

KEYNOTE BY:

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**THE RELEVANCE OF QUANTITY SURVEYOR IN THE AGE OF RAPID
CHANGES**

1. YBhg. Dato' Sr. Aziz Bin Abdullah
President, Board of Quantity Surveyors Malaysia
2. YBhg. Dato' Sr. Lau Wai Seang
President, Royal Institution of Surveyors Malaysia
3. YBhg. Dato' Sri Ir. Dr. Roslan bin Md Taha
Director General, Public Works Department, Malaysia
4. YBhg. Professor Dr. Faisal Rafiq Mahamd Adikan
Deputy Vice Chancellor, University Malaya
5. YBhg. Dato' Ir. Ahmad Asri Bin Abdul Hamid
Chief Executive, Construction Industry Development Board
6. YBhg. Datuk Ir. Hj. Ismail bin Md. Salleh
Director General, Malaysian Highway Authority
7. Sr. Mohamad Zulazhar bin Mohamad Ghazali
Chairman and the Organising Committee of Quantity Surveying
International Convention 2017 (QSIC 2017)

Assalamualaikum Warahmatullahi Wabaraktuh, Salam Sejahtera and Good morning.

Distinguished Guests, Ladies and Gentlemen,

1. First and foremost, on behalf of the construction industry players especially the quantity surveyors in Malaysia, I would like to thank the distinguished guests, speakers and all participants for being here in Quantity Surveying International Convention 2017 (QSIC 2017), with the theme “Is QS Still Relevant?” It is also an honour to be invited here today to deliver a keynote for this Convention, thank you to the organising team.
2. I would like to express my appreciation to all the co-organisers, Board of Quantity Surveyors Malaysia (BQSM), the Public Works Department (PWD), the Department of Quantity Surveying, Faculty of Built Environment, University of Malaya, the Royal Institution of Surveyors Malaysia (RISM), Construction Industry Development Board Malaysia (CIDB) and Malaysian Highway Authority (MHA), as well as Persatuan Perunding Juruukur Bahan Bumiputera Malaysia (PPJBBM) for the excellent arrangements for this Convention and their hospitality.
3. I am delighted to share that the Quantity Surveying International Convention (QSIC) is recognised as the annual international event for the quantity surveying profession in Malaysia and abroad. For the past 15 years, the QSIC has brought together prominent experts from

the industry and academia with the objective to discuss the latest trends and issues that have impacts on the future of the quantity surveying profession. This is indeed a very important event for the nation.

4. I believe this two days convention which involve 2 sessions of presentations on the first day, and 2 more sessions of presentations inclusive of a first ever dialogue session on the second day, set to elaborate and discuss the topics further.

Ladies and Gentlemen,

5. The quantity surveying profession in Malaysia traditionally overseen as the advisors on all aspects of construction cost, financial and contractual administration. A quantity surveyor is also an expert on the cost and management of construction projects, whether building, civil or heavy engineering. It is important to know in advance the cost involved in any projects, which includes site preparation cost, construction, labour, material and plant costs, professional fees, taxes and other charges as well as the likely running and maintenance costs for a new project. The quantity surveyor's roles is to evaluate these costs and to advise on the alternative proposals.
6. The quantity surveyors work with a diverse range of employers. Some employers have a thorough knowledge of the construction industry and of their building's requirements, whereas others have only limited experience on construction works and its associated

procedures, and often experience difficulty in clearly defining their own needs. Hence, the quantity surveyors will need to change their approach and the extent of the information they supplies according to the type of employer and their needs.

7. It is crucial to identify the current challenges that the quantity surveyors face especially in the pre-contract and the post contract stage. The most critical pre-contract phase challenges related to the quality of the design documentation and clients' preference for the lump sum fixed price contract and the lowest cost conforming bid. Whereas in the post contract stage, quantity surveyors face challenges in managing the contract administration, financial management which includes the interim valuations, cost control, financial statement, final account, claims and disputes.

8. The future challenges facing quantity surveyors emanated from the evolving role of the profession. The distinctive technical role of the quantity surveyor has developed over the years in response to the increasing complexity and diversity of client needs and market demands. The scope of the quantity surveyor's role has expanded from the measurement and pricing of the builder's work to include wider technical and specialist roles such as building economist, value engineer, project management, facilities management, investment appraisal, insurance valuation, and infrastructure audit. The flexibility and ability of the quantity surveyor to evolve with changing market demands are keys to the survival and continuing relevance of the profession despite the threats of technological advances and

encroachment of other professions into the quantity surveying domain.

Ladies and Gentlemen,

9. Hence, quantity surveyors have to invest and enhance their work practice for the progression of our construction industry and the Malaysian economy. Our industry players should be competent with other global players by positively sourcing the capacity, components, and capability that will be used to enhance the viability of construction projects. These will ensure greater certainty in areas where previously clients were confronted by performance difficulties and adversarial problems.

10. In addressing the challenges, Ministry of Works through Construction Industry Development Board (CIDB), launched Construction Industry Transformation Programme (CITP) in 2015 which consists of 4 strategic thrusts, namely quality, safety and professionalism, environment sustainability, productivity and internationalisation. The ultimate goal of CITP is to transform the construction industry by 2020 to create highly competent and competitive players for both the local and international construction industry. The construction players must have complete confidence and professional acumen to handle the complex and challenging global construction projects. The CITP strategic thrusts are supported by several programmes and initiatives in order to achieve the CITP agenda. Steering towards a high income nation, it is imperative for our construction players to be at par with

the technological advancements and new talents in the global construction arena.

11. In ensuring the construction industry can grow further, one of the initiatives that has been introduced is the adoption of the Pre-Approved Plan (PAP) in government's projects. The implementation of the PAP will shorten the project planning process through an innovative approach with a complete design readiness especially in terms of architecture, structure, mechanical, electrical and built-up quantities for building projects. At this stage, quantity surveyor will play a vital role in ensuring the success of PAP particularly in measuring the quantities, determining the costs, managing the contractual administration and advising on the green building economics. This will definitely be beneficial to the project implementation as it includes the project inception in the early stage.

Ladies and Gentlemen,

12. The Fourth Industrial Revolution will see construction coming in line with more digitally developed industries. This revolution has benefited the quantity surveyor profession very much in improving the quality of the services to their clients, in particular, producing the bills of quantities measurement through tools such as Building Information Modelling (BIM). One of the way forward for quantity surveyors is adopting BIM in creating a central repository to collate digital project or asset information. It benefitted the quantity surveyors to automate measurement, speed up the traditional

estimating process and update them simultaneously to design changes. This will increase the accuracy and efficiency in delivering the construction projects.

13. It is high time for quantity surveyors to explore into different parts of the cost management process especially in advising on different types of procurement methods, contract structures, or by suggesting alternative building materials and ways to speed up construction through measures such as off-site fabrication or Industrialised Building System (IBS). The implementation of IBS will influence the nation's economic growth in the aspect of business involvement and costing. It is our responsibility to work together with designers, engineers and contractors, to freely exchange information and collaboratively solve issues as they occur in maximizing the benefit of free-flowing information.

14. Our local consultants need to be versatile and adapt to the best practices, by the international standards and world class projects. We should adopt new technologies and skills that can increase our construction productivity. I expect the quantity surveyors should be competent and ready to take the lead in this emerging and challenging industry.

Ladies and Gentlemen,

15. In conclusion, the quantity surveyor's role is important to the success of any development project. Owing to the analytical approach taken by the quantity surveyor, the client can rely on assessments that may influence their decision at every stage of the project. To provide a 'best cost solution' in this rapidly changing environment, quantity surveyors must constantly upgrade their skills according to the trend, be it those of current construction technology, procurement method, BIM technology, market price, managing conflicts and many more.

16. The quantity surveyors need to diversify their services in order to be relevant to the industry by providing an excellent outcome for their clients by implementing Building information modelling (BIM), green building economics (GBE) and computer aided manufacturing (CAM). These are the emerging developments that will shape future directions in the field of quantity surveying. Quantity surveyors need to broaden their skillsets to achieve 6D BIM capability, economics of sustainable design and construction, client relationship management (CRM) and strategic and change management. To attain the requisite knowledge for growth and continuous relevance, the upskilling and training programmes for the quantity surveyor should be strategically designed to deliver on the above competencies.

Distinguished Guests, Ladies and Gentlemen,

17. I hope that this convention will provide a good platform for the participants' knowledge sharing and networking. Once again,

congratulations to the organising team, all the Quantity Surveying International Convention 2017 co-organisers, sponsors for their support and commitment in making this Convention successful and continue to be so year after year.

Thank you.

YB DATUK ROSNAH ABDUL RASHID SHIRLIN

Deputy Minister of Works