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## uantity Surveying

A Quantity Surveyor (QS) manages all costs relating to building and civil engineering projects, from the initial calculations to the final figures. A QS seeks to minimise the costs of a project and to enhance value for money, while still achieving the required standards and quality. Many of these are specified by statutory building regulations, which the QS needs to understand and adhere to.

A fully qualified QS will have achieved Chartered status from the Royal Institute of Chartered Surveyors (RICS). Chartered Quantity Surveyors can be both specialists and generalists. Generalists

provide a one-stop shop whereas specialists will focus on a particular area such as third party project monitoring or taxation. Alternatively, Chartered Quantity Surveyors may specialise in a market sector such as retail or residential development.

The QS role demands an in-depth knowledge of construction design, costs and programmes as well as effective inter-personal and team-building skills. A typical project will involve a variety of internal and external stakeholders including the facilities manager, the design team, the contractor, subcontractors and suppliers.

A good QS can provide invaluable support to a facilities manager and is essential for effective cost management and financial control of any construction contract or major maintenance programme. They can help in the specification and design process and ensure that the cost and price can be forecast, analysed, planned and accounted for.

Core quantity surveyor services often include cost planning and preparing bills of quantities, interim valuations and final accounts for building works. They help with the project management process ensuring value for money and cost control, however a good QS will secure further benefits by adding value throughout the project lifecycle, using the commercial advantage of their specialist expertise to identify opportunities for improvement.

Many traditional quantity surveying firms now offer facilities management and facilities services procurement as one of their portfolio of services. Their core role as information managers and financial overseers is closely related to the service integration and stakeholder management role of the FM. Facilities benchmarking and performance measurement are services that many facilities clients require and are areas where the skills of a professional QS can be very effective.

*The Quantity Surveying and Construction Professional Group is the home within the RICS for QS professionals. [www.rics.org/quantitiesurveying](http://www.rics.org/quantitiesurveying)*