



UACN Property Development Company PLC (UPDC)

BUILDING IN SAFETY AND SAFETY IN BUILDINGS



INTRODUCTION 1

- The leading Real Estate Developer in Nigeria is; **UACN Property Development Company PLC (UPDC)**.

UPDC's Vision is;

- “To be the No.1 property development and management company in our chosen markets, offering exceptional products and services to our customers”.

UPDC's Mission is;

- “To create comfortable living and business environment for our customers”.



INTRODUCTION 2

UPDC develops and operates in the following locations;

- Abuja (Metro City Project and Regional Office)
- Lagos (Grandville/Metro Gardens/Cameron Green Projects, Golden Tulip Hotel and a number of operational estates)
- Port Harcourt (Vintage Gardens Project and Regional office)

UPDC develops different typologies of buildings;

- Private (Luxury, Premium, Classic and Comfort)
- Commercial (Offices and Warehouses)
- Retail (Shopping Mall's)

UPDC also provides estate services (Facilities Management).



DEFINITIONS

- Definition of 'Building' in Federal Republic of Nigeria National Building Code (FRN NBC) First Edition 2006: *Shall mean any structure or enclosure of space with a roof and walls for life and property.*
- Definition of 'Safety' in the Oxford Dictionary: *[mass noun] the condition of being protected from or unlikely to cause danger, risk, or injury:[as modifier] denoting something designed to prevent injury or damage: a safety barrier a safety helmet.*



BUILDING REGULATIONS AND CODES

The Federal Republic of Nigeria National Building Code arose from the following safety related issues and conditions of the cities and the built environment:

- Planlessness of the towns and cities
- Incessant collapse of buildings, fire infernos, built environment abuses and other disasters
- Dearth of referenced design standards for professionals
- Uses of untested products and materials
- Lack of adequate regulations and sanctions against offenders



BUILDING IN SAFETY AND SAFETY IN BUILDINGS

A private building collapse in Nigeria



BUILDING IN SAFETY AND SAFETY IN BUILDINGS

A Private building fire in Nigeria



BUILDING IN SAFETY AND SAFETY IN BUILDINGS

Breach of the electricity supply system which affected building power supplies - Nigeria



BUILDING IN SAFETY AND SAFETY IN BUILDINGS

Flooding of a none regulated building area in Nigeria



UPDC PROJECT LIFE CYCLE – DESIGN/CONSTRUCT AND OPERATE

Design

1. Conceptual Design
2. Preliminary Design
3. Developed design
4. Detailed Design
5. Construction Design

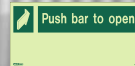
Items 1 – 4 are concerned with permanent works and the deliverables that are provided by the registered consultants (COREN and NIA) who are constrained by Legislation (FRN and State), National Building Code (FRNNBC), State Safety Code of Practice (LSSC) and Client Safety Manual (UPDC).

Item 5 is more concerned with temporary works design and the deliverables provided by the constructor. The early involvement of a constructor (design and build projects) can assist in meeting the temporary work design safety obligations.

UPDC PROJECT LIFE CYCLE – DESIGN/CONSTRUCT AND OPERATE

UPDC is delivering all design requirements to FRNNBC, British Standards and is developing the ISO 9001; Quality Assurance Management System (as part of its corporate programme development process) which includes for a strict Design and Development Control Process against **some** of the most critical Building Safety considerations such as;

- Architecture
- **Structural Safety (Foundations/floors/walls (and cladding) and roof frame (and cladding))**
- **Fire Safety (Design and specification of fire protection systems for compliance with Building Code and Fire Standards)**
- **Environmental considerations**
- Glazing Safety (Glass types/Mullion Size/Safety Glass/Restraint points, access for cleaning)
- **Electrical Safety (Power Supplies/Earthing/Protection/Controls/Distribution)**



UPDC PROJECT LIFE CYCLE – DESIGN/CONSTRUCT AND OPERATE

Construct – The utilisation of the following controls ensures compliance with relevant Safety Standards during the period of construction;

- **Social, Environment, Safety and Health Policy**
- **Health, Safety and Environment Management Policies & Procedural Manual**

UPDC also references the following International standards and is driving to certification;

- **ISO 14001 – Environmental Management System**
- **OHSAS 18000 Occupational Health and Safety Assurance System**

Some applicable Legislation referred in the above management manual include;

1. **National Building Code**
2. **Town Planning laws**
3. **The Regulations, standards and guidelines of the Federal Ministry**
4. **Factories Act, 1990**
5. **Workmen's Compensation Act**



UPDC PROJECT LIFE CYCLE – DESIGN/CONSTRUCT AND OPERATE

A key area with respect to new building safety is Construction Work Safety which includes the following (list is not exclusive);

- Demarcation of Sites, Hazardous areas and Signage
- Building Compliance and Inspection
- Demolition and Alterations
- Hearing conservation
- Roof access and roof work
- Excavations and buried services
- Working alone
- Working at height
- Security
- Good Housekeeping
- Fire Protection and Fire Fighting
- Strict compliance in the use of PPE's



UPDC CORPORATE GOVERNANCE - METRO GARDENS



UPDC CORPORATE GOVERNANCE – METRO CITY



UPDC CORPORATE GOVERNANCE - GRANDVILLE



UPDC CORPORATE GOVERNANCE – CAMERON GREEN



UPDC PROJECT LIFE CYCLE – DESIGN/CONSTRUCT AND OPERATE

Operate

UPDC operates Facilities Management Services on developed estates/residences and commercial buildings. All statutory regulatory requirements (Fire, Flood and Emergency Evacuation) inspections and Emergency Procedures from the HSE Policies and Procedural Manual are carried out;

- Romay Gardens Estate - Lekki
- UPDC Lekki Estate - Lagos
- Trenchard Place - Ikoyi
- Abbe Court -Ikoyi
- 4-8 Macdonald - Ikoyi
- Bourdillon Court -Ikoyi
- Niger Towers - Ikoyi
- Kingsway Building – Lagos Island
- UAC House – Lagos Island



PHOTOGRAPH OF SOME WORKERS OF MESSRS. BASILICA NIG. LTD. AT METRO CITY PROJECT SITE, APO DUTSE, ABUJA. MR. YEMI MAKINDE, UPDC PM AT THE MIDDLE.



UPDC PROJECT LIFE CYCLE –DESIGN/CONSTRUCT AND OPERATE

Victoria Mall Plaza1



Victoria Mall Plaza 2



UPDC PROJECT LIFE CYCLE –DESIGN/CONSTRUCT AND OPERATE

UPDC Lekki Estate Lagos





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Conclusion

UPDC is Standardising all Project Life Cycle processes and products. UPDC Project Life Cycle delivery is based on the following critical priorities;

- Safety
- Quality
- Programme
- Cost

The next area for serious consideration by the Nigerian Regulatory Authorities is Material and Workmanship. This has been extensively investigated in the United Kingdom and is referred to under the Building Regulations 2000. Under the Guidance section of the above there are 4 critical areas that should be considered especially here in Nigeria;

Performance

Environmental impact on building works

Limitations

Continuing control

There is much to do to deliver a sound and safe system in Nigeria. The key to a speedy turnaround is Government support and utilisation of proven international systems



BUILDING IN SAFETY AND SAFETY IN BUILDINGS

Thank you

Victoria Mall Plaza 3

