

LEAD DEBATE ON THE BILL FOR AN ACT FOR THE ESTABLISHMENT OF COUNCIL FOR FACILITY MANAGEMENT OF NIGERIA (SB 340)

Sponsor: Senator Ahmad Abubakar Moallahyidi

Mr. President, Distinguished Colleagues, thank you for the opportunity to lead the debate on the general principles of the Bill which seeks to establish Council for Facility Management of Nigeria for the purpose of regulating the profession of Facility Management in Nigeria.

The Bill was first read on the floor of the Senate on 10th November 2016.

The Facility Management profession is been practiced for several decades in the developed countries such as the United State of America, Canada, United Kingdom, Germany etc. In Nigeria, Facility Management practice commenced around the year 1994 and have grown the industry to a USD2.5 billion industry in both the private and public sectors of the economy. However, due to the fact that we do not have a structure for the industry, we are not harnessing the potential of the industry for National growth and development.

The facility manager's critical function is to oversee the operation of the built environment, from initial completion through ultimate disposal at the end of its useful life. Engineers are known to construct buildings and only until the facility is completed and handed over to the owner. This covers only about 15% of the facility's lifecycle. It is at the point that the Engineer's role ends when the facility manager's role begins, overseeing the long-term efficient operation and maintenance of the completed facilities. Simply put, if Engineering is recognized as a profession established by Legislation for managing 15 percent of the lifecycle expense associated with the built environment, so too should the facility management profession responsible for managing the remaining 85 percent.

Distinguished Colleagues, the ultimate aim then of facilities management is to create integrated workplaces where people, processes, space and technology interact in a manner that guarantees successful accomplishment of the missions of public institutions, while in the Private Sector, it will ensure an increase in operational efficiency thus boosting profitability. Facility

management is therefore relevant to both the public and private sectors in developed and developing countries.

Mr. President, Distinguished Colleagues, a recent study by the research department of Abuja Chapter of International Facility Management Association revealed a strong conclusion that a lack of recognition of the Facility Management profession in Nigeria is largely responsible for the poor state of infrastructure in Nigeria. The conspicuous absence or non-existence of a facility manager in construction projects in Nigeria has dire consequences in terms of operating and maintaining the facilities after completion. The level of underutilization and fast decaying of architectural masterpieces and facilities owned by the Federal Government of Nigeria, States and Local governments is alarming and worrisome. Wherever you turn the story is the same – **poor maintenance and management of facilities.**

The failure of government and even the private sector to effectively operate and manage facilities necessitates an alternative approach or a new thinking to urgently arrest this ugly trend that has constantly confronted the built environment in Nigeria. This problem can be traceable to one major factor, which is a lack of recognition of Facility Management as a profession by an Act of Parliament. In addition to the above, Facility Management is practiced as an all comer's affair in Nigeria; there are no barriers to entry into the practice of the profession. There are no laid down structure to guaranty quality service delivery.

Distinguished Colleagues, to reverse these negative trends there is the need for the recognition of the Facility Management profession in Nigeria by legislation and creation of Council for Facility Management of Nigeria to regulate the practice and conducts of practitioners in the Facility Management industry. Facility Management is a thriving and exciting profession deserving of unique Federal Government recognition through the passage of an Act of the National Assembly establishing a body to regulate the practice of the profession.

Although the Facility Management profession has coalesced in form and grown in scope without any legislative recognition, there is cause to strongly consider a statutory regulatory body moving forward. As much of the rest of the world has already recognized facility management as a unique occupation, Nigeria faces some serious short- and long-term challenges.

The current Facility Management workforce is fast approaching retirement at the same time that the demand for Facility Management services is increasing — thanks to changing expectations for the built environment, more stringent building codes and smarter buildings. As a result, Nigeria faces the real prospect of a dramatic labor shortage that will negatively impact everything from environmental stewardship to economic productivity. A Council set up by an Act of Parliament to regulate the practice of Facility Management in Nigeria will not only reflect the reality of the occupational landscape, but is a critical component of attracting appropriate talent to the profession to fill the labor gap. When educational institutions — from secondary school guidance counselors to post-secondary educators — consider vocation-based curricula, they often look first to the profession established by law. If facility management is not found as a recognized profession, they dismiss the need to train students to pursue the profession.

Many currently practicing facility managers came to the profession without the benefit of a formal Facility Management education, largely because until recent decades, there were virtually no such courses available. As Facility Management has matured as a profession, and as the demand for Facility Management services has grown, more options for formal education have arisen. Given the dramatic changes that have occurred within the profession — and that continue to this day — it is not an exaggeration to say that education and training for Facility Management can be the pursuit of a lifetime.

Facility management programs are currently offered by at least 72 higher education institutions across the United States, however, in Nigeria, there are only three notable institutions offering Facility Management at Master of Science degree/PhD level. They are Ahmadu Bello University, Zaria, University of Lagos, and Federal University of Technology Minna. The fact that the Facility Management profession is not yet recognized by Legislation, The National Universities Commission (NUC) and other institutional agencies has not included Facility Management in the choice of courses as options to applicants seeking admission into Universities, Polytechnics or Colleges of Education.

Distinguished Colleagues, studies have shown that Facilities Managers contribute more than 7.5% of any economy's GDP and influence the life cycle of any real estate or infrastructure investment. There is therefore the need to ensure that a proper structure is in place to manage the practitioners and regulate their activities. Every professional body all over the world has a council that is a regulatory body

not an association same as Nigeria. Such bodies as COREN regulate Engineering and they are set up by an act of parliament, ARCON regulate Architectural practice etc.

I therefore urge you all, my Distinguished Colleagues, to support this Bill aimed at creating the Council for Facility Management of Nigeria for the regulation of the Facility Management profession in Nigeria and pass it into law.

In line with Order 77(3) of the Senate Standing Rules a compendium of the financial implications of the Bill is attached.

Thank you for your attention.

RESOURCES REQUIRED TO SUPPORT THE ESTABLISHMENT OF A COUNCIL FOR FACILITY MANAGEMENT IN NIGERIA

a. Finance

It is anticipated that this new regulatory body should be independent free of biases from any individual or group and as such should be operated and funded by the Federal Government of Nigeria through budgetary allocations and proceeds from services rendered to its members and non-members alike. However, the Facility Management Association of Nigeria will provide a startup cost for the first one year of the existence of the Council.

Other additional resources will be drawn from the IFMA's Chapters in Lagos and Abuja. The program will be fully supported by IFMA / RICS and the IFMA Foundation. No financial burden is anticipated on the supervisory ministry in the first year of the Council's activities. Subsequently, the annual budget estimate required to successfully run the secretariat of the Council including personnel cost, administrative cost, office supplies, rentals etc. is estimated at N20,000,000.00 per annum.

b. Personnel

Personnel will be drawn from practitioners with Certified Professional Facility Manager credentials as volunteers in the first year of operation of the council.

c. Other resources

Existing facilities and equipment are in place. Any additional new facilities or equipment required by the Council in year one will be funded through normal funding sources.