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Regional Workshop on Clay Building Materials Industries in Africa
Tunis, 6 - 12 December 1970

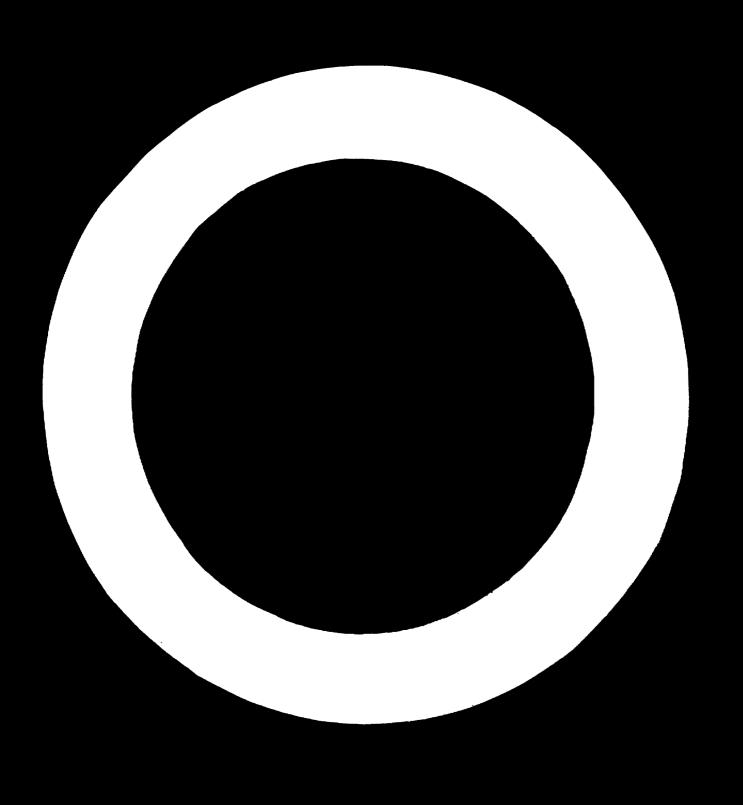
PROPOSAL CONCERNING SETTING UP 1/

bу

Leonomic Commission for Africa

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Libya - brickworks

main data of the proposed factories

Location and output	1	140,000 tons in Tripolitania, 80,000 tons in Tripolitania, 80,000 tons in Cyrenaica
Investments total		1x3.6 + 2x2.2 = 8.0 million tus
Employment	8 °	1x240 + 2x1.60 = 560 persons
Gross turnover		2x1.14 + 1x1.84 = 4.12 million \$05 per year
Value added		65.7% of gross turnover
irogramme of action		1970-71 Leological investigation;
		1971-72 laboratory evaluation, study, project;
		1972-74 construction, training of selected workers;
		1975 start up;
,		1975-76 full production.
Life of the plant		25 years (minimum)

Summary and Conclusions

In North Africa bricks have for a long time been the traditional material used in construction. In all the Maghreb countries many brickworks may be found which produce bricks, hollow ceiling pots and tiles of very good quality. Indeed, often their quality may even be termed excellent. Mention may be made of many important buildings constructed of brick in all the North African countries. In all these countries, we find relatively extensive production by local artisans in addition to industrial production. In Libya, there is no industrial production, and part of the requirement, about 22-25 per cent, is filled through artisans' production, and the rest of the requirement, i.e., 75-78 per cent, is imported. Because the market has already reached the size allowing the creation of the domestic industrial production of red clay products, based on studies of the construction development in Libya and hence the consumption of bricks and tiles, ECA proposes that three brickworks could be set up in Libya: an output of 150 thousand tons, the second one with an output of 80 thousand tons, both in tripolitania and the third one with an output of 80 thousand tons in Cyrenaica.

Profitability and break-even sales volumes are estimated to be as follows in the year 1975:

Pro-forma Statement of Profitability in first year of normal production

in thousand US\$

Output in tons per year	. 1	80,000		140,000	+ 1x1	80,000 40,000	
lales not of taxati	lon ·	1000\$ p			er cent	1000\$ pe	
a) materials				1,823.1	100.Cx	4.101.9	100.0%
	•	37.6	3.3	65.8	3.6	141.0	3.4
b) labour		153.4	13.5	232.2	12.7	539.0	13.1
o) manufacturing)	fuel	74.4	6.5	130.2	7.2	279.0	6.8
overnead	electroenergy	102.4	9.0	179.2	9.8	384.0	9.4
	water (1/2)	4.0	0.4	7.0	0.4	15.0	0.4
	depreciation	196. 0	17.2	324.0	17.8	716.0	17.4
•	insurance	22.0	1:9	36.0	2.0	80:0	2.0
	indirect labour	51.0	4.5	70.0	3.8	172.0	4.2
	indirect material	30.0	2.6	48.0	2.6	108.0	2.6
•	maintenunce	39. 0	3.4	66.0	3.6	144.0	3-5
	Total	518.8	45.5	860.4	47.2	1.898.0	46.3
Cost of sales (a+b	+c)	709.8	óź.3	1,158.4	63.5	2,578.0	62.8
Gross profit	•	429.6	37 . 7	664.7	36.5	1,523.9	37.2
General and Adminis	trutive Expenses	17.7	1.5	17.7	1.0	53.1	1.3
Selling expenses		7.6	0.7	7.6	0.4	22.8	0.6
Sub-Total		25.3	2.2	47+3	1.4	75.9	1.9
Operating profit		<u> 494.3</u>	35.5	639.4	35.1	1,448.0	35.3
Interest (long term	•	59•4	5.2	97.2	5.3	216.0	5.2
(short ter	•)	12.0	1.1	20.0	1.1	44.0	1.1
sub-total		71.4	6.3	117.2	6.4	260.0	6.3
Fre-tax met income		332.9	29.2	522.2	28.7	1,188.0	29.0
Fra-tax net income		295 _~		29%		2 9 %	
Pre-tax net income ' Investment	to total cap.	15%		15%		15%	

Break-even seles volume

		in US	1,0	000
				2x 80,000
Output in tons per year	80, 00 0	140,000	+	1x140,000
Sales (net of taxation)	1,139.4	1,823.1		4,101.9
Fixed expenses:				
-general and aumin. expenses	17.7	17.7		.53.1
-selling expenses	7.6	7.6		12.8
-indirect labour	51.0	70.0		172.0
-20% of direct labour	30.7	46.4		107.8
-interest (long term)	59•4	97.2		216.0
-interest (short term)	12.0	20.0		44.0
-depreciation	196.0	324.0		716.0
-insurance	22.0	36.0		80.0
Total fixed expenses	396.4	618.9		1,411.7
Variable expenses				
-materials	33'.6	. 5 8 . 8		126.0
-80% of direct labour	122.7	185.8		431.2
•	30.0	48.0		108.0
-indirect materials	39.0	66.0		144.0
-maintenance	74.4	130.2		279.0
-fuel	102.4	179.2		384.0
-electro-energy	8.0	14.0		30.0

1 · · · · · · ·

Break-even sales volume - continued

	1000	per cent	\$ 1000	per cent	\$ 1000	per cent
ales	1,139.4	100.00	1,623.1	100.00	4,101.9	
ess variable expenses	- 410.1	35-99	- 682.0	37.41	-1,502.2	
ontribution	729.3	64.01	1,141.1	62.59	2,599.7	63.38
ess fixed expenses	- 396.4	34.79	- 618.9	33.95	-1,411.7	
Net income pre-tax	332.9	29.22	522.2	ول . 64	1,188.0	28.96
ixed expenses - Break-even						
contribution % volume	619.3		968. 8		2,227.4	
ales at Break-even	619.3		988.8		2,227.4	
ariables at, p of Break-even	222.9		3 69. 9		815.7	
ixed expenses	396.4		618.9		1,411.7	
otal expenses	619.3		968.6		2,227.4	
Profit		n o	n e		-11-4	

The output of the brickworks, because of the fluctuation of the market, is 85 per cent of the theoretical capacity. Under optimum market conditions the output of brickworks could reach 96 per cent of theoretical capacity, i.e. 90,000 tons, 90,000 tons and 158,000 tons, respectively. In this case there should be an additional income, as follows:

Production ton per year Sales # 1000 Less sales at Break-even	90,000	158,000	338,000
	1,278.0	2,085.6	4,641.6
	619.3	986.8	2,227.4
Less variables (proportional)	656.7 237.1	1,096.8	2,414.2 8 84.5
Net income (96 per cent capaci Net income (85 per cent capaci	ty) 42156	686.5	1,529.7
Additional income	ა ty) 332.9	522.2	1,186.0
	ხნ.7	164.3	341.7

Introduction

In Libya the need of walling materials for construction is met by concrete blocks, red bricks and cut stone blocks. The need of red build-ind materials, i.e. bricks, both solid and hollow, as well as the need of reofing tiles is met mainly by imports and partly by artisans' production. There is only small-scale artisan production of solid bricks. It is estimated that in 1964 production amounted to 4 million single bricks, that is about 14,000 tons, and that in 1965 the figures were 4.65 million single bricks, or 16,000 tons. At the same time 32,647 tons of bricks were imported in 1964 and 51,500 tons in 1965. During this period the production of cut stones accounted for about 17.5 million blocks or 350,000 cu.m., in other words, production was estimated at 875,000 tons.

The importance of red bricks and tiles is growing with the increasing construction and that is why ECA recommends the start of domestic industrial production of bricks and tiles in bibys.

The following goods are dealt with in this proposition:

69.04 662.4(1) Building bricks 69.05 662.4(2) Roofing tiles

The evolutionary trend in the consumption of bricks and tiles

Production and import of bricks and tiles in Libya were as follows:

٠,	BAICK is		TIL	د S		Dricks and tiles		
Year	Production	Impo	rt.	Production	<u>jw kö</u> i		apparent consumption	
• :	t	t	1000	ŧ	t	10005		
1964	14,000	32,647	. 673	-	7,453	202	54,100	
1965	16,000	51,492	.947	-	2,082	114	69,574	
1966	(25,000)	75,545	1,532	_	3,531	161	104,076	
1967	25,000	85,042	1,832		1,667	99	(111,729)	
1968	(25,000)	92,434	2,217	_	2,008	201	122,442	

The Cross Domestic capital Formation, Gross Domestic Product, and investments in construction in this period were as follows in US\$ million at constant market prices of 1964:

	1964	1965	1966	1967
GDP	1,057.0	1,337.3	1,558.2	1,748.9
GLCF	300.7	373.5	397.6	427.0
Construction	104.4	158.5	176.7	223.2
GDCF as % of GDP	26.5	27.9	25.5	24.4
Construction as % of GDCF	34.7	42.4	44.4	52. 3
Construction as % of GDP	9•9	11.9	11.3	12.8

Development projects.

The projection of the future demand is based on the growth of the national economy, growth of capital formation, and hence of bricks consumption. The projection of this macro-economic data appears in ecveral UN documents (see references) and is as follows:

		1964	1970	<u> 1975</u>	1980
GDP	2 mln	1,057	2,160	3,000	4,200
GDCF	H	300.7	540	640	840
Construction	N	104.4	297	365	504
Brick consumption	(tons	54,100	240,000	255,000	350,000
	(thousand pos	12,457	69,000	73,000	100,000
Note: ab constant	1964 prices			•	,

A very important indicator of brick-consumption is the consumption of bricks expressed in prices per thousand dollars investment in construction. This indicator in Libya is:

	1964	1965	1966	1967	1970	1960
Brick-consumption in prices per 10006						
investment in const truction	148	125	168	143	20	0

This indicator was in 1964 in: Algeria - 614

Tunisia - 197

Morocco - 194

The present situation

In Libya, there are only two brickworks, both situated in Tripoli, which produce solid bricks, floor elements and tiles. It is estimated that in 1964 production amouted to 4 million single bricks or 14,000 tons, and that in 1965 the figures were 4.65 million single bricks - that is 16,000 tons. The 1966 output is estimated at about 25,000 tons of red clay products, which is equal to 90 per cent of present rate of capacity utilization.

Concrete blocks, known as parpens or agalomerates always constitute a product, that competes with bricks, as an asbestos cement slabs with roofing tiles. Substitutes for bricks and tiles can, however, only be utilized within certain limits, and as the modernization of brick production proceeds, they will always be competitive with other materials. In North Africa, white houses are traditional. In former times the practice of plastering and painting houses white was adopted for the sole purpose of reflecting the suns! rays. Nowadays, the insulating properties of bricks are of such an advanced standard that it is possible to introduce with them a new element into architectural construction and architecture in North Africa, by erecting brick walls without external plastering. This helps to make much of construction more economical.

A considerable contribution is also made in Libya by natural soft stone, which is very white in colour and is cut into blocks 40x26x16 cms. In 1964-65, this production accounted for about 17.5 million blocks, or 350,000 cu.m. Acchanization of this process is being carried out.

Notwithstanding, the use of competitive concrete blocks and natural stone blocks, red clay products have their field of utilization in the construction and hollow ceiling pots (hourdis) and hollow walling blocks are supposed to represent the bulk of consumption in the future.

Every country has to be self-sufficient in red-clay building materials and therefore ECA considers that it could be important for Libya to create an efficient domestic brick industry. Bricks and tiles are heavy and bulky, and hence their transport is expensive. The

demestic production of bricks can improve the market, not so such because of a direct selling effort by the manufacturers of bricks, but because the demestic production of bricks is cheaper; in the case of Libya the winning and shaping of stone will become uneconomical for normal building, owing to increased wage rates of quarry workers.

Because the new blickworks can enter into production in 1974-75 only, and the need for bricks and tiles in 1975 is expected to be 250-260 thousand tons, the aconomic Commission for africa is proposing the satublishment of three brickworks in Libya, one with an output of about 140,000 tons, one with an output of 50,000 tons, both in Tripolitania, and the third one with the output of 80,000 tons in Cyremaica.

The analysis of production costs is in Annexe I and the main economic features are as shown below:

Analysis of the manufacturing costs of bricks and tiles in USC 1000

80,000 \$ 1000 %			140,000 \$ 1000 %		•
205.1	15 04	292.4	15.88	702.6	17.08
24.6	2.16	35.1	1.91	84.3	•
196.0	17.25	324.0	17.60		
330.0	29.04		•		• •
755.7	66.49	1,191.5		2,702.9	•
69.0	6.07	114.0	6.19		
59.4	5.23	97.2	-		
12.0	1.06	20.0	•		
22.0	1.94	36.0	•	-	.
74.4	6.54	130.2	-		
102.4	9.01	_	• •		•
8.0	0.70	, ,			,
33.6	2.96	58.8	3.19	_	3.06
380.8	33.51	649.4	35.28	1,411.0	34.29
1,136.5	100.00	1,840.9	-	4,113.9	100.00
14.2		13.2		13.7	
	\$ 1000 205.1 24.6 196.0 330.0 755.7 69.0 59.4 12.0 22.0 74.4 102.4 8.0 33.6 380.8	\$ 1000 % 205.1 15 04 24.6 2.16 196.0 17.25 330.0 29.04 755.7 66.49 69.0 6.07 59.4 5.23 12.0 1.06 22.0 1.94 74.4 6.54 102.4 9.01 8.0 0.70 33.6 2.96 380.8 33.51 1,136.5 100.00	\$ 1000	\$ 1000	\$ 1000

Composition of investment

Start-up Expenses 150 ()07	Production in tons per year Land Construction Equipment Equipment Erection	80,000 100 770 960 240	(460) (960) (140)	140,000 120 1,400 1,570 380 130	(840) (1,570) (230)	3,490 860	(1,760) (3,490) (510)
Total excluding land 2.200 (1.610) 3,600 (2,690) 8,000 (5,9	Start-up Expenses Working capital	130	(50)	120		320	

Note: Figures in parentheses show the component in foreign ourrency.

Pay-out Period

To calculate pay-out period, there are two formulae:

 $T_1 = \frac{I'}{P_n}, \quad T_2 = \frac{I}{P_n + A + F}$ Where I = total investment I' = total investment less borrowed capital A - depreciation P = interest on loan

P_n = gross profit

The pay-out period is the same for both capacities and is: $T_1 = 3.7$ years, T₂ = 3.8 years.

To compare the cost of a single brick, we can compare the price CIF of the imported goods which was in 1964-1968 as follows in US; per ton:

	1964	1965	1966	1967	1968	Average
price per ton or bricks	20.61	18,39		21.54		
price per ton of tiles	27.10	54:76	45.60	5 8 . 68 .	100.1	46.4
average price of red products	21.82	19.80	21.40	22.26	25.60	22.54

In Tunisia, the prices of first class products in 1967 were:

	Pinensi on	Unit weight	Price per ton
Hollow bricks	4.5 x:10 5 x 21.5		
	6.5 x 10 5 x 21.5		
<u>.</u>	10.5 x 21 5 x 30.0		
	10.5 x 21.5 x 30.0	1.7.	15.7
	15.0 x 20.0 x 30.0	1.7	
	15.0 x 20.0 x 15.0	3.25	
Pacing bricks soli	•		
• .	6.5 x 10.5 x 21.5		52.4
perf	4.5 x 10.5 x 21.5	-	48.0
• •	6.5 x 10.5 x 21.5		31.5
Solid bricks	3.5 x 10.5 x 21.5		25.4
	_	3.00	43.2
nollow partition	4.5 x 21.5 x 30.0	2.60	17.6
Ded to make a second	6.5 x 21.5 x 30.0	3.60	15.7
Brick Triplicol	15 x 22 x 30	7.80	16.1
	15 x 22 x 22	5.80	20.7
• •	15 x 22 x 15	3.90	21.4
,	15 x 22 x 7.5	2.00	.23.1
iiellow clay pote	·	,	<i>.</i>
for roofing "hoger	" 13 × 33 × 30.	7.00	16.4
	16 x 33 x 30	7.50	17.6
	19 x 33 x 50	8.00	18.9
	30 x 33 x 30	12.80	19.3
-"- "Brilaxfor"	11 x 20 x 30	4.00	18.0
	13 x 20 x 30	5 .0 0	16.2
ortist this game	75 x 20 x 30	5.00	18.8
-"- "Sap"	12 × 40 × 20 ,	2.70	20.6
	12 x 40 x 30	4.00	19.8 to
	16 x 20 x 20	3.50	21.1
	16 x 20 x 30	5.00	21.1
•	20) x 20 x 20	4.00	23.1
	20 x 20 x 30	6.00	22.0

The comparison of these prices with the respective prices of 14.3 and 14.3, and 13.05 per ton of the average production of the proposed brickworks shows, that the brickworks are viables and that there are possibilities of taxes and charges of 25-35 per cent on the production costs.

Estimation of the profit for National Economy

in	US#	1000
----	-----	------

Production in tons per year	80,000	140,000	2x 80,000 +1x140,000
Value added Intermediate inputs	755.7	1,191.5	•
Cross turnover (pre-tax)	360.8 1,136.5	649.4 1,340.9	1 ,411. 0 4 ,113.9
Value added as percentage of gross turnover	ა 6.5	64.7	
Value added as percentage of total investment	34.4	33.1	901,
Value added per person employed \$ per pers.		4,965	33.8,. 4 , 827

Foreign currency saving

4) Paid along the			in US\$ 1000
A) Red clay products entirely imported	;		2x 80,000
Production in tons per year	80,000	140,000	+1x140,000
Price of Goods (22.5 t per ton)	1,800	3,150	6,750
B) ked clay products locally	produced i	n Libya	
Spare parts	30	48	108
Depreciation (55% foreign	in-	• -	, 🐱
westment)	108	178	394
Frafit (5% foreign invest	ment) 182	297	6 61
Total	320	523	1,163
Foreign currency saving	1,480	2,627	5,587
Sources: ECA: Development of	the lendels	•	

Sources: ECas Development of the Brick Industry in North Africa E/Ch.14/Ikk/xP/5, Febr. 1969.

CA: The Construction industry in the Development Programmes of North Africa (1964-1980) E/Ch. 14/INK/163.

Industrial-Census, Tripoli 1)65 Statistical Abstract 1966, Tripoli UN Statistics

Annex I

Analysis of Production Costs exclusive of charges

in US\$ 1000

			in USS	1000
Production Unit investment & per Investment total	tons per year ton output	60,000 27.5	140,000	2x 80,000 +1x140.000
of which requipment non-equipment	\$1000 # !!	2,200.0 1,200.0	3,600.0 2,000.0	8,000.0 4,400.0
Depreciation: 13% of equip. 4% of non-equi Total	".p. "	1,000.0 156.0 . 40.0	1,600.0 260.0 64.0	3,600.0 572.0 144.0
Maintenance: 4.5% of equip. 1.5% of non-equipotal	и ip. н	196.0 54. 0 15.0	324.0 90.0 24.0	71 6.0 198.0 54. 0
Borrowed: capital 45% of inventor	77	69. 0	114.0	252.0 3,600.0
Interest: 10% of inventory	tal " "	59.4 120.0 12.0	97.2 200.0 20.0	216.0 440.0
Insurance: miscellaneous 1% of capital Fuel:15.5(per ton	10 14	22. 0	36.0 1 3 0.2	80.0
Electricity: 408 per 1000 kWh Water:0.18 per cu.m. Employment total	n 11 M o	102.4 8.0 1 6 0	179 .2 14.0	279.0 2 64.0 30.0
of which;managerial staff technical staff foremen and overse	# #	2	240 2 6	560.0 6 18
empleyees workers skilled " semi-skilled	H H	7 7 63 42	9 7 108	23 21 2 26
other staff	•	33	67 47	151 113

Analysis of Production Costs exclusive of charges - continued

Yearly salaries and wagen:

managerial staff	(-OA	5,4000	/ye	ar)	\$ 1,000	10.0	10.0	30.0
technical staff	(-ND	3,600	•)	, N	21.6	21.6	64.8
foremen and overseer	s(-TI	2,500	11)	**	17.5	22.5	57 • 5
ompleyoes	(-GA	1,800	11)	90	12.6	12.6	37.8
workers skilled	(- TD	1,130	Ħ)	**	71.2	115.3	257.7
workers semi-skilled	(-ID	1,050	**)	90	44.1	70.4	158.6
other staff	(-TI	850	Ħ)	91	28.1	40.0	96.2
Total	• •	•				205.1	292.4	702.6
average salary per o	apita p	er year	:	, per	year	1,282	1,218	1,255
Social charges and holida	ye:1270	of sal.	10	00	,	24.6	35.1	84.3
Raw materials:0.8 \$ per c	u.m.				fi	33.6	58.8	126.0
Net profit: 15% of investments			`•	330.0	540.0	1,200.0		



74. 10.