



FOCUS

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Group Photograph of IQSSL Governing Council 2019/2020

Governing Council of Institute of Quantity Surveyors Sri Lanka - 2019/2020



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DEMYSTIFYING THE TRAITS AND POTENTIALS OF THE CONSTRUCTION INDUSTRY. ECONOMIC VAGARIES: STRATEGIC ENVISION

Traits

As human civilization progressed, social and cultural developments began to take place and natural environments began to transform into built environments. The simple built environments of the past have now been replaced with more technologically advanced and complex facilities that will meet the needs of the developing industries and growing populations. Construction industry is a major contributor to the Gross Domestic Product and is also a major generator of employment. A developing construction industry has a multiplier effect on national development because of its forward and backward linkages. However, the construction industry in Sri Lanka is still sluggish and largely informal. Thus, a National Policy on Construction with its focus on the sustainable growth of the construction industry through a holistic approach has become the need of the day.

Construction industry in Sri Lanka is plagued by a host of factors, such as frequent fluctuations in the construction demand ; shortage of skilled workers; high cost of construction; lack of natural materials and unfair competition in the industry. According to the business magazine LMD, the economic growth of Sri Lanka has slowed down over the last several years due to climate change impacts on agriculture, policy uncertainties, political gridlock and Easter Sunday terrorist attacks. In Sri Lanka too, like in other countries, construction industry performance is an indicator of the country's economic development.

World is moving forward rapidly with modern technological innovations, such as Artificial Intelligence (AI), Modern Methods of Construction (MMC), Building Information Modeling (BIM), Industrial Internet of Things (IIoT), big data analysis and automation. These modern technologies have led to Industry 4.0, which adopts automation and a combination of several major innovations in digital technology. However, the construction industry has been slow in shifting from its traditional practices to

automation. This 'reluctance' on the part of the industry to move forward could be due to the specific nature of the industry. Unlike the products of other industries, such as those of the manufacturing industry, the design of a construction product is unique. On the other hand, construction industry requires human intervention more than the other industries, which are involved in the mass production of their products using repetitive tasks, which is usually uncommon in the construction industry.

Large on-site constructions, fragmentation, low productivity, highly cyclical demand, high competition, low innovation, migratory labor force and frequent policy changes experienced by the construction industry would require a paradigm shift in the thinking of the industry if the latter is to transform itself into a more productive digitalized industry and achieve sustainability goals.

Potentials and Barriers

Construction industry would be able to employ digital technology and contribute to the development of the country's economy, if the traits of the industry are clearly understood and utilized. The main challenge faced by the industry when using digital technology is the lack of knowledge and awareness of these traits and potentials; and modern technologies on the part of the parties dealing with digital technology.

If the people from the industry and those dealing with digital technology can talk to each other, the misconceptions that exist on merging technological advancements with construction industry traits could be cleared. This type of interaction will also help construction professionals to adopt modern technologies to improve industry performance. The integration of construction and technology can be effected by investing time, money and efforts on research and development (R&D) through a policy initiative. When there is a lack of R&D activities, understanding how the digital technology is used for the development of the construction industry and vice versa will be difficult.

Research and development can influence policies, analyze the problems associated with construction and technology critically and propose policy solutions after evaluating the benefits, challenges, costs and consequences of the policies concerned. The construction strategy adopted by the Government of UK, which requires all public projects to achieve at least a Level 2 maturity of BIM, has convinced the construction professionals in that country to adopt digital technology. Thus, R&D activities and policy decisions at the appropriate level will enable both construction professionals and technology experts to work together on a common platform with mutual understanding. Consequently, mutual benefits could be achieved for the betterment of the industry and the country as a whole.

Predictions for the new decade starting from 2020 indicate that government policies will be the key deterministic factor of the construction industry development in the next ten years. The traditional role of the government in construction will most probably change from being an investor and a regulator to become a facilitator. While these policies will make the private sector to participate actively in the development of infrastructure and industries in the country with the help of increased foreign participation, it will also pressurize the domestic construction industry to change.

The construction output of the country is increased only marginally in the recent past, mainly due to the difficulties the industry experienced in purchasing essential equipment because of high interest rates and the devaluation of the rupee against the US dollar. The prices of local building materials have also risen as a result of inflation and currency devaluation. The industry is concerned about the poor quality of the building materials sourced locally and the frequent shortages of those materials. The quality of some of the mostly used materials, such as cement and steel, has now improved because these materials are now either being imported or manufactured locally by the private sector. The prices of materials such as timber, sand and coarse aggregate have increased by more than 200% since 1990. The high cost of construction, increased inflation (a nearly 60% increase since 2000) together with the high cost of finance have hampered construction growth, and have even affected individual house developers and infrastructure investors badly.

The roles played by non-tradable sectors (construction, transport, utilities, trade, and other services) in driving construction growth, reflects the contribution made by major infrastructure development projects of the public-sector to the growth of the construction industry. During the next two years, the average growth rate of the construction industry might decline, confirming the unsustainability of the growth of a debt-driven industry.

Construction industry has a great potential and policy makers have failed to make the full use of that largely untapped potential. Hence, any construction policy must aim at creating an efficient construction industry capable of effectively meeting national development needs through a streamlined supply chain, standardization, capacity building and research. This policy will have to be an integral part of the economic policy of the country as such an economic policy would be the national benchmark for the strategic direction that the country's development takes.

Economic Vagaries

If the construction industry is to be viable, a sustainable demand for construction, based on the requirements of the people and other industries, would be necessary. When the population increases, the demand for housing and associated infrastructure also increases. Similarly when other industries begin to grow, the demand for built environments and related infrastructure will also increase. Thus, the demand for construction will depend on the market conditions and customer needs. In Sri Lanka, this demand for construction arose at a time when large housing programs became necessary to meet the needs of the communities. At the same time, the growing tourism and apparel industries also gave an impetus to the construction industry.

Construction industry not only creates the built environment but also sustains it. The industry is, however, in the secondary sector, which is a sector that first transforms raw material into processed material and then transform them into a final product. According to Andrew Foulkes and Les Ruddock of the Salford Centre for Research and Innovation, University of Salford, UK, during the process of transforming the raw materials into a finished product using professional services and then selling the product, the industry occupies all three sectors: primary, secondary and tertiary sectors.

Since the value chain of the construction industry consists of mining raw materials, using the extracted raw materials to obtain the final product and maintaining the final product during its entire life span, the industry has been able to establish many linkages with the national economy. Therefore, the increased demand for construction will have many positive impacts on the economy and one such impact will be the significant contribution that the industry will make to the Gross National Product (GDP). On the other hand, the demand for construction will be cyclical, being dependent on the vagaries of the economy. The tourism industry in Sri Lanka is currently undergoing a difficult period as the tourist arrivals have declined as

a result of the Easter Sunday terrorist attacks. The demand for apartments is also declining as the economy is slowing down. The government has, therefore, cut down the expenditure on construction to allow for its debt repayments. The demand for construction will continue to decrease. However, according to the World Economic Forum, global construction industry as a whole accounts for about 6% of the global GDP. In developed countries, this percentage is about 5% of the total GDP, whereas in developing countries, the percentage is more than 8%. The industry is expected to grow significantly in the coming years, and its revenue is expected to reach \$15 trillion by 2025.

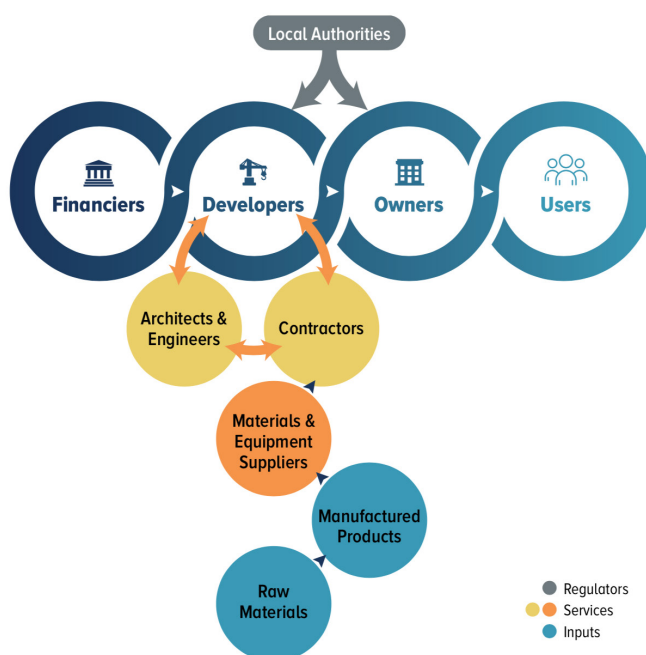


Figure 1 - Construction value chain actors and interactions
(Source: International Finance Corporation 2019)

According to the International Finance Corporation, a member of the World Bank Group (2018), construction industry is the world’s largest consumer of raw materials, and construction activities account for 25 to 40 percent of the total carbon emissions in the world. The market value of the industry is expected to grow at an annual rate of 4.2 percent between 2018 and 2023, and the industry will have more opportunities to get involved in the construction of residential, non-residential, and infrastructure facilities. With increased population, urbanization, and almost 75 percent of the infrastructure of 2050 still non-existent, construction industry will have to expand invariably.

Construction industry is highly sensitive to the vagaries of local, regional and global market economies and

governances. The world economy is currently growing very slowly; the growth rate of the major economies in the world like the economy of the United States is less than 2.5%, while the growth rate of the economies of China, India, Bangladesh, Vietnam, Cambodia and Philippines is around 6%. Investments, production, sales and consumption in a market economy with more input injections than leakages usually promote economic growth leading to construction industry growth. Sri Lanka being a country that imports fossil fuels, metal, steel, glass, gypsum products, timber, chemicals, electronic goods, cement, etc., the materials mostly required for construction, the price fluctuations of these imported products due to parity rate changes or market conditions will adversely affect the country’s economy as well as construction cost. Consequent to the COVID 19 outbreak in China, fuel

consumption and fuel prices all over the world have declined, making the outbreak a blessing in disguise. The focus of the tourism sector has also now shifted to South Asia. However, because of the domestic issues that China faces as a result of the epidemic, Chinese investments in Sri Lanka will be delayed and Chinese labor and products will be in short supply, and the result will be a delay in the completion and delivery of construction projects in the country.

STRATEGIC ENVISION

Given the circumstances mentioned, a clear strategy has to be identified to sustain the growth of the construction industry, taking into consideration the specific traits and potentials of the industry and the vagaries of the economy. This strategy has to be based on a sound policy framework and could be adjusted from time to time depending on the situation.

Although the construction industry has a large scope, the industry is slow to innovate and adopt new technologies. Construction industry is the world's largest consumer of raw materials and other resources. It uses about 50% of the steel produced globally and more than 3 billion tons of raw materials available globally. Thus, an increase in the productivity and the successful adoption of modern processes will have positive consequences in the industry. For example, a 1% rise in the productivity worldwide could save \$100 billion a year, according to the World Economic Forum.

Streamlining the value chain and formulating policies conducive to the construction industry are two good strategies that will promote the development of the industry. The steps taken by other countries to develop their construction industries are evident from the following:

- South Africa - Green Paper and white paper prepared in 1997 and 1999, and the enactment of legislation in 2000 to establish the Construction Industry Development Board (CIDB),
- The United Kingdom - Latham Report 1994, Egan Report 1998 and the paper on Construction 2025: Joint strategy from the Government and Industry for the Future of the UK Construction industry,

- Australia - Australian Construction Industry Action Agenda - Building for Growth (1990 - 2004),
- Singapore - Performance improvement programs of the Building and Construction Authority (BCA) of Singapore, and
- Malaysia - Initiatives taken by the Construction Industry Development Board (CIDB) of Malaysia.

Before preparing a policy framework for the construction industry in Sri Lanka, the risks faced in developing the Sri Lankan economy and construction industry have to be identified.

The top ten risks faced in conducting business in South Asia are given below.

1. Failure of national governance
2. Unmanageable inflation
3. Unemployment or underemployment
4. Failure of regional and global governance
5. Cyber-attacks
6. Failure of critical infrastructure
7. Energy price shock
8. Failure of financial mechanism or institution
9. Water crises
10. Large-scale involuntary migration

Source: World Economic Forum, Regional Risks for Doing Business (2018)

In the case of Sri Lanka, the climate changes may also have to be included in the list given above as global warming and forest cover reduction adversely impact the economy and infrastructure of the coastal areas. Floods and inundations have at times denied the public from accessing even newly built infrastructure facilities, such as the highways. The air quality in Colombo also goes down frequently. This may necessitate the relocation of the cities and infrastructure by 2050, to suit the climatic conditions.

The economic growth witnessed in Vietnam and Bangladesh in recent years was possible through global value chain integration using value chain fragmentation. Vietnam became the second largest smart phone exporter when Samsung began to produce 40% their phones in that country. LG, Panasonic, Intel and Microsoft also have operations in Vietnam. In 1988, the apparel and footwear industry in Bangladesh could meet only 1% of the global

demand. Today, Bangladesh is the 3rd largest exporter of apparel and footwear and these exports account to 89% of the total exports of the country. This growth in the industrial sectors of Bangladesh and Vietnam has given a huge impetus to the construction industries of the two countries. Integration into the global value chain is not possible with short term thinking. The growth of the export industries in Bangladesh and Vietnam was a result of favorable regional trade agreements that minimised the trade deficits of the countries and made them globally competitive. Regional trade agreements; value added exports made from graphite, phosphate, limonite, gems. etc.; and research and development will be required for integrating into the global value chain

Sri Lanka is ranked 85th in the Global Competitiveness Index indicating that it still has potential to grow. According to Figure 2 below, health and skills are ranked 46th and 70th, respectively, in the index. However, ICT adoption, macroeconomic stability, and product and labor markets are very poor indicating that Sri Lanka can improve these factors. Singapore has performed best in corporate governance, property rights (Quality of Land Administration), and public sector performance (Burden of Government Regulations, Legal Framework Efficiency, Future Orientation of Government). Sri Lanka is the worst performer with regard to the Quality of Land Administration.



Figure 2 - Global Competitive Index (Source: World Economic Forum 2018)

Initiative	Approach	Possible Mode of Funding
New cities and infrastructure	Forming disaster resilience cities as the remodeling of the existing cities will be costly and less yielding.	Grants and low interest funds from the organizations dealing with international disaster management
Land for development	Town planning using under-utilized and affordable commercial land	Through public private partnership programs and providing land free of charge or at low cost to the private parties
Upper middle class investments in the economy	Reforming education and housing sectors as rich families spend large amounts of their income on the education of their children through private tuition overseas universities, private travel (Av. Rs. 100K / Month / Family) and purchase of land and houses.	Providing housing facilities to upper middle class families and boosting private university education Arranging to purchase the small plots of land owned by rich families and scattered in urban areas to enable the families to invest the money obtained
Global value chain integration of agriculture, dairy, gem, graphite, phosphate and automobile industries; server farms; IT / other professional services, etc.	Making the effective use of a fairly good proportion of the human capital.	Through the engagement of the investors
Medium scale projects	Introducing a transparent mechanism to purchase land or shares	Public shares and equity
Polluter pays principle	By getting the party responsible for polluting the natural environment to pay for the damage caused to the environment.	Burden sharing

Regular monitoring and evaluation is considered essential by most of the other countries for the successful implementation of any strategy. During monitoring, performance improvements are measured at both macro and micro levels. Performance measurement criteria may include quality of life; environmental impact; employment

generation; export volume; global value chain integration level; trade deficit; foreign direct investments and project level improvements, such as delivery time improvements; economical procurement systems; value management; whole life cost reduction; etc.

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Message from the PRESIDENT

Message from the IQSSL PRESIDENT



Ch.QS. Lalith Ratnayake

B.Sc. (QS) Hons, M.Sc. PM, F.I.Q.S.SL

President

Institute of Quantity Surveyors Sri Lanka

It is with great pleasure that I send this message as the President of IQSSL on the occasion of its AGM 2020. IQSSL had to postpone the AGM scheduled originally in March this year and is not in a position to hold the usual annual forum and technical sessions of the term 2019/2020 due to regulations pertaining to COVID 19 pandemic preventive measures.

Stakeholders of the construction industry are often in a deliberation of finding solutions to multifaceted problems they confronted with, persistently and in cyclical nature, in the engagement of respective value chain activities within the vagaries of local and global economies. The changing governances with such policies, fluctuating prices with global connectivity, evolving technologies and requirements for sustainable construction practices are some of the matters contributing to the apprehension in decision making and challenge of surviving competitively. The adverse impact on the COVID 19 pandemic has redoubled the challenges.

In looking at the evolution, during the process of human civilization, the habitation in natural environment transformed in to build environments with the social and cultural developments. The simple build environments have evolved in to more technologically advanced and complex facilities, in providing the needs of growing population and other industries with constructed assets. With this progression, as per the world economic forum findings, the construction industry has become the world largest consumer of raw materials in circa of three billion tonnes per annum. It contributes to 25% to 40% of total carbon emission and consumes about 50% of global steel production. This industry has become major contributors to waste generation while it contributes to about 6% of current world GDP.

Living, travelling, working, producing goods and providing services are taken place in a built environment. Hence, around 90% of life time of a human is spent in a built environment, touching the daily life of everyone necessitating caring built environments for their health, safety and wellbeing. That makes this industry exceptional and unique. Consequently, the construction industry makes strong impact on the quality of life of people, society as a whole, other industries and on environment. Therefore, it is imperative that this industry should be transformed into a more economically and ecologically efficient industry.

Published literature discloses, about 75% of the built environment in terms of infrastructure, which are required for the growing population, that will exist in 2050 are yet to be built. In fact, as the temperature has risen to 20 centigrade in north pole and with global warming, many infrastructures today will end their serviceable life in few decades time. One of the examples is the relocating of Jakarta city to Borneo. Sri Lanka being an island our coastal area infrastructure may get most affected requiring new build environments. There are predictions that large majority of population in Sri Lanka is living in environmentally vulnerable hotspots. They will require new settlements, new cities, roads, high ways, utility infrastructures and the like.

It would be necessary to research the benefits that would provide by making the industry more an assembling industry with standardization of components. Which may provide solutions to reduce; initial and whole life costs, adverse environment impacts, quality issues, interface problems, delays, waste generation and problems of digitalizing as the construction industry is contemplating with the fourth industrial revolution of digitalization.

Research and development (R&D) is known as lifeblood of any industry. However, the benefits of same are realized later while costs of R & D arise in the present. With this mismatch the construction industry is mostly project driven in its habitual pattern than being holistically engrossed.

Stakeholders should get involved in essential R&D and collaborative effort to demystify the traits and potentials of the future construction industry and find solutions more rationally to the encountered and envisaged complications with a long-term vision, rather than attempting to find solutions in isolation.

The theme of this year's Annual Forum had been "Demystifying the Traits and Potentials of the Construction Industry. Economic Vagaries: Strategic Envision" was chosen on the above backdrop.

I would like to take this opportunity to thank all Governing Council Members, Members of College of Past Presidents, Board Members, various committee members, other members, IQSSL staff and the stakeholder organizations of the construction industry for their continuous and valuable support extended to IQSSL and wish them a very successful future ahead.

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Message from the SECRETARY

Message from the IQSSL SECRETARY

It is with immense pleasure that I am sending this message on the occasion of the Annual General Meeting 2019/2020 of Institute of Quantity Surveyors, Sri Lanka (IQSSL).

Considering the unpredictable changes in the local and global economy, especially due to the outbreak of COVID-19 pandemic, it is high time to investigate and elucidate the peculiarities and opportunities in the construction industry to develop a systematic process of defining goals to overcome the economic maladies and steps that need to be developed to achieve such goals for the betterment of the construction industry.

The theme proposed for the cancelled annual forum: "Demystifying Traits and Potentials of the Construction Industry. Economic Vagaries: Strategic Envision" is a very pertinent topic to explore in the current economic situation as Quantity Surveyors being advisors, controllers and auditors of costs of construction projects can contribute immensely to find solutions to the economic ailments.

Being the regulating body of the Quantity Surveying profession in Sri Lanka, IQSSL has been regulating, promoting and maintaining highest level of professional and academic standards of the Quantity Surveyors in Sri Lanka. In particular, IQSSL has taken steps to disseminate and impart knowledge in Quantity Surveying and related subjects through courses of study conducted by the College of Quantity Surveying, the education arm of IQSSL, workshops, seminars and CPD programmes.

As an extension of such commitments, IQSSL has been conducting technical sessions annually alongside AGMs for the benefit of Quantity Surveying students and young Quantity Surveyors and to make them aware of current trends and needs of the profession and the construction industry. Unfortunately, the Annual Technical Sessions 2020, which would have been a forum for a thought provoking presentations to instigate the audience to think afresh, had to be cancelled due to the pandemic.

IQSSL has carved a niche in the international Quantity Surveying fraternity as an organisation recognised internationally. IQSSL has been a full member of the Pacific Association of Quantity Surveyors since 2011 and has signed reciprocity agreements with the Australian Institute of Quantity Surveyors and New Zealand Institute of Quantity Surveyors. Further, the Canadian Institute of Quantity Surveyors has expressed their willingness to sign a reciprocity agreement with IQSSL.

It is our fervent hope that all our current members, who support us in numerous ways, and prospective members will keep the momentum of growth and take IQSSL to greater heights.

I wish the members of IQSSL a successful Annual General Meeting 2019/2020.



**Ch.QS. Senerath
Wetthasinghe**

LL.M., F.I.Q.S.SL, MAIQS,
FQSi, FCIArb

Hony. Secretary
Institute of Quantity
Surveyors Sri Lanka

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Message from the VICE PRESIDENT

Message from the VICE PRESIDENT

As the Vice President of the Institute of Quantity Surveyors, Sri Lanka (IQSSL), I am pleased to send this message on the occasion of the forthcoming annual general meeting of IQSSL.

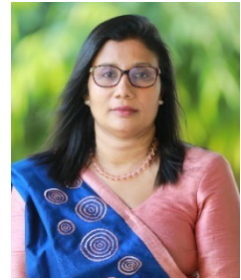
Covid-19 outbreak has affected almost all the people and organizations in the world. Among the industries, construction industry is one industry that has been severely hit by the outbreak, because of the stringent preventive measures in force, labour and supply chain shortages, and financial constraints. In the coming months, both the employers and contractors could experience unexpected delays in the supply of their resources or even complete shutdown of the operations at their sites. The professionals in the construction industry, especially the construction professionals, may have to undergo a hard time dealing with these negative consequences of Covid 19. Thus, as construction professionals, we have a major role to play in compensating the affected parties fairly and doing our best to direct the industry toward a better position. IQSSL will also have to play a challenging role in the near future in elevating the construction industry to the level it deserves.

Technological innovations have assisted the world to move forward rapidly leading to Industry 4.0, which has adopted automation and several other major innovations using digital technology. Construction industry, however, has been slow in adopting automation, probably because of its inherent nature. Covid-19 pandemic has had a positive effect on the industry by compelling it to move towards automation using digital technology and adopting new concepts, such as work from home and flexi working hours. Fortunately, the pandemic has assisted the industry in clearing most of the barriers it faced in its journey toward automation.

We have now reached a stage at which the regulators, academia, researchers, professionals, and those involved in the construction supply chain have to realize the importance of working together and finding lasting solutions to the new challenges faced by the construction industry. The public, who have funded our education, expect us, the professionals, academics, and public officers, to act responsibly and make our country a better place to live, by focusing on environmentally friendly construction projects.

I take this opportunity to thank our members, without whose support and knowledge it would have been near impossible for IQSSL and the Quantity Surveying profession to be what and where we are now.

I wish the annual general meeting all success.



**Ch.QS. Prof. (Mrs)
Kanchana Perera**

B.Sc.(QS) Hons., M. Phil,
F.I.Q.S.SL, FAIQS, FRICS,
CQS, ICECA

Vice President
Institute of Quantity
Surveyors Sri Lanka

Message from the Chairman of the Board of Management, College of Quantity Surveying



**Ch.QS. Hasitha
Gunasekara**

BSc (QS), M.Sc (PM), Dip
(Arb), F.I.Q.S.SL,
MAIQS.CQS, MRICS,
MCIQB, ACI Arb

Chairman
Board of
Management, College
of Quantity Surveying
IQSSL

With the completion of another eventful year and on this very important day, BOM is pleased to report on the Board activities of the preceding year. BOM is entrusted under the Rules of the Institute to advise the Governing Council on respective matters, including management of disciplinary procedures of the Institute and professional development of the members

During the past year BOM has prioritized and attended to key activities such as enhancing the education of the students of the College of Quantity Surveying (CoQS), reviewing the modules and academic process with the support of academia and industry practitioners, continue on the improving examination and lecture delivery methods successfully.

Using the quality management systems developed by former BOM, further improvements were made for both financial and administration processes of the CoQS during the term 2019 /2020. As a result, student registration, examination fee collection and payments for resource persons were done more efficiently.

Another notable achievement of BOM is the initiation of the discussion with other universities to provide opportunities for CoQS students to enroll in their degree programs.

As a timely solution for the development of the CoQS, College of Quantity Surveying Guaranteed Limited under the management of board of directors was formulated. This will enable the CoQS to immerge as a separate legal entity for its development and to expand operations to achieve the objectives considering future needs.

Even though the students were given the theoretical knowledge it was noticed that there is lack of practical experience in subjects such as surveying, construction technology etc. As an assistance to gain more experience in practical application annual on-site surveying workshop has been introduced to the curriculum. During this period, HND students will receive 3 days on-site surveying experience in under the supervision and instruction of the lecturers of the Surveying Institute at Diyathalawa. After reevaluating the curriculum of professional levels with the collaboration of Board of Quantity Surveying Education and Training (BQSET), required improvements were made for the research module of the professional level study programme syllabus.

In order to gather the past students of the CoQS, Alumni Association of CoQS was formed under the guidance of BOM on 29th February 2020. This has been a long-awaited requirement of CoQS alumni.

Within the period BOM has initiated the process of relocating the college to a location with better facilities. Until such time the arrangements are made by the IQSSL to have an own building, CQS will move in to a new premise during year 2020.

In addition, BOM has facilitated the CPD events and workshops organized by the other Boards of IQSSL.

My heartfelt gratitude goes to all the Board Members and those who voluntarily extended their support towards BOM activities in fostering the IQSSL objectives and its advancement.

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Message - Board of QS Education and Training

Message from the Chairman of the Board of Quantity Surveying Education and Training

BQSET

I am pleased to report on the progress made by the Board of Quantity Surveying Education and Training (BQSET) in its activities during the Session 2019/2020.

BQSET is responsible for standardising and upgrading knowledge and skills of present and future members of IQSSL so that they can effectively progress through their Quantity Surveying career. Accordingly, as one major scope, it is entrusted to conduct Assessment of Professional Competence (APC) and to conduct professional level exams from Level 1 to 3. BQSET continued these activities successfully.

During the session, Two APC programmes were conducted as per regular timeline. Responding to the request from overseas members and considering the large number of applicants from the region, one additional APC was conducted in Dubai in October 2019. Well-structured Charter classes were conducted before each regular APC to guide candidates to appropriately prepare themselves to face APC. A total of 44 became full members of IQSSL during 2019/2020.

Quality improvements to professional level exams were also considered in high priority. Structured moderation process continued for all assessments. One important step introduced was to preview exam results for students' feedback before finalizing results, which further enhanced the accountability of professional levels results.

The other major scope is the standardization of Quantity Surveying education in the country. This primarily includes accreditation of degree programmes and conduct of Graduate Member Qualifying Examination (GMQE). GMQE had been introduced to open a pathway for graduates from recognized degrees not yet accredited by IQSSL. Identifying the practical challenges faced by candidates and based on their feedback, the BQSET restructured the GMQE process and rules to minimize such challenges without jeopardising quality standards. In this new scheme, GMQE candidates can carry forward their good marks to their repeat attempts.

BQSET appreciates the support from the President, Governing Council, members of other boards, members who served as examiners at professional levels and GMQE, panellists in APCs, panellists in professional levels selection and practice viva, the staff at IQSSL secretariat and the College of Quantity Surveying.

Valuable contribution by BQSET members, members of Accreditation, Quality Assurance, APC subcommittees, and the members of APC Practice Problem committee are also recognized with appreciation.

BQSET got heavily involved in streamlining IQSSL membership pathways, and currently working on revamping of APC process to further improve the process.

The Board is pleased with its achievements made during the Session 2019/2020, and will continue to make the best contribution towards progress of IQSSL.



Ch.QS. Suranga Jayasena

B.Sc.(QS)Hons.,
M.Sc.(Building),
F.I.Q.S.SL, MCIQB

Chairman
Board of Quantity
Surveying Education
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Message - Board of Quantity Surveying Publications

Message from the Chairman of the Board of Quantity Surveying Publications

BQSP

I am hereby delighted to provide a brief report on the activities carried out by the Board of Quantity Surveying Publications (BQSP) during the last year that was quite eventful. With the objective of effectively communicating the IQSSL's information to the membership as well as to the public in an accurate and timely manner, several initiatives were taken by the BQSP during the start of the year. I am happy to inform you that, with the help of my dynamic board members and sub-committee members, we managed to successfully meet the targets set.



**Ch.QS. Duleesha
Wijesiri**

B.Sc. (QS) Hons, MBA
(PIM-SJP), A.I.Q.S.SL,
MRICS, Dip (Arb)

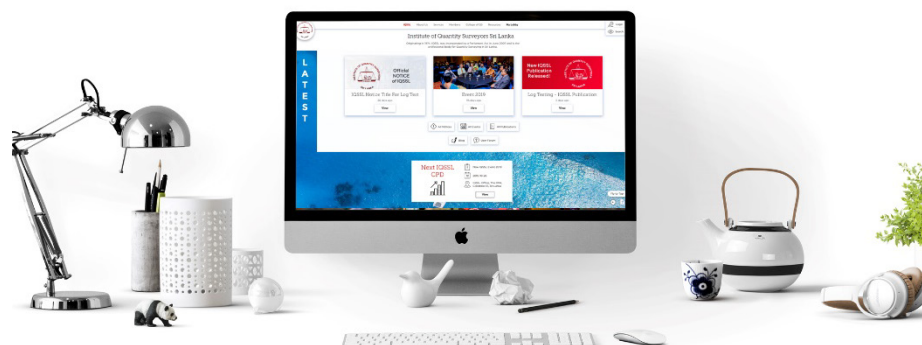
Chairman
Board of Quantity
Surveying Publications
IQSSL

With the valuable input from the President of IQSSL, the BQSP managed to publish a comprehensive corporate profile for the Institute of Quantity Surveyors Sri Lanka. It was heartening to see that this profile was effectively used in many occasions to effectively communicate the services of the Institute to the government and private sector.

Further, the BQSP started the initiative of creating an innovative new Website for IQSSL with the aim of providing enhanced services to the membership. The new website now facilitates all the corporate and non-corporate members to pay the annual subscriptions online through the website. In addition, all the corporate members can record the Continuous Professional Development (CPD) through the web site using their own and innovative user profile. The new website also provides a user forum and a blog so that the members as well as the public can maintain a direct interaction with the IQSSL. We are delighted to launch this new website today (20th March 2020) during the Annual General Meeting.

The BQSP also continued the publication of quarterly e-journal "Focus" during the last year and we successfully issued four (04) publications as planned. We sincerely thank Ch. QS Prof. (Mrs) Kanchana Perera, Dr. (Mrs) Udayangani Kulathunga and Mr. Dharshaan Vijayanandha for their invaluable contribution as the Editorial Board of Focus Journal. I take this opportunity to invite all our readers to send your valuable articles to be published in our journal so that we can be a platform for you to disseminate your valuable knowledge and experience.

We highly appreciate the contributions from Ch. QS Suranga Jayasena and Ch. QS Majith Rasila for their assistance to disseminate IQSSL's notices and information in a timely manner through the website and Facebook. I personally thank my dynamic board members (namely, Ch. QS Mahinda Gunawardena, Ch. QS. Prasad Dissanayake, Ch. QS Buddhika Perera, Ch. QS Amali Perera, Ch. QS Dhamisha Sriyananda) and sub-committee members (namely, Dharshaan Vijayanandha, Eranda Mendis, Isuru de Alwis, Dinuka Maduraga, G.L.A. Buddhika) for their unstinting cooperation for the activities of the BQSP. Also I take this opportunity to thank Mr. Mahinda Gunathilake and the staff of the Secretariat for assisting the BQSP in numerous ways.



NEXT

Message - Financial Affairs Board

Message from the Chairman of the Financial Affairs Board

FAB

I consider myself privileged to provide this message on the occasion of Annual General Meeting 2019/2020 to be held in Colombo.

As the Chairman of Financial Affairs Board, I have the pleasure to state that under the dedicated commitment of board members and governing council, IQSSL had succeeded in further strengthening the stability of our financial reserves during the financial year beginning 1st April 2018 to 31st March 2019. Although a majority of our members were employed and residing in overseas, collection of membership subscription fees had been enhanced comparatively during this financial year. Fixed financial reserves also had improved as a result of the income generated from the College of Quantity Surveying and annual subscription fees from the membership. We have also initiated a fund management process to enhance and improve the financial strengthening of the Institute that had continued during the current 2019-2020 financial year with the concurrence of the new council which took office from April 1st 2019.

During the current 2019-2020 financial year, IQSSL has appointed an Internal Auditor, new Auditors Ernst & Young Sri Lanka, after getting the membership approval at the October 3rd 2019 EGM. Further, due to financial regulation changes enacted by the GOSL for 2018-2019 financial year, IQSSL had paid an income tax of Rs.2,665,562.00. Further, after 31st March 2020, IQSSL had been successful in concluding the transaction for the allocation of 27 perches of land from Colombage Mawatha Kirulapoana on a 30-year lease with the Urban Development Authority. Rs.25,065,112.77 had been paid to the UDA which was inclusive of NBT and VAT for the land lease. In addition, a ground rental of Rs.25,000 needs to be paid annually, for the 30-year period to UDA.

As a Chairperson of the Financial Affairs Board, I hereby appreciate all the work done and advices given by all FAB board members namely Ch.QS Rasila Majith Kodithuwakku (Assistant Treasurer), Ch. QS. Rajitha Dasanayake, Ch.QS. Jagath Basnayake, Ch.QS. A N Jayadeva, Ch.QS Shammi F. Hannan and accounting and secretariat staff at IQSSL, the President IQSSL, the Honorary Secretary IQSSL and other members of Governing Council of IQSSL. They had given me remarkable assistance in performing my activities to achieve a successful financial year for IQSSL.



Ch.QS. Indunil Seneviratne

B.Sc (QS) Hons,
M.Sc (Construction Management) USA,
F.I.Q.S.SL.

Chairman
Financial Affairs Board
IQSSL

NEXT

Message - Membership Affairs Board

Message from the Chairman of the Membership Affairs Board

Membership Affairs Board (MAB) during the period 2018/2019 worked towards continuation of the institute's goal of congregating all Sri Lankan Quantity Surveyors under the national institute.

Primary function of the board is to advise the Governing Council on matters relating to the membership including granting new memberships and membership upgrades. During this period, MAB took action to update the details of memberships across all membership categories. In addition to soft copy advancements, hardcopies of membership registers have been updated as Fellow, Associate and Graduate.

As the Chairperson of MAB, I am pleased to note that there is a significant interest among non - member Sri Lankan Quantity Surveyors practicing in Sri Lanka as well as abroad to join the institute. Existing members have also shown keen interest in upgrading their membership to match their acquired qualifications and current experience on par with their professional development objectives.

Our present membership strength as at 31st December 2019 is:

Category	Updated Members 2017 December	Updated Members 2018 March	Updated Members 2019 December
Fellow	34	34	37
Associate	257	257	391
Graduate	507	532	593
Technical	298	312	378
Probationary	35	36	37
Students	2577	2583	2056
Registered	28	28	25
Total	3776	3782	3517

Underlying functions and tasks have been successfully undertaken and performed during the past period. Suspension notices have been sent to the associate members who have not paid membership subscription from the year 2009. Based on the updated lists, student members who have not paid their membership subscription fees from the year 2009 had been suspended.

Country representatives have been appointed as official representative from each country of Sri Lanka, Oman, Dubai, Qatar, Australia (Sydney, Perth and Melbourne separately) and New Zealand. During the period of review, the coordination process among country representatives were further streamlined.

Identity card issuance process for Fellow members were revived and necessary steps were taken to issue the identity cards for Associate members by March 2020. Membership route was updated to suit latest developments which took place during the last period. Drafting assistance was provided to other boards for Quantity Surveying Register Board Act.

A gathering of Associate and Technical members was successfully conducted at Organization of Professional Associations (OPA) and Waters Edge, Battaramulla.

I would also like to thank the members of Membership affairs Board, namely Ch.QS (Mrs.) Devika Liyanage, Ch.QS Indunil Seneviratne, Ch.QS Mahinda Gunawardena, Ch.QS. Sanjeewa Dasanayaka, Ch.QS (Ms.) Heshani Gamage and Ch.QS Nuwan Thilakarathne who worked tirelessly to make the board's affairs a success.



**Ch.QS. Rajitha
Dasanayake**

B.Sc (QS) Honours,
M.Sc (Project
Management) SL,
F.I.Q.S.SL, RICS,
AAIQS

Chairman
Membership
Affairs Board
IQSSL

Message from the Chairman of the Professional Affairs Board

PAB

Among many others, PAB is primarily entrusted with tasks related to professional development of IQSSL members including their continuing professional development, adherence with professional ethics etc., and to advise the Governing Council on such matters.

PAB successfully completed implementational procedures of mandatory minimum CPD hours requirement relevant to Corporate members with descriptive guides, submission formats and adequate awareness programmes. This process is now ready to be implemented from year 2020/2021 and will be a key driver to enhance continuing professional development of Corporate members.

Eight CPD seminars were conducted during the year on current and much needed topics, with highly recognized resource persons drawn from construction industry as well as outside of it. Almost all such CPD seminars were well attended. Due to increased number of CPD seminars and related activities, a Sub Committee on CPD was formed comprising of 6 active members whose contributions were very valuable and much appreciated.

A few Roundtable Discussions were arranged among interested smaller groups of Corporate members to share practical knowledge, gain insights in to unique issues and facilitate common approaches on critical issues among practitioners across industry. Discussion Forums were also started to be conducted on various practical and current topics for the benefit of non-corporate members. Programme contents and syllabi have been finalized for a number of short courses on key topics related to QS profession, which will be launched soon for the benefit of all interested members.

With the advent of new regulatory regime for construction industry professionals through the Construction Industry Development Act of 2015, IQSSL is being tasked with an exclusive role related to the QS profession, of which most functions are within scope of PAB. They include definition of QS practitioner/qualified person categories with classification criteria and distinctive work scopes for both member and non-member categories which had successfully been completed within the year. PAB is closely interacting with government bodies and regulatory authorities towards establishment of professional and technical Service Minutes for QSSs in the state sector.

Drafting of new legislation and other related documents for establishment and operation of proposed QS Registration Board and a company limited by Guarantee to conduct enhanced functions of College of Quantity Surveying as an independent body has also been successfully completed.

Initial development of an Estimating guide has been completed and is being evaluated on a test basis with the active assistance of a selected group of Corporate members. It will officially be published in due course. Discussions on reciprocity with the Canadian Institute of Quantity Surveyors (CIQS) is successfully proceeding with the active involvement of CIQS.

A process has also been initiated to revisit and revise if necessary, the Code of Professional Conduct and Ethics, with due consideration being paid to current developments, industry needs and practices of other industry professionals.

All of above activities have been effectively facilitated and made possible by a dedicated group of PAB Members to whom my heartfelt gratitude is extended. A special appreciation is also due to members of IQSSL staff for their support towards PAB activities.



Ch. QS. Nandun Fernando

BSc (QS) (Hons),
F.I.Q.S.SL, Attorney at
Law

Chairman
Professional
Affairs Board
IQSSL

NEXT

Message - Public Relations and Welfare Board

Message from the Chairman of the Public Relations and Welfare Board

PRWB

As the chairperson of the Public Relations and Welfare Board of the Institute of Quantity Surveyors Sri Lanka, I hereby place my report regarding activities and tasks achieved and completed during 2019/2020.

Welfare Board supported to successfully hold and conclude the Technical Session 2019 at BMICH followed by the AGM and Annual Forum 2018/2019 at Jaic Hilton, Union Place on 14th and 15th March 2019 respectively.

The committee members of the Public and Welfare Committee arranged an appreciation award ceremony on 08th November 2019 for the sponsors of AGM and annual session of 2018/2019 at Grand Monarch, Thalawathugoda. The event was successfully completed with coordination and cooperation of other boards. The IQSSL's presence was further established within the industry by this event. Welfare board managed to host an appreciation event for the organizing committee of Annual technical session 2019 on 20th July 2019 at Waters Edge Battaramulla.

Welfare Board held IQSSL's technical members' gathering on 17th August 2019 which is one of the long-awaited events for IQSSL. Special thanks goes to Ch. QS Yasitha Bulathsinghala for coordinating the event and participants. Event provided the council with an opportunity to express IQSSL's vision for the future. Similarly, Welfare Board coordinated Corporate members' gathering on 3rd October 2019.

Public Relations and Welfare Board decided in collaboration with other boards to host CPD events conducted by IQSSL. We also supported the Annual Get-together of College of Quantity Surveying conducted during the year 2019 at Ape Gama premises.

After conducting three successful Speech Craft programmes, Welfare Board was able to formulate IQSSL Toastmasters club with the aim of improving leadership and communication skills for the members. Welfare Board facilitates to conduct their educational meetings on first and third Wednesdays of each month at IQSSL college of Quantity Surveying.

Welfare Board also facilitated several discussion forums to discuss various issues related to the industry and profession including a full day event organized at Pegasus Reef Hotel Wattala.

We, as members of this committee, are preparing to render our fullest support to this year's Technical Session, AGM and Annual Forum which are scheduled to be held at BMICH and Galle Face Hotel Colombo respectively.

I take this opportunity to appreciate all committee members namely, Ch.QS Rex Nicholopille, Ch.QS Tilanka Wijesinghe, Ch.QS (Mrs.) Nisha Thambugala, Ch.QS Harshan Amarasekara, Ch.QS Suranga Wickramarathne, Mr. Mahinda Gunathilake and Staff of IQSSL secretariat who contributed and extended their supported to achieve all the events completed during 2019/2020.



Ch.QS. Majith Rasila
 AIQS (SL), MRICS, B.Sc
 (Hons) QS, Dip.
 Arbitration, Dip. CLDR
 Chairman
 Public Relations and
 Welfare Board
 IQSSL

IQSSL Boards for the Year 2019/2020

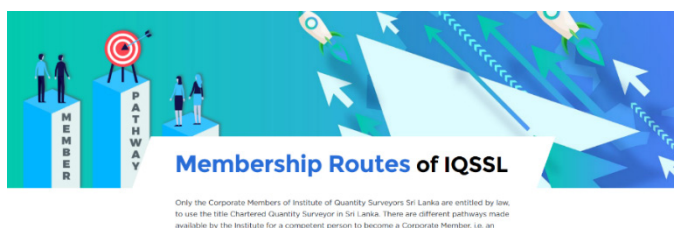
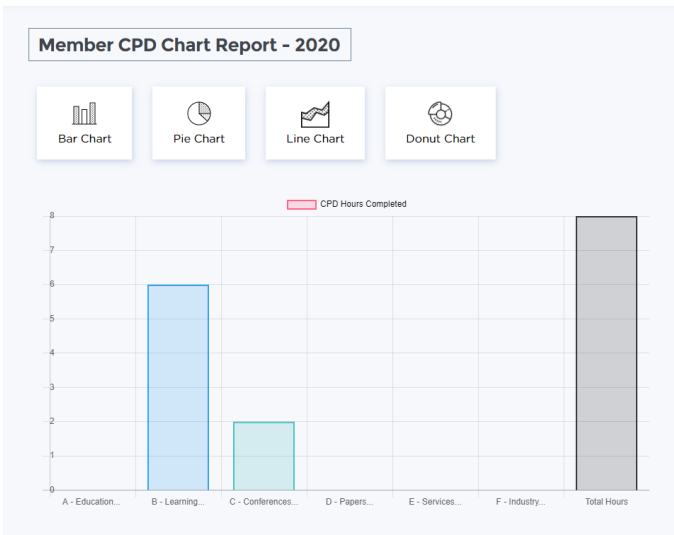
IQSSL wishes to highly appreciate the following Board Members and Sub-committee Members for their untiring voluntary service during the year 2019/20.

No	Board	Board Members	Sub-Committee Members
1	Public Affairs Board	Ch.QS N.P.N. Fernando (Chairman) Ch.QS (Mrs.) L. Devika Ch.QS J.A.J.C. Jayakody Ch.QS M.L.S. Priyankara Ch.QS T.T.M.M.P. Thudugala Ch. QS W.A.D. Keerthirathna	Ch.QS W.A.V.C. Weerakkody Ch.QS N.T. Thilakaratne Ch.QS P.G. Fernando Ms. E.P.D. Karunarathne Mr. M.G.N.S. Manamgoda Ms. K.G. Dewagoda Ms. A.L. Samarakkody
2	Membership Affairs Board	Ch.QS D.M.P.R. Dasanayake (Chairman) Ch.QS M.M.N. Gunawardana Ch.QS L.D.I.P. Seneviratne Ch.QS (Ms.) L. Devika Ch.QS D.M.K.S.J. Dassanayake Ch.QS (Ms.) M.G.H.D. Gamage Ch.QS N.T. Thilakaratne	
3	Board of Quantity Surveying Education and Training	Ch.QS H.S. Jayasena (Chairman) Ch.QS R.T.J. Wijesinghe Ch.QS K.A.T. Pushpakumara Ch.QS (Mrs.) K.A. Gunasekara Ch.QS (Mrs.) A.S. Waidyasekara Ch.QS K.D.L. De Silva Ch.QS (Ms) K.G.M.C. Samarajeewa	<u>Accreditation</u> Ch.QS (Mrs.) A.S. Waidyasekara Ch.QS Dr. (Ms.) T. Ramachandra Dr. (Mrs) M. Thayaparan <u>Quality Assurance</u> Ch.QS (Mrs.) K.A. Gunasekara Dr. (Mrs) U. Kulatunga Ms. K.A.T.D. Ranadewa <u>APC</u> Ch.QS Tilanka Wijesinghe Ch.QS J.A.J.C. Jayakody Ch.QS B. Sajithkumar

No	Board	Board Members	Sub-Committee Members
4	Board of Management for College of Quantity Surveying	Ch.QS D.M.H.Gunasekara (Chairman) Ch.QS (Ms.) Y.K. Bulathsinghala Ch.QS (Ms.) D.N. Abeynayaka Ch.QS (Ms.) D.R.S. Dasanayaka Ch.QS A.M.A.P. Karunarathna	
5	Board of Quantity Surveying Publications	Ch.QS B.D.S. Wijesiri (Chairman) Ch.QS M.M.N.Gunawardana Ch.QS (Ms) W.K.A.S. Perera Ch.QS Buddhika Perera Ch.QS (Ms) D.H. Sriyananda Ch.QS Prasad Dissanayake	Mr. Dharshaan Vijayananda Mr. Eranda Mendis Mr. G.L.A. Buddhika Mr. R. Manchanayake
6	Public Relations and Welfare Board	Ch.QS K.A.M. Rasila (Chairman) Ch.QS N. Rex Ch.QS A.L.A.H. Priyankara Ch.QS (Ms) T..A.N.A. Thambugala Ch.QS M.N.S. Wickramaratne	
7	Financial Affairs Board	Ch.QS L.D.I.P. Seneviratne (Chairman) Ch.QS A.N.Jayadeva Ch.QS J.K.Basnayake Ch.QS K.A.M. Rasila Ch.QS D.M.P.R. Dasanayake Ch.QS S.F. Hannan	

Launching of the New IQSSL Website

IQSSL wishes to announce the launching of its new website on the 28th of August 2020. With the new website, corporate members can now record their CPDs online as well as make subscription payments online. With an ultra-modern outlook that includes instant searching, modifiable member profiles, night mode, CPD event charts, and several other beneficial features, the new website further provides the opportunity to the members to interact with the QS community through the IQSSL user forum and blog. Visit www.iqssl.lk for more details.



Glimpses from IQSSL's events calendar last year



New Year Celebration at IQSSL Secretariat for Year 2020



Participation at the PAQS Conference 2019 in Malaysia



Raena Programme by the Students of College of Quantity Surveying



Technical Members' Gathering 2019



A few CPD events of 2019



Sponsors' Appreciation Event 2019



Unveiling of Past Presidents' Photos at the Secretariat

IQSSL Continues to Deliver Invaluable CPD Programmes on Timely Topics

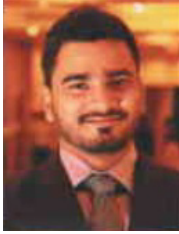
As the apex professional body for Quantity Surveying in Sri Lanka, IQSSL conducted many CPD programmes on timely and essential subjects for the professional development of its valued members and the stakeholders in the construction industry. Some of the recent CPD events are listed herein:

No	Subject of CPD	Date	Resource Persons
1	Contractual Administration of the Events Unfolded Since 21 st April 2019, in the Country	06/06/2019	Ch. QS JAC Jayakody
2	Emerging Regulatory Environment for Local Construction Industry - Implications on Quantity Surveying Fraternity	18/07/2019	Ch.QS G.M. Upul Shantha, Ch.QS Indunil Senevirathne
3	'Conflicts/ Disagreements/ Disputes arising out of Variations'	15/08/2019	Ch. QS Tilak Kolonne, Ch. QS Prasad Jasinghe Ch. QS (Ms.) Wathsala Nissanka
4	Commercial and contractual concerns of bonds and guarantees	18/09/2019	Mr. Thejaka Perera
5	Contractual and legal dimensions of insurances in construction industry	20/10/2019	Mr. Nandana Atukorale Arachchi
6	Construction 4.0: Digitalisation of construction industry - Impacts and effects on Quantity Surveyors	21/11/2019	Ch. QS Majith Kodituwakku
7	Technical Paper Writing	14/12/2019	Ch. QS Dr. (Ms.) Thanuja Ramachandra
8	Application of Recent Tax Changes in Contract Administration of Construction Contracts	29/01/2020	Ch QS Lalith Ratnayake
9	Webinar on Contractual Effects and Implications Arising Due to Covid-19 Pandemic in the Country	30/04/2020	Ch.QS Lalith Ratnayake, Ch.QS Senarath Wettasinghe, Ch.QS Hemantha Aponso, Ch.QS J. A. C. Jayakody Ch.QS Duleesha Wijesiri, ChQS Nandun Fernando
10	Reasonableness and Fairness in Contracts	10/06/2020	ChQS Nandun Fernando Ch.QS J. A. C. Jayakody

NEW ASSOCIATE MEMBERS OF IQSSL 2019 - I



Mr. G.P.D.G.A.
Pathirana



Mr. G.R.D.
Gunasekara



Mr. I.D.K.
Madhusanka



Mr. R.W.A.
Sanjeewa



Mr. S.C.
Polgampola



Mr. T.P.S.L.
Kumara



Mr. V. Prasath



Ms. B.M.J.N.
Basnayake



Ms. N.H.D.S.
Silva



Ms. T.A.K.
Karunathilake



Mr. B.K.
Vithanagamage



Mr. G.M.R.
Senaratne



Mr. G.R.U.
Galapatha



Mr. H.C.N.
Hettiarachchi



Mr. H.M.N.S.B.
Heenkenda



Mr. K.
Kajanthan



Mr. K.K.D.P.N.
Dilshan



Mr. L.D.G.J.
Jayasinghe



Mr. M.G.N.S.
Manamgoda



Mr. M.M.S.K.
Marasinghe



Mr. R.H.M.L.
Ranasinghe



Mr. S.I.
Mahawatta



Ms. K.H.P.
Maheshanie



Mr. A.G.R.M.
Athurugiriya



Mr. A.V.B.
Kumara



Mr. D.R.M.P.
Herath



Mr. E.S.
Wedage



Mr. H.K.S.
Ranathunga



Mr. H.R.J.
Senevirathna



Mr. K.A.N.
Jayarathna

NEW ASSOCIATE MEMBERS OF IQSSL 2019 - II



Mr. K.H.
Nanayakkara



Mr. M.M.A.S.N.
Abhayawardana



Mr. M.V.K.
Mudannage



Mr. N.
Katugampol



Mr. N.
Liyanaratchi



Mr. N.A.J.N.
Simal



Mr. P.G.D.
Fernando



Mr. P.W.N.P.
Agrapala



Mr. R.K.D.A.I.
Ranaweera



Mr. S.A.A.C.J.
Athukorala



Mr. S.D.S.
Samarathunga



Mr. W.A.C.N.
Jayasekara



Mr. W.M.J.
Wijesinghe



Ms. I.R.
Gnanathilake

Notice to Members: Call for Research Papers

If any member, including students, of IQSSL and the College of Quantity Surveying would like to get their research, technical, and other papers or articles published in the next issue of Focus and / or the website, kindly email the relevant article documents to "duleesha.wijesiri@gmail.com". These articles will then be subjected to review by the Committee Members of the BQSP and published accordingly.

Ch. QS Duleesha Wijesiri
Chairman - BQSP





www.iqssl.lk