



**NIGERIAN INSTITUTE OF
QUANTITY SURVEYORS**
The professional construction cost managers.



Addressing the Challenges and Limitations Facing Quantity Surveying in Nigeria's Volatile Economy

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Introduction

- ❑ The QSRBN is the regulatory body responsible for advancing and regulating quantity surveying practice in Nigeria.
- ❑ The NIQS plays a crucial role in qualifying and certifying, helping the quantity surveying profession navigate economic instability by providing guidance, upholding standards, and advocating for the profession.
- ❑ Nigeria has a history of economic instability, marked by inflation, currency devaluation, unemployment, and rising costs of goods and services. This creates a challenging environment for quantity surveying. These challenges include:
 - ❖ Competence and proficiency
 - ❖ Galloping Inflation



Introduction

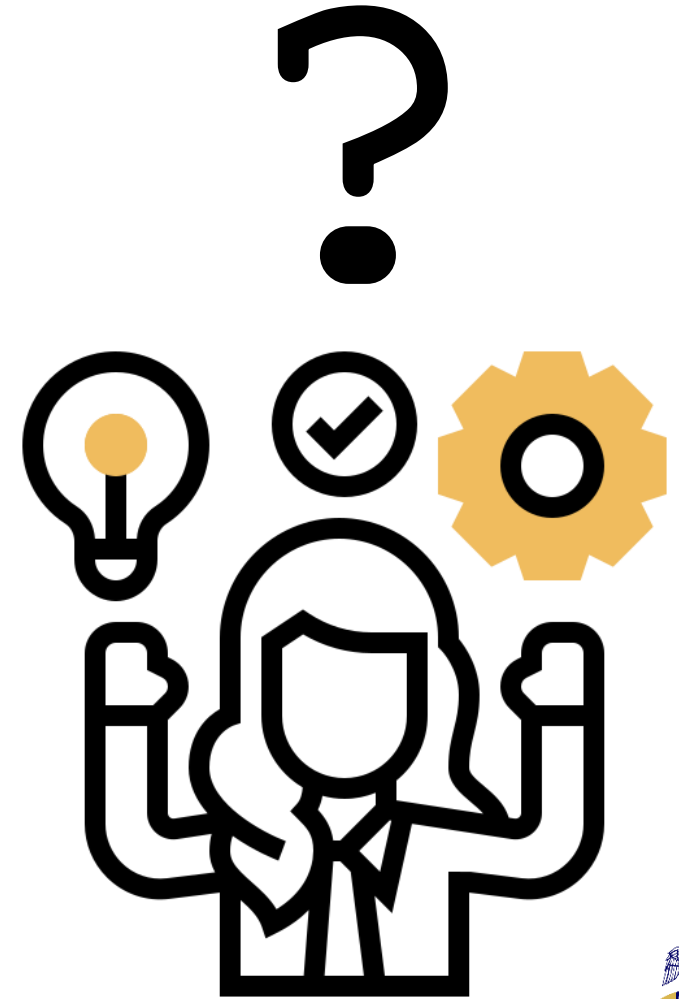
- ❖ Lack of public awareness of the profession's role
- ❖ Unhealthy rivalry from other professions
- ❖ Unemployment
- ❖ Corruption
- ❖ Unethical practices
- ❖ Limited proficiency in new technologies
- ❖ Insecurity
- ❖ Need for improved regulatory enforcement

Objective: This presentation identifies key challenges and provides actionable solutions to strengthen the quantity surveying profession in Nigeria's volatile economy

Competence and Proficiency

❖ **Declining Admission Standards:** Lower entry scores by JAMB have impacted the quality of candidates entering Quantity Surveying programs.

❖ **Limited Accreditation:** Only 14 universities and 12 polytechnics are accredited to offer QS programs, out of 39 universities and 49 polytechnics listed.



Competence and Proficiency

Need for Updated Curriculum

- Collaboration urged between NIQS, QSRBN, NUC, and NBTE to develop a curriculum aligned with industry demands.

Continuous Professional Assessment

- QSRBN accreditation exercise should rather take the form of a continuous assessment.

Competence Exams & Professional Development

- Exams like the Test of Professional Competence should reflect essential skills, including computer proficiency

Automation as a Requirement

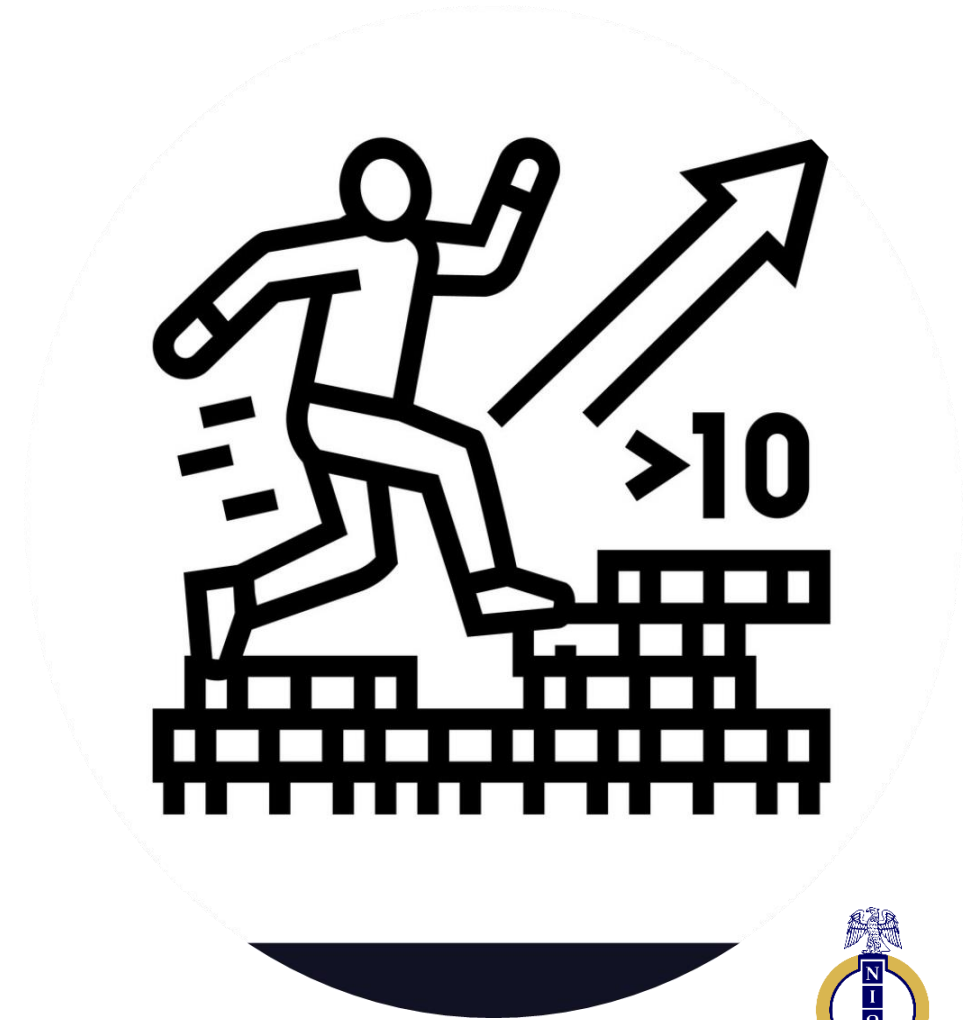
- Make automation of practice and operations a part of the requirements for accreditation & practice license



Galloping Inflation

❖ **Inflation Challenges:** Rising inflation disrupts accurate cost predictions, affecting budgets, funding, and project timelines.

❖ **Volatility in Construction Costs:** Prices for materials like cement and steel are unstable, with cement prices increasing from N4,600 to N15,500 per 50kg bag within months in 2024. listed.



Galloping Inflation

Adopt Cost Control Strategies

- Adopting alternative construction techniques and reliance on locally sourced materials.
- State the basic prices, report regular trends of price increase and prepare cost control measures.
- The practice of providing/publishing monthly or quarterly market prices of materials should be upheld.
- Re-scoping, re-scaling and phased completion strategies can be adopted as alternative to project abandonment

Avoid “Cheap Builds”

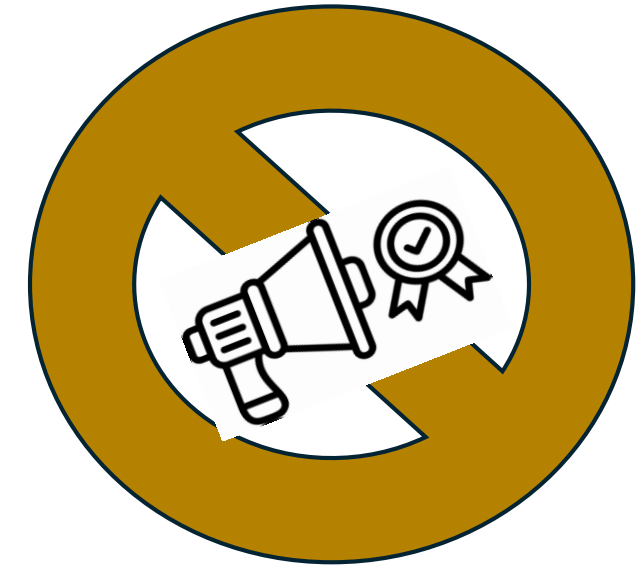
- Qs should focus on life-cycle costing to ensure long-term value rather than opting for low-cost, short-term solutions.



Lack of Awareness and Recognition

❖ **Public Awareness Deficit:** The title “Quantity Surveyor” lacks public recognition. Qs are often underrecognized in the society. Their roles are misunderstood and frequently mistaken for that of land surveyors.

❖ **Misinterpretation of “Value for Money”:** The core role of a Qs is to ensure cost-effective, value-driven project outcomes. However, this is frequently misinterpreted as “building cheaply,” diminishing the profession’s perceived importance.



Lack of Awareness and Recognition

Clarifying Professional Identity

Expanding Scope and Specialization

Professional Advocacy and Public Education

Showcasing Value Through Case Studies

Emphasis on Ethics and Professional Standards:

Addressing Skill Gaps



Unhealthy Rivalry from Other Professions

❖ **Professional Overlap:** Fields such as engineering and industrial installations often claim that they can manage cost-related tasks independently, seeing the quantity surveyor's role as an intrusion.



Unhealthy Rivalry from Other Professions

Differentiation Through Specialized Skills

- Quantity surveyors should develop unique competencies, such as using network-based bills of quantities that integrate cost, quality, and time for project optimization.

Enhanced Training

- Expanding the QS curriculum to include engineering knowledge can better prepare quantity surveyors for roles in specialized fields

Specialization by QS Firms

- Quantity surveying firms are encouraged to specialize in fields like engineering, power installations, and oil & gas to enhance their relevance.

Mediation by Professional Bodies

Press for outlaw of BEME



Unemployment

High Unemployment Rates

Diversify into other areas of specialization for example Arbitration, heavy engineering cost management

Skill Gap

Increase monitoring to prevent unethical practices and promote professionalism.

Limited Local Opportunities

Strengthen QS Academy, Network and Build Connections



Professional Ethics and Lack of Supervision

❖ **Need for Stronger Oversight:** QSRBN's impact is limited in enforcing standards and monitoring activities, especially regarding member welfare and ethical practices.

❖ **Participation Gaps:** Many registered quantity surveyors fail to remain actively involved or fulfill obligations like paying dues, continuing practice without oversight.

Professional Ethics



Professional Ethics and Lack of Supervision

Establish monitoring teams at local, state, and national levels to ensure compliance

Decentralize board operations to enhance accessibility and administrative efficiency.

Enforce disciplinary actions visibly to uphold standards and accountability

Promote Professional Integrity



Technology Adoption



Embrace Digital Skills: Quantity surveyors should adopt IT skills, e-technology, and basic knowledge of Building Information Modeling (BIM) to stay competitive

BIM and Global Digitization: Mastery of BIM software is essential as the industry moves towards digital solutions for project management and cost control

Cost Savings with Virtual Platforms and Remote collaboration



Production of Substandard Goods

❖ Reduced quality, adulteration, and substandard goods increase in volatile economies.



❖ Advocacy for Standard Enforcement:



Budget Constraint

- ❖ Limited Budget
- ❖ Political Influence on budgeting
- ❖ Late Involvement of QS in projects

Active participation of NIQS and QSRBN from the inception of the budgeting process is key

Establishing connections between professionals and politicians could strengthen the role of quantity surveyors in policy-making

Public Procurement Act: Recognizing quantity surveyors in the Public Procurement Act would enhance their influence on public projects

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Benefits of Addressing the Challenges

While it is believed that challenges are a part of life and growth, it can make a firm or organization when positively addressed, and mar when not properly addressed.

The benefits of addressing challenges include:

- Goals are defined and progress leading to achievement is gained
- Abortive time and energy saved
- Build confidence – when you find a solution to a problem, especially a difficult one, you gain and increase confidence in your ability to face and overcome future challenges



Benefits of Addressing the Challenges

- Resilience – the ability to bounce back from difficult situations, providing opportunity to learn and adapt.
- Professional development prospects
- Helps to learn and grow – it is argued that failure can provide valuable lessons and insights that can lead to personal and professional growth
- Helps in finding innovative solutions to-difficulties.



Demerits of not Addressing the Challenges

Failure to address challenges have their consequences as well and may include the following:

- Stagnation – growth and development become impossible
- Fear – challenges unattended grow and become more difficult
- Build up defence mechanism to avoid situations
- Miss opportunities to build resilience, learn new skills and achieve goals.



Conclusion

Despite economic volatility, Nigeria's quantity surveying profession can thrive with strategic actions and commitment.

• Key Actions for Progress:

- Strengthen training programs to ensure relevant skills.
- Enforce industry standards and ethical practices.
- Engage in political advocacy for legal recognition.
- Expand expertise in areas like value engineering and cost management.
- Foster collaboration with other professional bodies.
- Require post-project cost analyses to highlight the value of quantity surveying.



Path Forward

- With commitment, transparency, and consistent public engagement, the future of Quantity Surveying in Nigeria is promising.
- Thank you for your attention!

