

# CONSTRUCTION NEWS

## INSIDE THIS ISSUE:

<i>NASSC officially launched</i>	1
<i>Local construction News</i>	2-3
<i>Foreign Construction news</i>	4
<i>Women in construction</i>	5-6
<i>Tenders and Notices</i>	7-9
<i>Know your sub-committees</i>	11
<i>Organising a Workshop?</i>	12

### • NCC: Aims and Objectives

- To unify the construction Industry, to promote its well being, to strive to create a profitable environment for its constituents, and to establish a united national platform encompassing formal and informal sectors of the industry and its professions
- To contribute to the reconstruction, rehabilitation and development of Zambia and the uplifting of all its people
- To promote and advance the status and public recognition of NCC, its members and the construction industry
- To promote encourage, support or oppose any legislation or other measures affecting the industry
- To address macro issues affecting the industry
- To co-ordinate, improve and facilitate the accessibility of training
- To strive, achieve, monitor and maintain the highest possible standards in the construction industry
- To add and amend these objects from time to time as decided upon by the National Council

## NATIONAL ASSOCIATION FOR SMALL-SCALE CONTRACTORS (NASSC) OFFICIALLY LAUNCHED



Mr. Mbumba reading the official launching speech on behalf of the Minister for Works and Supply

The National Association for Small-Scale Contractors (NASSC) was officially launched on Friday 3rd August 2001, at a ceremony held at the Roads Training School. The launching ceremony was attended by Government officials, NRB Chairman, donor community representatives and many other stakeholders in the Zambian construction industry. Speaking in a speech read by his Ministry's Director of Human resources, the Minister of Works and Supply, Mr. Mandandi urged the National Small-Scale Contractors Association to assist its members uphold

professional ethics in their business dealings. The Minister also expressed happiness at the fact that small-scale contractors were receiving training (and retraining) at the Government Roads Training school, with the assistance of the International Labour Organisation and other stakeholders. Hon. Mandandi also pledged his governments' and Ministry's continued support to the new association and its mother Body: the NCC. Speaking at the same ceremony, the National Council for Construction (NCC) President, Dr. Francis Ndilila called upon

small scale contractors to aspire for higher heights in the industry and desist from the tendency to always lag behind and remain at the bottom of the ladder in the construction industry. Dr. Ndilila observed that almost forty years after independence, most Zambian indigenous contractors were still in the small scale category, yet this category of contractors was originally meant to be a transitional category to medium and large scale contracting.

The NCC chief also be-  
*Continued on page two*

## NATIONAL ASSOCIATION FOR SMALL-SCALE CONTRACTORS (NASSC) OFFICIALLY LAUNCHED

*From page one*

moaned the lack of an enabling environment in the Zambian economy to foster construction business, especially as it affects small scale contractors. Dr. Ndilila tabulated the main problems facing Zambian contractors in general and indigenous contractors in particular as:

- Lack of access to Capital.
- Lack of access to efficient Technology.

- Lack of continuous flow of work.
- Unfavourable tendering procedure and
- Lack of management skills.

Dr. Ndilila emphasized the need for sound management skills from small-scale contractors saying, financial discipline and sound work ethics were key to small scale contractors “graduating” to medium and large scale contracting. Dr. Ndilila’s concerns were echoed by

Mrs. A. Simwanza, one of the committee members of NSSCA who gave a vote of thanks to the Minister's speech. Mrs. Simwanza called upon government to do more than just train small-scale contractors in the country and then letting them fend for themselves without further support, but to continuously review its economic and construction policies, so as to ensure that policies benefit the majority of its people. The NASSC launch was followed by a cocktail.

*“Past water management policies were based on the assumption that water was an abundant resource in the country, but this assumption has now been proven wrong”- Ms. Josephine Mapoma, Permanent Secretary in the Ministry of Energy and Water Development*

## FORMER CBU DON SETS UP CONSTRUCTION TRAINING INSTITUTE (COLLEGE)

A former Copperbelt University Lecturer and pioneering Zambian Quantity Surveyor: Dr. K.M.P Chakwe has set up a private training college specialising in construction (building) based courses. The Institute called Nzulu Tertiary Institute is situated in Ibez Hill Extension in Lusaka and offers certificate

and Diploma courses.

Nzulu Institute offers certificate course in Draughtsmanship/Architecture, Building/Quantity Surveying, Building maintenance and Management and Land Economy/Estate Management and Diplomas in Industrial Design (architecture), Construc-

tion Technology and in Computer studies. The course fees are K1.35m per annum for certificate courses and K1.5m for diplomas courses. It is not however, clear if Nzulu Institute is affiliated or accredited to any of our local Universities or international Universities.

## GOVERNMENT REGRETS RE-SELLING OF FORMER PUBLIC (COUNCIL AND CIVIL SERVANTS) HOUSES

The Government has expressed regrets over the tendency by former council house tenants and other public workers that benefited from the sale of public houses to re-sell their houses at higher prices. Lusaka Province Minister Mr. Sonny Mulenga expressed government concern in Kafue, after observ-

ing that most Kafue residents, especially those in Kafue Estates, like their counterparts elsewhere in the country had resold their houses and made about 400% profit in the process.

Although the above concerns by government are understandable, it should nevertheless be appreci-

ated that in a market economy, stopping these tenants from re-selling their legally bought houses is not a variable and sustainable option. Government could also cash in on this re-selling of former public houses or even slow down the aforementioned tendency by increasing house property transfer tax.

## MANDANDI TO ACT AGAINST "CORRUPT" GOVERNMENT BUILDING EXPERTS

The Minister of Works and Supply, Hon. Godden Mandandi is reported in the **Financial Mail** (Volume 6 No., 18 [July 17-23, 2001]) to have warned corrupt government building experts in his Ministry that he would soon act against them. The Minister was reacting to allegations by the Siavonga Council in the Southern Province that, some unnamed Government officials in the Ministry of Works and Supply had used inferior building materials on the Chirundu project than those originally specified and pock-

eted the difference.

The Chirundu Border Housing Project involves the building of 50 houses for civil servants at the border post at a cost of about K10 billion.

The cost of corruption to any nation's construction industry, not only in monetary terms is enormous and should therefore not be tolerated. We are all too familiar with stories in the recent past in the far east where buildings have collapsed, simply because construction experts were corrupted and used inferior building materials.

However, before, we all rush and condemn all Government construction experts as being corrupt, through the little that has been said in the papers, I would urge caution and thorough investigations, for I know that, they are a lot of very dedicated and law abiding construction experts in government despite their very low monthly salaries.

I hope that the Minister has instituted an investment into the Chirundu allegations.

## MORE CUSTOMER CENTRES BUILT AS ZESCO FOCUSES ON ITS CUSTOMERS

The Zambia Electricity Supply Corporation (ZESCO) the monopoly power generator and distributor of electricity in Zambia has in the last few months embarked on a massive exercise to build more customer centres. ZESCO has in the past been at the centre of criticism from a number of its customers

for its alleged poor services and response. It would appear that ZESCO now wants to change its past negative image.

Having built a number of such customer centres elsewhere in Lusaka, ZESCO has now embarked on renovating another of its proposed centres in Northmead

shopping area and has in the process spent money cleaning up the surrounding area. One now hopes that ZESCO will try to widen its clientele. Its is indeed worrying to learn that only about 20% of our population have access to electricity!. It explains the rate of deforestation.

## INTELLECTUALS

### "FLEEING" ZAMBIA IN NUMBERS!

The **Sunday Times of Zambia** (Sunday 12th August 2001) reports that at least 3,000 Zambian intellectuals are "fleeing" the country every year to seek better paying jobs abroad. Although the rest of Africa is experiencing the above brain drain, Zambia is said to have the highest number of fleeing intellectuals in Africa. The cost to the nation in loss of human capital has been estimated at US\$ 2m

since 1990. The **Sunday Times of Zambia** quotes the International Organisation for Migration (IOM).

Although it goes without saying that the Zambian construction has been one such industry that has lost some of its construction experts to most of our neighbouring countries, Medicine and doctors in particular have been cited as the most affected.

Even though the positive side to the above story is that all these Zambians gain international experience and send their hard foreign currency, back home, the sad part is that back home, we have almost surrendered the economy to "experts, who now come to this country to dig foundation trenches, and do other odd jobs that 10-15 years ago were done by Zambians!

*"I am aware, according to the presentation by the Siavonga Council, that the project [Chirundu Border Housing Project] is supplied with inferior materials and I shall not tolerate that. I can assure you that if my officers are responsible, they will soon be answerable" -*

*Hon. Godden Mandandi, Minister of Works and Supply*

*“Zambian Banks are useless to the private sector. We have had nothing to do with commercial banks and we have every reason to believe that this sector shall never be of any relevance to the government and the business efforts to continue transforming the economy— Ms Namakau Kaingu Chairperson of the Women in Mining (Financial Mail)*

## UK HOUSING MARKET SET TO GROW AS INTEREST RATES ARE SLASHED TO ALL TIME LOW

The Bank of England has cut interest rates in England from the previous rate of 5.25% to 5%. The prevailing interest of 5% are the lowest since mid 1999. The reduction in interest rates was immediately followed by cuts in mortgage rates by a number of mortgage lenders (Building Societies) in the country. For instance, the Halifax, the UK's largest mortgage lender cut its standard variable mortgage rate to 6%, the lowest rate since February 1963!

The decision by the Bank of England to cut interest, was

no doubt meant to cushion the UK economy from the global economic slowdown. The strong British pound sterling is however, said to be hampering exports. With annual inflation rate in June 2001 at 2.4%, the British economy is surely doing fine,

Meanwhile, the price of an average house in the United Kingdom has continued to rise, to what some experts have described as an “unsustainable rate”. House prices are said to have risen by 1.15 alone between June and July

2001, pushing the average home to just about Pound sterling 90,000, which is about 11% higher than was the case a year ago. Housing expects are still expecting house prices to continue to rise!

Clearly, with interest rates cut to an all time low, mortgages have become very affordable to many Britons with the net result that, demand for houses has risen and continues to rise. Increased demand for housing is just one of the factors that has helped keep the British construction industry afloat.

## LABOUR GOVERNMENT SET UP STRATEGIC FORUM FOR ITS CONSTRUCTION INDUSTRY

The Government in the United Kingdom has set up a strategic Forum for the construction industry. The Forum is to be chaired by one of its leading and eminent persons: Sir. John Egan. Those familiar with the development of the UK construction industry will recall that Sir John Egan

also chaired the 1998 task Force report “Rethinking Construction” which report is credited with the positive direction the British construction industry is now taking. The British government now hopes to consolidate the thoughts and views of all the major stakeholders in its industry

with this newly formed strategic Forum. No doubt the Labour Government realises the importance of its construction industry in the socio-economic development of its peoples. How I wish our Governments in Africa could take a leaf from this development in Britain.

## BENCHMARKING CAPITAL COSTS IN THE UK-NEW STUDY GIVES AVERAGE BUILDING COST IN THE UK

A new study in finding average building prices was recently completed in the UK. The final report presents building costs in pounds sterling per square metre in Gross Internal Floor Area (GIFA) for about 250 different building types. The report also covers average cost for:

Percentage additions for

preliminaries, nominated subcontractors and suppliers and day works

Functional prices

Pricing adjustment factors for location, size of contract, form of procurement, type of work, number of storeys and building type.

The study, for instance, found that the average cost for a new building in the UK of steel frame factories was 450 pounds (GIFA) sterling per square metre and a median cost of 350 pounds (GIFA) in a sample ranging from 131 to 181 pounds per square metre (GIFA) in the last quarter of the year 2000.

**Women in construction– Ms. Samaria Lungu  
Roads Engineer – Roads Department Ministry of works and Supply Headquarters**



**En -**

*“As a president, I am shy that I am spending millions of shillings importing those things (condoms). I urge Kenyans to abstain from sex for at least two years to try and curb the spread of AIDS”. President Daniel Arap Moi - Kenyan President*

**Q.What is the best aspect of your job?**

A. To see a project through from inception to implementation and then completion.

**Q.What is the worst aspect of your Job?**

A. When a project is abandoned due to lack of funding.

**Q.Can you please describe to us, your typical**

**working day.**

A. Firstly, I speak to God and I ask God to speak to me. Routine work includes: dealing with urgent correspondence, certification for progress claims. The odd day may require preparation of tender documents and evaluations as well as C o n t r a c t / Agreement documents.

**Q. Do you regret becoming an**

**engineer or entering this male dominated industry?**

A. I have never regretted. It just feels great. It is such a challenge.

**Q. Who has been your greatest inspiration in your life especially in taking up Engineering as a Career?**

A. My daddy he has encouraged and supported me all the

**Women in construction—Ms. Samaria Lungu**

**Roads Engineer – Roads Department, Ministry of Works and Supply Headquartersd**



**hobbies?**

**A.** I love Gospel music, watching sport such as tennis, snooker and soccer. I also enjoy swimming and cooking.

**Q. What piece of advice do you have for the young girls or women intending to take up Engineering or any other construction related job?**

**A.** Young girls/women should take up the challenge by first doing away with the notion that Engineering / Construction is meant for males. With determination comes success. Above all they must look to God for wisdom and guidance.

**Q. What has been your favourite project todate?**

**A.** My favourite project has been the Chirundu Bridge.

**Q. If you could swap jobs, what would you choose to do?**

**A.** I have never thought of it, but if I had to, I would go into Development Studies.

**Q. Which schools, colleges and Universities did you attend?**

**A.** I did my secondary school at Ibenga Girls Secondary School after which I did a course in Building Construction at ZIT. Thereafter, I pursued my degree studies in Civil/Structural Engineering at University College-London.

**Q. What are your future plans, career wise?**

**A.** I would like to pursue post graduate studies in Project Management.

**Q. What are your**

*“Zambian roadblocks are friendly things, manned by people who have respect for old people. Their health is enquired of, the weather discussed and jokes made. One drives on the proper side of the road and everyone speaks English, as they should.”*  
*—Dave Skippings writing in the Architecture and Surveying Institute Journal of the U.K.*

**THORN PARK CONSTRUCTION TRAINING CENTRE (TPCTC)  
IS OFFERING FULL TIME AS WELL AS PART TIME COURSES**

**1. COURSES AVAILABLE**

- Bricklaying and Plastering
- Construction Carpentry and Joinery

**2. MODE OF TRAINING**

- At TPCTC Competence Based Modular Training method is used as the instruction approach.
- This mode of Training is work-Based or work related.

**3. TARGET GROUP**

- Building contractors
- Retirees/retrenches
- Out of School Youths
- Private Business
- Entrepreneurs
- Long term unemployed and
- School Leavers

**4. CERTIFICATION:**

- Candidates will be certified by both TPCTC and Examinations Council of Zambia (ECZ) in conjunction with Technical Education and Entrepreneurship Training Authority (TEVETA)

**5. DURATION OF TRAINING:**

- The Courses will run for seven (7) weeks (245 hours) for both bricklaying and Plastering and Carpentry and Joinery.

**6. TRAINING TIME:**

- 08:00 to 16:00 hours for full time Students
- 16:30 to 18:30 hours and 17:30 to 18:30 hours from Monday to Friday and from 08:30 to 12:30 hours on Saturdays for part time Students.

**7. FEES:**

- Non-refundable registration fee of K10,000.00
- Centre fee (for ECZ Examinations) K30,000.00
- Assessment fee (Payable to ECZ) K50,000
- Bricklaying and Plastering K340,000.00
- Building Carpentry and Joinery K380,000.00

**8. RECRUITMENT**

- Recruitment is on going and takes place from Monday to Friday at TPCTC
- Time 08:00 hours to 16:00 hours.

**9. ADVANTAGES OF TRAINING WITH TPCTC**

- No special entry qualifications required
- No age limit
- Accreditation prior Learning/experience
- Offering Student Centred Training
- Catering for Learner's individual needs
- Offering Practical Oriented Training and the required essential knowledge.

**10. FOR FURTHER INFORMATION CONTACT:**

**The Deputy Director  
Thorn Park Construction  
Training Centre  
P.O. Box 39070  
LUSAKA**

**TEL: 234601 FAX: 231970  
MOBILE: (097) 807801**

# TENDER NOTICE

## ZAMBIA NATIONAL TENDER BOARD INVITATION FOR BIDS

### TENDER FOR THE REHABILITATION OF COURT BUILDINGS

The Government of the Republic of Zambia has received a credit from the International Development Association (IDA) towards the cost of Public Service Capacity Building Project (PSCAP) and intends to apply part of the funds to eligible payments under the contract for rehabilitation of the following court buildings:

- a) Kabwe Subordinate Court Building;
- b) Kafue Subordinate Court Building.
- c) Livingstone Subordinate Court Building
- d) Mongu High Court Building
- e) Kitwe High Court Building
- f) Chingola Subordinate Court Building
- g) Mufulira Subordinate Court Building
- h) Kitwe Subordinate Court Building

The Zambia National Tender Board on behalf of the Judiciary now invites sealed bids from eligible source countries as defined in the Procurement Guidelines under IBRD and IDA Credits.

Bidding documents may be obtained from the office of the Director General, Zambia National Tender Board, 13<sup>th</sup> Floor, Kulima Tower, P.O. Box 31009, Lusaka, Zambia, upon payment of a non-refundable fee of ZMK200,000 or its equivalent in any freely convertible currency at the prevailing exchange rate in cash or bank certified cheque.

The telephone numbers are 260 1 227052/3 or 260 1 228633/4 and telefax numbers are 260 1 220577 or 260 1 223649, E-mail tenders@zamnet.zm. **HOWEVER, TELEFAX APPLICATIONS WILL NOT BE ACCEPTED.**

All bids shall be accompanied by a bid security of not less than 2% of the bid sum and shall be deposited in the tender box on the 10<sup>th</sup> Floor, Kulima Tower, Katunjila Road Lusaka.

The closing and opening date for the submission of bids is Friday, 14 September 2001 at 14:00 hours local time. Bids will be opened immediately thereafter in the conference room of the Zambia National Tender Board on the 13<sup>th</sup> Floor in the presence of bidders or their representatives who choose to attend. Late bids will not be accepted.

M Akolwa  
Acting Board Secretary  
**ZAMBIA NATIONAL TENDER BOARD**

*“The paradox of education is that when you begin to develop a conscience, you must find yourself at war with your own society.”-James Baldwin*

# Public Notice

## LUSAKA CITY COUNCIL

THE TOWN AND COUNTRY PLANNING ACT CAP 283  
CITY OF LUSAKA PLANNING AUTHORITY

### NOTICE TO THE PUBLIC

NOTICE is hereby given that the proposed Modification of stand 1172 in Nyati Road, Rhodes Park of the approved Lusaka Development Plan was on the 23rd July 2001 submitted to the Hon. Minister of Local Government and Housing for approval under section 18 (2) of the Town and Country Planning Act Cap. 283 of the Laws of Zambia as shown on drawing number D-Zam-A-30351/42 A.

Stand 1172 is bordered by stand 1171 to the West, Nyati Road to the North and Stand 1173 to the East, approximately 2452m<sup>2</sup> in extent. The stand is currently zoned for General Residential and it is proposed to change the current use to Business (Office Accommodation). The Modification is due to the reasons set out in section 18(2) (b) of the Town and Country Planning Act that on account of the circumstances which have arisen since the approval of the Development Plan.

A duplicate of the Proposed Modification as submitted for approval has been deposited at Civic Centre on Independence Avenue. The duplicate so deposited is available for inspection free of charge at the aforementioned address between the period of 8:00 hours to 12:00 hours and 14:00 hours to 16:00 hours by interested person(s).

Any interested person(s) who wish to make any presentation in connection with or objections to the Proposed Modification may send such presentations or objections in writing to be received by the Town Clerk of Lusaka City Council or the Hon. Minister of Local Government and Housing, P.O. Box 50027, Lusaka, not later than the 18th August 2001 and any presentations or objections shall state the grounds on which it is made.

**F.M. MUWOWO**  
**ACTING TOWN CLERK**  
*For/CITY OF LUSAKA PLANNING AUTHORITY*

*“Let me sound a word  
of warning to all  
officials at my ministry  
to ensure that when  
something for the  
goodness of the country  
is initiated, all those  
involved must ensure  
that they play their roles  
as required and timely,  
otherwise we will fail to  
achieve our goals or one  
has to leave”- Dr.  
Yusuf Baddat Minister  
of Commerce, Trade  
and Industry.  
[ Financial Mail]*



## **NCC SUB-COMMITTEES**

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We are now on E-mail, send  
us your mail on  
ncc1@zamnet.zm

*Helping to  
develop Zambia*



**1.0 Construction Forum "Restoring the Lusaka City Garden Status-17-08-01"**

The National Council for Construction (NCC) will on Friday 17th August 2001, starting at 17:30hrs hold a Construction Forum on the Topic "Restoring the garden City Status of Lusaka: Problems and Prospectus". The main speaker will be His Worship the mayor of Lusaka, Councillor Patrick Kangwa. The Forum will be at Pamodzi Hotel, Baobab. Charges are K5,000 per person and free to all NCC Council members.

For bookings and inquires please contact the NCC secretariat on the address below.

**2.0 5th Afro-Arab Trade fair**

The 5th Afro-Arab trade Fair will be held in Lebanon from 6th to 14th October 2001. The fair will be held on the grounds of Rachid Karami International fair, with the cooperation of the Arab League and the African Union.. There will be a Co-operation Forum and a sales exhibition during this period, under the theme: The instruments for the expansion of Afro-Arab Trade and Investments.

The Arab Bank for the Economic Development of Africa (BADEA) will cover the cost of rent and decorations of stands for all participating Least Developed African Countries (average of 25sq.m. per country). Arrangements are currently under way to negotiate some cheaper fares to Beirut so that participants can be given a better deal.

If you are interested in participating in this fair, please contact the Private Sector development association (psda@action.co.zm) secretariat or the Ministry of Trade and Commerce-Director of Industry for bookings.

**3.0 Swaziland International Trade Fair**

The Ministry of Foreign Affairs and Trade of the Kingdom of Swaziland has extended its invitation to the Zambians to participate in this year's Trade fair which runs from 24th August to 6th September, 2001 in Manzini, Swaziland . For details contact the High Commission of the Republic of Zambia in South Africa on tel: (012) 326-1847, fax (012) 326-2140

**4.0 37th Maputo International Trade fair**

Zambian companies have been invited to participate in the above event, which will take place in Maputo, Mozambique from the 3rd to 9th September 2001. The organizers can be contacted on tel: 42 37 13/42 71 51/42 71 52, fax 427129

**THINKING OF ORGANISING A WORKSHOP/  
CONFERENCE/SEMINAR? THEN CONTACT NCC  
SECRETARIAT**

The NCC, as part of its activities either on behalf of its members or for independent clients. Organises conferences, workshops and seminars on a variety of topics related to the Construction industry. Resource persons can be drawn if required from its membership of consultants, contractors and Government.

The NCC operates a full time secretariat which is currently situated at the

Government Roads training School, Plot 1609/1625, Off Sheki Sheki Road, Light Industrial Area. The NCC also provides the following services; Photocopying, fax, e-mail, typing and internet facilities.

To organise a workshop/conference/seminar the independent client or member organization will have to:

Make a request in writing stipulating the type of ser-

vice required

Pay a non-refundable commitment fee of US\$250

**Contact persons:**

Dr. M.S. Mashamba -  
Executive Secretary :  
01-243115/096-763669

Mrs. Cynthia M. Majula  
Secretary/Documentalist  
01-243115

Website:<http://www.ncc.co.zm>