

QUANTITY SURVEYING AS A PROFESSION

INTRODUCTION

This write-up contains information on education and practice of Quantity Surveying. It is prepared to guide Students in Secondary Schools who are often faced with the challenge of choosing a career.

It will therefore help those of them who are interested to know and understand the basic requirements in choosing Quantity Surveying as a profession.

QUANTITY SURVEYING PROFESSION

A Quantity Surveyor is a professional working within the Building and Engineering Construction Industry that is concerned with cost and contract administration from conception to close out stage.

The Building & Engineering Construction Industry;

Building Construction – Residential Housing Estate

High rise buildings

School Classroom Blocks

Shopping malls

Hospitals

Engineering Construction - Civil Engineering (Roads & Bridges, Railways , Dams etc)

Industrial Engineering(Power Plants, Refineries, Steel Mills,

Telecommunication etc)

THE QUANTITY SURVEYOR

A Quantity Surveyor (Q/S) is a Development and Construction Cost Adviser on Building, Civil, and Industrial Engineering Projects.

The Quantity Surveyor is the Financial Expert in all matters relating to Building, Civil, and other Engineering Projects.

The Quantity Surveyor is often referred to as a Cost Consultant, Technical Accountant or Cost Engineer of the Construction Industry.

DUTIES OF THE QUANTITY SURVEYOR

The duties of a Quantity Surveyor include the followings:

- i. Carrying out feasibility studies of capital projects.
- ii. Preliminary Cost advice which entails preparation of Cost Estimates, Budgets, Cost Planning, Cost Checks and Cost Control .
- iii. Tender/Contract Documentation which includes preparation of Bills of Quantities and other Tender documents, giving advice on Tendering/Bidding procedures, Contractual arrangement and Tender Evaluation and Analysis.

DUTIES OF THE QUANTITY SURVEYOR CONT'D

- iv. Contract Administration which involves the management of construction works and cost during the execution of the project.
- v. Project Management which means the co-ordination of the efforts of all the Consultants, Contractors and other participants from the inception of the project to completion in order to achieve desired result within pre-determined Time and Cost frame work.

The Quantity Surveyor is also very useful in the following areas:

- vi. Direct Labour Projects using in-house team/people to undertake the construction works
- vii. Mediation and Arbitration in case of disputes between the Client and the Contractors.
- viii. Giving Expert witness in cases of Arbitration or Litigation.
- ix. Management of the Procurement of Construction Works
- x. Project Monitoring
- xi. Mortgage Monitoring
- xii. Funders' Representatives in cases where the projects funds are sourced from financial institutions
- xiii. Construction Contract Auditing.
- xiv. Quality Assurance/Inspection of ongoing construction works
- xv. Value Engineering & Management
- xvi. Property Condition Surveys as well as compilation of Schedule of Dilapidations
- xvii. Reinstatement Costs Valuation for Insurance purposes

BECOMING A QUANTITY SURVEYOR:

The basic entry level into the profession is a degree or diploma from any of the accredited Universities and Polytechnics. The minimum requirements are five (5) Credits in General Certificate of Education (GCE) or/ and Senior Secondary Certificate in the following subjects:

- i. English Language
- ii. Mathematics
- iii. Physics
- iv. Two other subjects from Chemistry, Further Mathematics, Economics, Geography, Technical Drawing, Biology and Commerce.

Note: The first three subjects are compulsory

SOME OF THE INSTITUTIONS OFFERING QUANTITY SURVEYING IN NIGERIA

UNIVERSITIES

- i. Ahmadu Bello University, Zaria
- ii. Enugu State University of Science and Technology, Enugu.
- iii. Federal University of Technology, Akure
- iv. Federal University of Technology, Minna
- v. Ladoke Akintola University of Technology, Ogbomosho
- vi. Nnamdi Azikiwe University of Technology, Awka
- vii. Obafemi Awolowo University of Ile-Ife
- viii. Rivers State University of Science and Technology, Port-Harcourt
- ix. Ekiti State University, Ado- Ekiti
- x. Imo State University, Owerri.
- xi. University of Lagos, Lagos.
- xii. The Bells University, Otta – Ogun State.

POLYTECHNICS

- i. Federal Polytechnic, Auchi
- ii. Federal Polytechnic, Kaduna
- iii. Federal Polytechnic, Kaura Namoda
- iv. Federal Polytechnic, Nekede, Owerri
- v. Federal Polytechnic, Nasarawa
- vi. Federal Polytechnic, Oko
- vii. The Polytechnic, Ibadan
- viii. Federal Polytechnic, Ilaro
- ix. Federal Polytechnic, Ado-Ekiti
- x. Federal Polytechnic, Idah
- xi. Lagos State Polytechnic, Ikorodu
- xii. Rufus Giwa Polytechnic, Owo
- xiii. College of Technology, Esa-Oke
- xiv. Kwara State College of Technology, Ilorin
- xv. Yaba College of Technology, Yaba Lagos
- xvi. Akanu Ibiam Federal Polytechnic Unwana, Afikpo

SOME OF THE INSTITUTIONS OFFERING QUANTITY SURVEYING IN NIGERIA CONT'D

POLYTECHNICS CONT'D

- xvii. The Polytechnic, Ibadan, Oyo State.
- xviii. The Polytechnic, Birnin-Kebbi, Kebbi State.

JOINT ADMISSION MATRICULATION BOARD REQUIREMENT

The JAMB Brochure must be checked for any change in the list as well as other requirements by the institutions.

PROFESSIONAL QUALIFICATIONS

In order to become a corporate member with the acronym “MNIQS” each entrant has to undergo supervised “on the job” training and experience over a minimum of two years. Their competencies are then reassessed by the Institute through Examinations and attendance at an Assessment of Professional Competence Interview.

After this, the member can be registered to practise the Profession, by the Quantity Surveying Registration Board of Nigeria (QSRBN).

QUANTITY SURVEYORS REGISTRATION BOARD OF NIGERIA (QSRBN)

In 1986, the Federal Government recognized the Nigerian Institute of Quantity Surveyors through the Quantity Surveyors Registration, etc. Decree No. 31 of December 1986. Consequent upon this recognition, a Quantity Surveyors Registration Board of Nigeria (QSRBN) was thus established by Government to regulate the practice of Quantity Surveying in Nigeria.

Prior to this recognition by the Federal Government, the Nigerian Institute of Quantity Surveyors, which was founded in 1969, had operated under the Lands Perpetual Succession Act to which it was registered in 1970.

THE N.I.Q.S SECRETARIAT

The National Secretariat of the Institute is located at No. 20, 4th Avenue (Sa'adu Zungur Avenue), Gwarinpa, Abuja.

The only Liaison Office is at 3, Clegg Lane, Ojuelegba Surulere, Lagos.

EMPLOYMENT OPPORTUNITIES FOR QUANTITY SURVEYORS

Opportunities abound in both the Private and Public Sectors for an aspiring Quantity Surveyor.

PRIVATE SECTOR

- a. Quantity Surveying Consultancy Firms.
- b. Construction Companies (Quantity Surveyors can also establish and run successful construction companies)
- c. Banks
- d. Real Estate Developers
- e. Assets Management Companies
- f. Mortgage Companies
- g. Insurance Companies
- h. Manufacturers of Building Components and Materials such as Paints, Bricks e.t.c
- i. Oil Companies
- j. Procurement and General Services Department of Companies in Manufacturing, Telecommunications, Aviation, e.t.c.

(Note that only professional qualified and registered Quantity Surveyors can set up Consultancy Firms)

PUBLIC SECTOR

- a. Procurement Divisions/Departments of all Government Ministries, Agencies and Parastatal
- b. Office of the Auditor-General of the Federation or the State
- c. Works and Physical Planning Departments of Tertiary Institutions in the Country.
- d. Lecturers in Universities, Polytechnics and Colleges of Technology
- e. Works and General Services Departments of Armed Forces and Nigerian Police

WHAT CAN A QUANTITY SURVEYOR DO FOR YOU – THE CLIENT

Quantity Surveyors Control Construction Costs

Construction cost, construction management, construction communications all are key problem areas for the client with an important building or engineering project to steer to a successful completion.

The Quantity Surveyor is the expert professionally trained and experienced in dealing with all these problems for you- the client.

WHAT CAN A QUANTITY SURVEYOR DO FOR YOU – THE CLIENT CONT'D

Building Construction, Civil And Structural Engineering, Mechanical, Building And Engineering Services, Petrochemicals, Minerals, Extraction Cost And Production Engineering, Environmental Economics, Planning and Urban Development, Landscaping, Interior Design all are areas in which the Quantity Surveyor is equipped to be your Cost Expert, closely watching your agreed budget and guiding your project through the financial complexity of modern construction.

Principal Services of the Quantity Surveyor

- Preliminary Cost Advice
- Advising on Contractual Methods
- Advising on contractors selection
- Preparing Tender Documents
- Obtaining or negotiating tenders/bids
- Cost Planning
- Valuing construction work
- Preparing and agreeing accounts with contractors
- Preparing expenditure statements for taxation and accounting purposes
- Technical Auditing
- Assessing replacement costs for insurance Project control
- Giving expert evidence in arbitration and disputes
- Feasibility Studies
- Investment Appraisals
- Cost control and Post-Contract Management
- Project Management and Co-ordination
- Value Management, Analysis And Engineering
- Risk Management
- Security management
- Financial Analysis

YOUR QUANTITY SURVEYOR

Quantity Surveyor are fully qualified Members of the Nigerian Institute of Quantity Surveyors (NIQS) established in 1969. They use the suffix (MNIQS) or (FNIQS) for Professional Members and Fellows respectively after their names.

TRAINING

As with all Professional Bodies, standards for entry are high and prospective Quantity Surveyors must be up to University level at the start. They spend at least five years in a carefully balanced programme of practical experience and professional education full time (in one school of Quantity Surveying in University or Polytechnic).

Finally, they have to satisfy the NIQS standards including a Test of Professional Competence (TPC) and Professional Competence Interview (PCI) before they can describe themselves as "Professional Quantity Surveyors". Continuing Professional Development (CPD) ensures that they keep in touch with new techniques through their working lives.

CONCLUSION

In construction and development projects where the WATCHWORD is "VALUE FOR MONEY" the Quantity Surveyor must be involved from the inception.