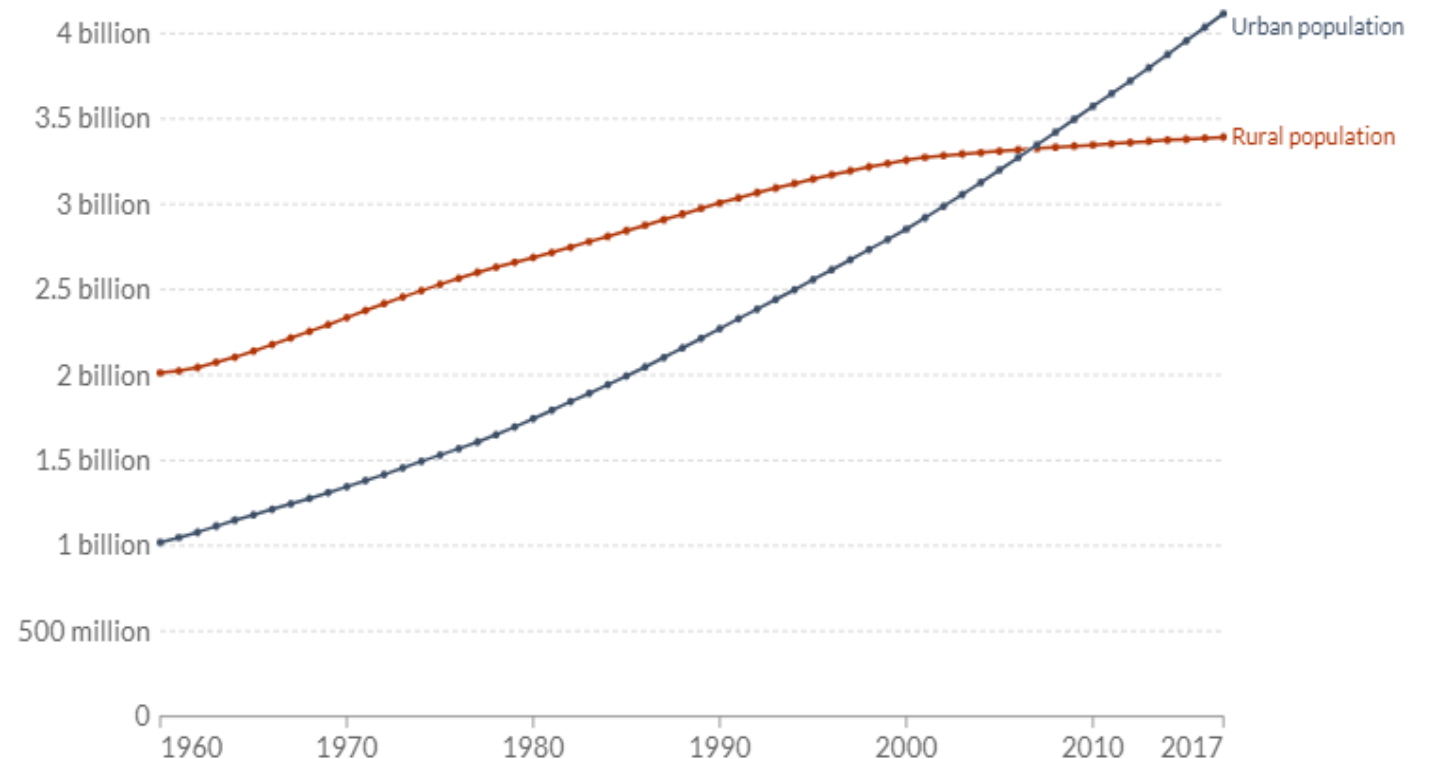
- 1) 4 billion people live in urban areas globally.
- 2) Just under 1-in-3 people in urban areas globally live in a slum household.
- 3) By 2050 it's projected that more than two-thirds of the world population will live in urban areas- 7 billion.

**PEOPLE TEND TO MIGRATE  
FROM RURAL TO URBAN  
AREAS AS THEY BECOME  
RICHER- LIVING STANDARDS  
TEND TO BE HIGHER IN  
URBAN AREAS**

Number of people living in urban and rural areas, World

Our World  
in Data

Change country



Source: World Bank based on data from the UN Population Division

Note: Urban populations are defined based on the definition of urban areas by national statistical offices.

OurWorldInData.org/urbanization • CC BY

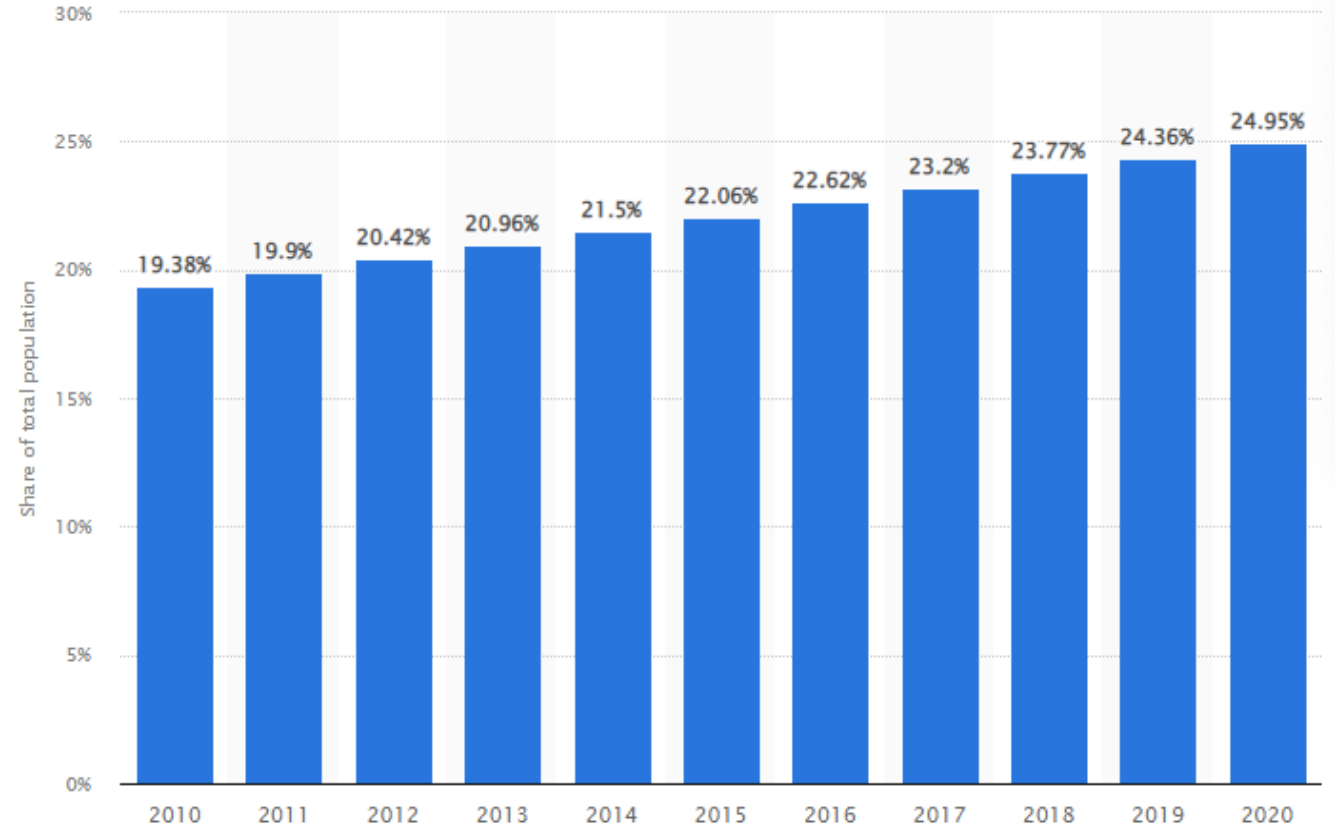
# UGANDA URBANISATION RATE

Uganda's annual urban growth rate is 5.2% is among the highest in the world and is expected to grow.

Population in cities is expected to grow from 6.4 million (2014) to 22 million by 2040.

As population grows  
urbanisation is inevitable.  
Urbanisation leads to an

Uganda: Urbanization from 2010 to 2020





# EFFECTS OF URBANISATION

ON

If properly  
**MANAGED** and  
**PLANNED**,  
urbanization is an  
engine of economic  
growth,  
industrialization and  
development.

Poor urban planning  
affects

- Economy
- Social services
- Infrastructure
- Politics and security.





# WHAT IS SUSTAINABLE URBAN DEVELOPMENT?

Sustainable development is to ensure **Environmental Quality, Social Equity & Economic Prosperity.**

- National Housing Policy
- National Urban Policy,
- National Land Use Policy,
- Physical Planning Amendment Act
- Occupational Safety and Health (OSH)
- National Environmental Management Act
- National Housing & Construction Corporation Act
- Mortgage Act,
- Building Control Act



## Social development

- Education and health
- Food and nutrition
- Green housing and buildings
- Water and sanitation
- Green public transportation
- Green energy access
- Recreation areas and community support

## Environmental protection

- Forest and soil management
- Waste and recycling management
- Energy efficiency
- Water management (including freshwater)
- Air quality conservation
- Adaptation to and mitigation of climate change

## Economic development

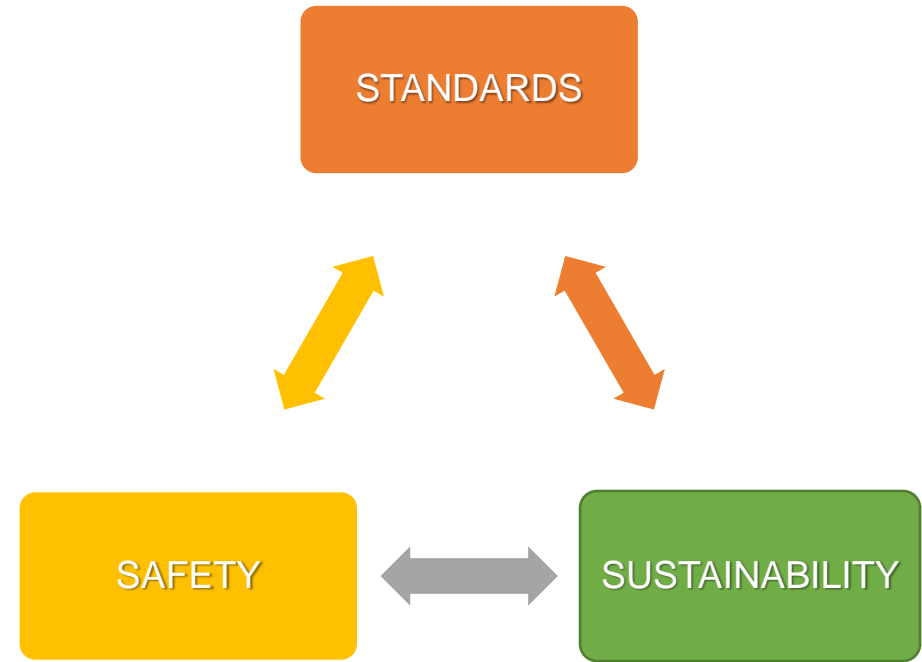
- Green productive growth
- Creation of decent employment
- Production and distribution of renewable energy
- Technology and innovation (R&D)

## Effective urban governance

- Decentralisation and planning
- Reduction of inequities
- Strengthening civil and political rights
- Support of local, national, regional and global links

## WHAT IS THE ROLE OF NBRB?

# OPERATIONALIZ E THE BUILDING CONTROL ACT, 2013



### THE BUILDING CONTROL ACT, 2013

An Act to consolidate, harmonise and amend the law relating to the erection of buildings; to provide for building standards; to establish a National Building Review Board and Building Committees; to promote and ensure planned, decent and safe building structures that are developed in harmony with the environment; and for other related matters.

DATE OF ASSENT: 2nd October, 2013.

# SUSTAINABLE BUILDING CONTROL

Overall the Building Regulatory framework aims at economic efficiency by ensuring the economic property (buildings); support(s) social development and minimize environmental impact.

- 1) Strives for improved indoor air quality and reduce the impact of emissions into the atmosphere.
- 2) Materials: reduce the environmental impact of product life cycles and improve air quality. - Emphasis is put on locally available materials that do not compromise the natural ecosystem and use the least energy for their production and transport **:(Paragraph 118 of NBC, 2019**
- 3) Waste management: Emphasis has been put on waste sorting and collection for solid waste targeting improved indoor air quality and reduced the environmental impact of product life cycles.
- 4) Encourages the use of solar energy by providing minimum standards for its implementation as a strive to achieve affordable and clean energy **Part IV of NB(EI)C, 2019 -Solar Photovoltaic (Pv) Power Supply System Modules and Batteries).**
- 5) Targets improved Health and life quality for building occupants. **(Paragraph 111-117 of NB(BS)C,2019)**
- 6) The basis for the design proposals in the structural code **NB(SD)C 2019** targets achieving good structural



# WHAT IS THE ROLE OF QUNATITY SURVEYOR?

**VISION 2040-  
QUALITY OF  
INFRASTRUCTURE**  
- including  
**BUILDINGS.**

- 1) Sustainability in built environment must also achieve: -
  - Social **EQUITY**,
  - **ENVIRONMENTAL** quality &
  - **ECONOMIC** prosperity.
- 2) To achieve sustainability in built environment involves a multidisciplinary and trans-disciplinary approach involving experts from different disciplines and stakeholders associated with construction sectors which include **QUANTITY SURVEYORS**

**HOW RESILIENT IS THE QUANTITY  
SUREVYOR TODAY. CAN WE  
ADOPT? SHALL WE ADAPT?**

## TRADITIONAL ROLE

- 1) Feasibility studies
- 2) Measurements
- 3) Cost planning and Estimating
- 4) Construction financial controlling
- 5) Preparation of BOQ and tender documents
- 6) Preparing financial statement
- 7) Preparation of payment assessments and invoices
- 8) Assessment of variations
- 9) Cost control
- 10) Value engineering

## EMERGING ISSUES

Ma & Luu; (2013), Sodagar & Fieldson (2011) & Peah (2009)

The role of the QS in sustainable built environment is to ensure : -

- Sustainable Clientship- **Integrated client care services**
- Sustainable Designs & Plans- **Spaces & Buildings**
- Sustainable Cost Management- **Whole Life Cycle costing**
- Sustainable Construction- **Environment sustainability**
- Sustainable Operations- **Energy efficiency**

SAFE BUILDINGS, BETTER LIVING

CRITICAL IS TO DEVELOP AND ADOPT TOOLS AND MODELS THAT WILL PROVIDE SUSTAINABLE SOLUTIONS TO OUR CLIENTS



## IN CLOSING..... WHAT IS OUR EXPECTATION?

As QUANTITY SURVEYORS, your input towards ensuring that all building operations adhere to the current Building Regulatory Framework is of paramount importance.

SUSTAINABLE BUILDING CONTROL as set out in the BCA- 2013, BCR- 2020, NBC- 2019, SDGs and NDP 3, we need to ensure our solutions achieve: -

- Good health and well being
- Clean water and sanitation
- Affordable and clean

Growth is inevitable and desirable, but destruction of community character is not. The question is not whether your part of the world is going to change. The question is how. - **Edward T. McMahon**



**THANK YOU**

**I WISH YOU**

**GOOD LUCK**

