

**Institute of Quantity Surveyors, Sri Lanka.**

(Incorporated by Act No. 20 of 2007)

Guidelines for Ascertaining the  
Quantity Surveying Inputs Required  
for Construction Projects

March 2022

## INTRODUCTION

On several occasions it has been brought to the notice of IQSSL, some construction projects were handicapped by not being able to support with the required QS inputs from inception to completion of the projects.

The probable reasons behind this situation as identified by IQSSL are as follow;

- (i) Lesser fees quoted without being aware of the full extent of the services and requirement of QS inputs for the Project.
- (ii) Allocation of lesser QS fee percentage for Construction Phase Services from the total fee.
- (iii) Lack of the clarity in the QS services described in the RFP documents issued by the Clients/Developers.

In order to address this issue and avoid occurrence of similar situation in future, the IQSSL as per the general objects of its institute has decided to publish a document for the benefit of all stakeholders of a project giving guidance to use in the preparation of RFPs and when the quotations are invited by the Clients/Developers from the QS practices.

1. By providing this document IQSSL expects;
  - (i) to offer the guidance to Clients/Developers who seek to obtain services (Basic Services) from firms or individuals practicing in Quantity Surveying in Sri Lanka for their development projects.
  - (ii) to provide a common basis to determine;
    - (a) the minimum requirement of QS resources to be engaged depending on the magnitude and the nature of the project,
    - (b) Competency level of the staff to be employed.
  - (iii) to ensure the maximum benefit to the stakeholders of the project and also to ensure achieving the planned targets of the project in the cost management aspect.
2. It is recommended that, the Clients/Developers may make reference to this document while preparation of the RFP documents or when the invitation to quote, is sent out to prospective firms or individuals and request to use it as guidance.
3. It is advised that the contents in this document are general for the Basic Services of the Quantity Surveyor and should not be used to apply in any particular or specific services requirements of the Clients/Developers.
4. This guidance shall not be interpreted or treated as a regulation or a mandatory requirement to follow but as a pure guidance to be used in understanding the requirement of minimum QS inputs to be deployed in a project in order to meet the requirement of the Clients/Developers in the aspect of Cost Management.
5. IQSSL accepts no responsibility in respect to any direct, implied, or consequential loss arising from the use of this document or its contents.

## QS CATAGORIES

Chartered Quantity Surveyor

Associate Quantity Surveyor

Affiliate Quantity Surveyor

Quantity Surveying Diplomate

Quantity Surveying Assistant.

### QS STAFF ALLOCATION FOR PROJECTS

#### CATOGERY A – Residential buildings

Project Value Limit (Rs. Million)	PRE CONTRACT					POST CONTRACT				
	Chartered QS	Associate QS	Affiliate QS	Diplomate QS	QS Assistant	Chartered QS	Associate QS	Affiliate QS	Diplomate QS	QS Assistant
100-250	10%	0%	25%	25%	25%	10%	20%			100%
251-500	15%	25%	25%	50%	50%	10%	20%	45%		100%
501-750	20%	25%	50%	50%	50%	15%	20%	70%		100%
751- 1000	20%	25%	50%	50%	100%	20%	30%	100%		
1001- 1500	25%	50%	50%	100%	100%	25%	40%		100%	100%
1501- 2000	25%	50%	100%	100%	100%	30%	40%	40%	100%	100%

**CATOGERY B – Commercial Building**

Project Value Limit (Rs. Million)	PRE CONTRACT					POST CONTRACT				
	Chartered QS	Associate QS	Affiliate QS	Diplomate QS	QS Assistant	Chartered QS	Associate QS	Affiliate QS	Diplomate QS	QS Assistant
100-250	10%	0%	25%	25%	25%	10%	10%			100%
251-500	15%	25%	25%	50%	50%	10%		20%		100%
501-750	20%	25%	50%	50%	50%	15%	10%	40%		100%
751- 1000	20%	25%	50%	50%	100%	20%	10%	100%		
1001- 1500	25%	50%	50%	100%	100%	25%	20%		80%	100%
1501- 2000	25%	50%	100%	100%	100%	30%	25%	100%		100%

**CATOGERY C - Mixed development**

Project Value Limit (Rs. Million)	PRE CONTRACT					POST CONTRACT				
	Chartered QS	Associate QS	Affiliate QS	Diplomate QS	QS Assistant	Chartered QS	Associate QS	Affiliate QS	Diplomate QS	QS Assistant
100-250	10%	0%	25%	25%	25%	10%				100%
251-500	15%	25%	25%	50%	50%	10%		50%		100%
501-750	20%	25%	50%	50%	50%	15%		100%		100%
751- 1000	20%	25%	50%	50%	100%	20%	10%	100%		
1001- 1500	25%	50%	50%	100%	100%	25%	50%		50%	100%
1501- 2000	25%	50%	100%	100%	100%	30%	100%	50%	100%	100%

**CATOGERY D – Industrial Building**

Project Value Limit (Rs. Million)	PRE CONTRACT					POST CONTRACT				
	Chartered QS	Associate QS	Affiliate QS	Diplomate QS	QS Assistant	Chartered QS	Associate QS	Affiliate QS	Diplomate QS	QS Assistant
100-250	10%	0%	25%	25%	25%	10%				100%
251-500	15%	25%	25%	50%	50%	15%		50%		100%
501-750	20%	25%	50%	50%	50%	20%		100%		100%
751- 1000	20%	25%	50%	50%	100%	25%	10%	100%		
1001- 1500	25%	50%	50%	100%	100%	25%	50%		50%	100%
1501- 2000	25%	50%	100%	100%	100%	30%	100%	50%	100%	100%

**CATOGERY E – Civil Engineering Projects**

Project Value Limit (Rs. Million)	PRE CONTRACT					POST CONTRACT				
	Chartered QS	Associate QS	Affiliate QS	Diplomate QS	QS Assistant	Chartered QS	Associate QS	Affiliate QS	Diplomate QS	QS Assistant
100-250	10%	0%	25%	25%	25%	10%				100%
251-500	15%	25%	25%	50%	50%	15%		50%		100%
501-750	25%	25%	50%	50%	50%	20%		100%		100%
751- 1000	25%	25%	50%	50%	100%	25%	10%	100%		
1001- 1500	25%	50%	50%	100%	100%	25%	50%		50%	100%
1501- 2000	25%	50%	100%	100%	100%	25%	100%	50%	100%	100%