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Highlights



Annual Reports
Economic Recovery
RFID in Construction
Liquidated Damages
New Members
HND Awarding

IQSSL FOCUS

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ANNUAL FORUM 2024



**"RESILIENT HORIZONS: RECONCEIVING THE CONSTRUCTION
INDUSTRY THROUGH ECONOMIC RECOVERY AND GLOBAL
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TECHNICAL SESSION

2024

KEYNOTE SPEAKERS

Resilient Horizons: Reconceiving the Construction Industry through Economic Recovery and Global Transformation

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**Reconceiving the
Construction Industry
Through Economic Recovery
and Global Transformation**

Resilient Horizons: Reconceiving the Construction Industry Through Economic Recovery and Global Transformation

**Kawshalya Dilhan Sepalage, Nawanjana Mannapperuma,
Saambavi Sivanraj, Indrani Wimalaratne, and Menaha Thayaparan**

Keywords: Adaptive future, future challenges, economic recovery, resilience, accountability, consultancy services



Resilient horizons focus on building a more robust and adaptive future for the Sri Lankan construction industry to withstand and recover from future challenges. Sri Lanka has faced significant challenges during the economic crisis, which impacted various industries, including the construction industry. However, the country is currently recovering, and it is necessary to build resilience within construction to ensure growth and stability.

This article explores key areas critical to achieving resilience. Here, topics such as economic recovery, the export of consultancy services, and the future of hotels and tourism are discussed, highlighting their necessity for the transformation of the industry. Additionally, global trends in construction, modern hybrid procurement methods, public-private partnerships, and the importance of transparency and accountability within construction are also discussed. Together, these elements have allowed for the reconceiving of the construction industry. Currently, Sri Lanka is experiencing negative inflation, which is a significant step in the country's journey towards economic stability and resilience.

1. Economic Recovery

Economic recovery establishes economic resilience through ecological resilience. The speed at which the economy recovers reflects the strength of economic resilience (Jiang et al., 2022). The conventional macroeconomic

theories discern that economic downturns are temporary and would return in the long run of Gross Domestic Production (GDP) growth as idle assets and capital are employed back in economic activities (Brada, 2021). However, according to Orowski (2020), returning to the economic status quo ex-ante is challenging at national and regional levels due to shortages in labour, capital, and technology, resulting from production declines and diminished investment during the recession. Furthermore, the national-level economic recovery is also subjective to economic parameters such as the structure of the economy, the openness to trade, the exchange rate regime, countercyclical policies and measures that reverse the decline in productivity and supply of factors of production, and social factors like low levels of corruption and solidarity (Brada, 2021).

The economic crisis in Sri Lanka caused many hardships and challenges for the citizens and the government of the country. Further, the crisis was characterised by high inflation and acute shortages of fuel and energy (Tripathi, 2022). As a result, the crisis affected all three major economic activities: agriculture, industries, and services, leading to a contraction of 7.8% in the economy in 2022 (Central Bank of Sri Lanka [CBSL], 2023). In terms of construction, many of the contractors faced difficulties in managing their cash flows, procuring materials and labour shortages. As a result, many projects experienced cost overruns and clients also faced difficulties in financing the projects.

Moreover, during 2023, the industry experienced a negative 20.8% growth, showing the setback of construction activities (CBSL, 2024). However, Prof. Athukorala noted during his keynote address at the 20th AGM of the Chamber of Construction Industry of Sri Lanka (CCI) that debt restructuring would restart foreign-funded projects, and private-sector investment would gradually increase. He also highlighted that low inflation (2.5% in July) and reduced interest rates (SDR 8.25%) would lower bank risk levels, aiding the country's recovery. As a result, he projected that Sri Lanka's construction market would grow by 5% annually from 2025 to 2028.

2. Exporting Consultancy Services

Services are an emerging sector in the world economy, contributing more than 60% of the global GDP, and exporting services contribute over 6% of world GDP (Mishra et al., 2020). This economic sector not only contributes to higher GDP and employment but also attracts Foreign Direct Investment (FDI) (Xin et al., 2020). The services export contributed 21.15% of the total exports in Sri Lanka during 2023. Transport and logistics, Information Communication Technology (ICT)/ Business Process Management (BPM) and construction were the major exporting service segments, contributing 48.51%, 38.40% and 11.11% of total service exports, respectively (Sri Lanka Export Development Board [SLEDB], 2024).

The construction consultancy firms offer various services to foreign markets and function as outsourcing. At present, several service providers provide conventional and specialist Quantity Surveying services for foreign markets during both pre-contract and post-contract periods of construction projects. As conventional Quantity Surveying practices, they prepare conceptual and schematic cost plans, priced and unpriced Bills of Quantities

(BOQs), tender analysis reports and reconciliations, and assistance for tendering and contract award processes.

A brief discussion with the CEO of a newly expanded offshoring company in Sri Lanka revealed that they also provide some non-traditional services with the rising demand. For instance, they provide remote working deployment services for foreign projects during the post-contract period. In addition, they provide quantity take-off and verifications for design and build projects, re-measurement infrastructure projects and lump sum projects. Moreover, specialist services such as preparing claims and supporting quantifications can also be considered viable exporting consultancy services from Sri Lanka.

3. Hotels and Tourism

Hotels and tourism as an economic sector contribute substantially to the national economic growth, particularly in expanding foreign exchange rates and job opportunities (Thommandru et al., 2023). Further, tourism supports the development of other industries, to name a few, construction, telecommunication, trade, agriculture and national crafts (Olimovich, 2020). Moreover, tourism has been the third largest source of foreign income for Sri Lanka since the end of the civil war in 2009 (Deyshappriya, 2020). However, the COVID-19 pandemic and the subsequent financial crisis dealt a serious hit to the industry starting in 2020. Despite such challenges, Sri Lanka achieved significant growth in tourism during 2023 and 2024. In 2023, tourist arrivals experienced a marked surge of 106.6%, more than doubling the number reported in 2022 (SLTDA, 2024). Further, at the end of June 2024, Sri Lanka had generated USD 1.55 billion in revenue from tourism (Sirimane, 2024). Moreover, the Director General of the Sri Lanka Tourism

Development Authority (SLTDA), stated that tourism earnings are projected to reach USD 4.3 billion by the end of 2024, positioning tourism as the second-largest source of foreign exchange for the country.

Tourism offers both investment and trade opportunities. With the current economic recovery and the anticipated growth in tourism, the current accommodation facilities will not be sufficient by the end of 2025 (de Silva, 2024). Further, the chairman of SLTDA stated that they are seeking to transform the informal sector luxury boutique hotels into the formal sector to meet the increasing influx of high-end tourists. Moreover, SLTDA, in contact with the Board of Investments of Sri Lanka (BOI), provides a variety of incentives for tourism projects exceeding USD 500,000. It includes a reduction in corporate tax rates, enhanced capital allowances, duty-free import, VAT deferment and simplified visa facilities (SLTDA, 2024). As a result of such efforts, during the first six months of 2024, SLTDA's Investment Relation Unit received 39 project proposals for new hotels worth USD 55 million and by the end of June, 16 of these projects valuing USD 26 million had been approved (de Silva, 2024). Furthermore, 65% of the publicly traded hotel and leisure companies' share prices have steadily grown during the post-pandemic from 2022 (SLTDA, 2024).

To unlock future opportunities within the hospitality industry, it is essential to focus on emerging global trends. For example, the tourism industry of Sri Lanka should consider creating new trends for contactless, technology integration, sustainable tourism, experience-driven travelling, health and wellness, and influencer collaborations.

4 Global Trends in Construction

4.1. Global Technology Advancements

Globally, there have been several technological advancements such as Artificial Intelligence (AI), Building Information Modelling (BIM) and 3D printing. The integration of these technologies is revolutionising the global construction industry by enhancing efficiency, productivity, and sustainability. AI plays a crucial role in addressing long-standing industry challenges. According to Faheem et al. (2024), through collaborative robots, AI-driven automation has significantly improved worker productivity and reduced fatigue and safety risks on construction sites. AI's predictive analytics further support risk management by forecasting cost overruns and equipment failures, offering a data-driven approach to optimising project outcomes (Faheem et al., 2024). This can particularly benefit large-scale public works within Sri Lanka, such as road and other infrastructure constructions, which are crucial for stimulating economic activity and job creation. AI's potential to optimise resource allocation and labour management can help manage its limited resources more effectively, ensuring quicker recovery.

BIM has also fundamentally transformed project management in the construction sector by facilitating real-time collaboration among stakeholders throughout a project's lifecycle. BIM integrates 3D models with real-time data and allows the management of schedules, costs, quality, and safety, making construction projects more efficient and predictable (Parsamehr et al., 2023). BIM's ability to model various dimensions, such as scheduling (4D), costing (5D), and safety (8D) allows it to anticipate risks and improve workflow (Saad et al., 2023).

The adoption of 3D printing in construction has been significant in accelerating the development of complex structures. 3D printing technology has allowed the precise placement of materials and minimise waste within construction projects (Khan et al., 2023).

Further, it has reduced labour demands and construction times, contributing to faster project completion (Khan et al., 2023). This technology has also allowed for the creation of intricate designs that are often difficult to achieve with traditional methods, offering greater flexibility to architects and engineers (Tabassum & Mir, 2023). Moreover, the use of sustainable materials such as geopolymers, concrete and recycled waste in 3D printing supports environmental sustainability by reducing the carbon footprint of construction projects (El-Sayegh et al., 2020). Despite these advantages, challenges such as material scalability and printability continue to be areas requiring further research and development (Tabassum & Mir, 2023).

4.2. Technology for Economic Recovery

The adoption of 4D BIM by leading contractors in Sri Lanka has improved construction activity coordination, reduced delays, and enhanced error detection and quantity take-offs. One of the leading contractors in the Sri Lankan construction industry confirmed that the improvements in such technologies have led to better project delivery times and cost management, which are essential for attracting local and foreign investments through increased efficiency.

Currently, major construction firms in Sri Lanka use ERP (Enterprise Resource Planning) systems to manage real-time monitoring of all business processes on a single platform. The ERP System has allowed to optimise supply chains, allowed for better financial management, and ensured that projects are executed within the required budget, which is significant for economic recovery.

However, Sri Lanka is impacted by financial constraints where the implementation of even more advanced monitoring tools, such as 3D cameras and drones, may require government intervention through subsidies or financial

support. If the government were to provide tax incentives or grants for such innovations, the industry could implement more advanced technology.

A discussion with one of the leading construction firms revealed that they have also recognised that the adoption of advanced technologies must be balanced with the realities of Sri Lanka's local market. For example, while drywall may be more economical in other countries, traditional construction methods like brick and mortar remain more affordable in Sri Lanka. Therefore, the focus on adapting global technologies to suit local conditions will be critical for the construction industry to thrive in a recovering economy.

Sri Lanka has also researched precast construction and 3D printing technologies for further opportunities. These methods promise faster construction times and reduced labour dependency, which can help alleviate the rising labour costs in Sri Lanka. However, the high initial costs of these technologies remain a challenge, and government support could be instrumental in facilitating their adoption. However, the impact of this technology on the economic recovery will depend on the necessities of the country.

5. Modern Hybrid Procurement Methods

Procurement methods are not stable due to the evolving nature of project requirements, technological advancements, client dissatisfaction with traditional methods, economic and market conditions, and the need for better stakeholder collaboration (Kamoche & Wanyona, 2024). Further, stakeholders highlighted that the rigid nature of traditional procurement methods restricts the modifications or adjustments by changing project requirements. Therefore, the definition of procurement has evolved, reflecting the

the need for modern procurement methods (Assaf et al., 2023).

Hybrid procurement methods or integrating several tendering approaches create flexibility and reduce timelines in construction projects, enhancing project outcomes (Kamoche & Wanyona, 2024). The 'Integrated Project Delivery (IPD) approach has been perceived as a hybrid model that combines elements of traditional and modern procurement strategies, improving project behaviour, reducing costs, and enhancing collaboration among project participants (Alinezhad et al., 2020). Further, partnering, which refers to the collaborative arrangements between stakeholders aims to address challenges in traditional procurement methods while achieving sustainable development goals (George et al., 2024). Researchers recognised the hybrid nature of modern procurement methods of PPP/PFI which combines public sector regulations with investment and innovation of private sector balancing responsibilities (Kamoche & Wanyona, 2024).

These modern procurement methods can contribute to economic recovery by mitigating project delays and costs, enabling quicker project delivery (Assaf et al., 2023). Further, modern technologies like BIM enhance the performance of hybrid procurement methods in construction projects by improving collaboration (Sherif et al., 2022). Digital tools facilitate better communication and integration among project stakeholders, promoting innovation (Assaf et al., 2023).

6. PPP/PFI

Public-Private Partnership (PPP) is a broad collaboration between two or more public and private sectors while Private Finance Initiative (PFI) specific model of PPP where private sector finances, designs, builds, operates, and maintains public infrastructure projects

(Castelblanco et al., 2022; Kavinda & Gallage, 2024). PPP and PFI contrast with conventional procurement methods focusing on financial structuring and risk management aspects.

To harness the efficiency and innovation of the private sector in executing public infrastructure projects, PPPs arrange in several forms such as buy-build-operate (BBO), build-lease-transfer (BLT), build-own-operate-transfer (BOOT), build-transfer (BT), build-transfer-operate (BTO), design-build-finance-operate (DBFO), develop-operate-transfer (DOT) and lease-develop-operate (LDO) (Frimpong et al., 2024).

PPPs stimulate investments during economic downturns by managing risks and uncertainties and foster cross-border collaboration and investments by attracting private sector funding and international investors, particularly in large-scale infrastructure projects (Frimpong et al., 2024). Further, these partnerships enhance capital flow into the construction industry, reducing reliance on government funding and creating sustained growth opportunities through building long-term partnerships (Castelblanco et al., 2022). Encouraging investment and creating long-term partnerships are keys that are essential for economic recovery (Kavinda & Gallage, 2024). Further, increasing capital flow into the construction industry is crucial during economic downturns (Almeile et al., 2022). Consequently, PPP/PFI enhance the growth opportunities in the construction industry by providing sustained investment and minimising reliance on government funding (Almeile et al., 2022). Therefore, Sumanasekara and Mamppearachchi (2020) emphasise the need for PPPs to minimise the financial burden on the government and to encourage investment in infrastructure projects in Sri Lanka. In fact, Sri Lankan builders recognised the opportunities in PPP/PFI to facilitate funding, minimising financial issues.

7. Enhance Transparency and Accountability

Transparency and accountability are foundational elements for the sustainability and efficiency of the construction industry, which is crucial for economic recovery, particularly in attracting international investors in the global market (Bello et al., 2024; Zadeh & Safaei, 2023). Transparency minimises confusion and inefficiencies in contract management, while accountability maintains integrity in construction projects (Karunaratne & Abeynayake, 2023). Further, transparency aligns projects with global standards and mitigates risks associated with mismanagement and corruption (Bello et al., 2024; Zadeh & Safaei, 2023).

Further, enhancing transparency and accountability builds trust among stakeholders and attracts international stakeholders which is essential for the effective implementation of modern hybrid procurement methods such as IPD, PPP and PFI (Bello et al., 2024). Therefore, researchers emphasised the need for transparent procedures in tendering and project management within the global construction industry and government implementation of legal and regulatory frameworks to promote transparency and accountability (Zadeh & Safaei, 2023). Further, Sri Lankan builders identified the clients' expectations for steadfast and negotiable contracts in projects where discussions are allowed to ensure seamless project execution.

Researchers highlighted the role of advanced technologies, such as blockchain, in enhancing transparency and accountability (Bello et al., 2024; Karunaratne & Abeynayake, 2023). Blockchain avoids complex procedures by simplifying processes and providing clear visibility into transactions and deters unethical behaviour by tracking and verifying actions (Karunaratne & Abeynayake, 2023).

Blockchain avoids complex procedures by simplifying processes and providing clear visibility into transactions and deters unethical behaviour by tracking and verifying actions (Karunaratne & Abeynayake, 2023).

8. Way Forward

The Sri Lankan Construction industry has benefited through advanced technologies such as 4D BIM and ERP systems. These innovations have improved project efficiency, reduced delays, and enhanced cost management. Emerging technologies, such as 3D printing, need to be implemented to address the urgent demands of the construction industry, especially in light of rising project costs. Further, integrating modern hybrid procurement methods, such as those enabled by blockchain, can promote transparency and align with global standards, fostering resilient and sustainable growth in the Sri Lankan construction industry.

However, high initial costs remain a barrier within the Country. Government support through subsidies and incentives can drive broader adoption and attract both local and foreign investment. The Sri Lankan construction industry has seen an increase in exporting services. However, greater emphasis is needed on broadening its scope to meet the demands of the global construction market. Emerging opportunities, such as the direct deployment of personnel and remote working, present valuable avenues for entrepreneurs to explore and leverage.

However, according to a director of a well-established Construction Consultancy organisation, countries like India, Philippines and Bangladesh are currently emerging as exporting construction consultancy services to foreign market and this trend could pose a challenge for Sri Lankan construction export companies in the future. Hence, he recommends for Sri Lankan consultant companies to establish integrated business

ventures with other emerging countries by leveraging the strength of each nation.

He further elaborated that Sri Lankan consultancy organisations possess human resources and technical expertise but face challenges in technological infrastructure and ICT literacy. Conversely, countries like India have significant technological capabilities. Therefore, in the long term, forming integrated business ventures would be a strategic approach in creating sustainable growth.

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3. Mr Gayal Kuruppu, CEO of Halford Group of Companies.

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President's Message



It has been my pleasure and honour to provide this message on the occasion of the IQSSL Annual General Meeting 2023/2024.

From the humble beginnings in 1983, IQSSL has continued to witness growth in membership and recognition both among the industry stakeholders in Sri Lanka as well as among International Bodies in Quantity Surveying. The invaluable contributions made by current and the past governing council members representing IQSSL at various industry forums has to be highly appreciated. Personally, it has been an honour and an enjoyable experience serving the IQSSL as the Honorary Secretary, Honorary Treasurer, Vice President and at present as the President of IQSSL for the 2023/2024 financial year.

In the recent past, the Sri Lankan economy had been adversely affected by multiple blows stemming from local and global events such as deadly Easter bomb attacks in 2019, Covid-19 pandemic 2021, foreign currency shortages starting from 2021. The shocks emanating from the Russian Federation's invasion of Ukraine had a negative crippling effect on the Sri Lankan Economy. Further the impacts from the current war centred around the State of Israel will have further negative impacts on the world economy as well as Sri Lankan Economy. The political and economic instability within the last five years has derailed most of the development projects in Sri Lanka. The Sri Lankan construction industry has suffered immensely. Very high inflation, unprecedented price escalations, high interest rates, suspended and terminated projects have forced many construction-related businesses to suffer financially and has also eroded their competitiveness both in local and foreign projects. We have witnessed many bankruptcies and downsizing of organizations for survival. Underemployment and Unemployment has forced skilled workers including the Quantity Surveyors to migrate.

At this juncture a new president has assumed office with a general election announced for November 14th 2024. Early indications show that the new President will also be continuing and relying on the International Monetary Fund (IMF) lending package to Sri Lanka. Asian Development Bank forecast for Sri Lanka's GDP is expected around 2.6% in 2024 and 2.8% in 2025. Sri Lanka's inflation rates are also forecasted at 3.8% in 2024 and 5.5% in 2025.

The main question now is, does the Sri Lankan construction industry have the resilience to re-emerge? We may have to rely on the foreign construction businesses in the path to recovery. The new president has also expressed optimism about Sri Lanka's potential as a leading tourist destination while aiming to attract a record number of visitors by 2025. The Sri Lankan construction industry will have to be very proactive in supporting this endeavour. Hopefully there are no adverse impacts on global tourism. Further, I believe that Sri Lankan Quantity Surveying profession will have faster re-employment opportunities in Sri Lanka. Acquired new skills and gained experiences in foreign projects will enable the Sri Lankan Quantity Surveyors to contribute proactively. IQSSL would be in the forefront representing and aiding the Sri Lankan Quantity Surveyors in fulfilling this national duty.

I sincerely hope that the IQSSL members and the Construction businesses will flourish again in the very near future.



Ch.QS. Indunil Seneviratne
President - IQSSL

BSc QS (Hons), MSc (Construction Management) USA, FIQSSL.

Vice President's Message



I consider myself privileged to provide this message on the occasion of the IQSSL Annual General Meeting 2024/2025.

Since its inception in 1983, the Institute of Quantity Surveyors Sri Lanka (IQSSL) has grown significantly, both in membership and recognition among key stakeholders in the construction industry. This growth is a testament to the invaluable contributions made by current and past governing council members who have represented IQSSL at various industry forums. Their dedication and commitment have strengthened the Institute's reputation and influence within the profession.

The past few years, however, have been immensely difficult for Sri Lanka, with the economy enduring severe shocks from both local and global events. Consequently, the Sri Lankan construction industry has faced unprecedented hardship. High inflation, skyrocketing material costs, and rising interest rates have left many construction businesses struggling financially, weakening their competitiveness in both domestic and international markets. Moreover, the high rates of underemployment and unemployment have driven skilled professionals, including Quantity Surveyors, to seek opportunities abroad.

Despite these challenges, the International Monetary Fund (IMF) projects a modest recovery in 2025, with an anticipated growth rate more than 1.5%. The key question now is whether the Sri Lankan construction industry has the resilience to rebound. While recovery may require collaboration with both local and international construction firms, I remain optimistic that the Quantity Surveying profession will see reemployment opportunities increase as the economy stabilizes.

Our theme for the year reflects the vision for upcoming years, "Resilient Horizons: Reconceiving the Construction Industry Through Economic Recovery and Global Transformation," speaks directly to the challenges we face. It highlights the resilience and adaptability of the construction industry as it navigates economic recovery and global shifts. Professionals in the field are presented with an opportunity to enhance their skills and gain valuable experience by working on international projects. This global exposure will position them for greater success as the industry recovers.

I sincerely hope that IQSSL members and the wider construction sector will soon see a resurgence, as the industry's resilience will be critical to ensuring long-term stability and growth. IQSSL remains fully committed to supporting and representing Sri Lankan Quantity Surveyors during these challenging times. By prioritizing professional development and embracing adaptability, we can ensure that our members are equipped to contribute meaningfully to the industry's revival and future success.



Ch.QS. Hasitha Gunasekara
Vice President - IQSSL

BSc QS, MSc in PM, Dip. Arbitration
FIQSSL, FAIQS, CQS, ACI Arb, MRICS,
ICECA, GREENSL AP



Can RFID Technology be Implemented in the Sri Lankan Construction Industry?

Can RFID Technology be Implemented in the Sri Lankan Construction Industry?

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Keywords: RFID, construction, material tracking, automation, wireless technology, compliance, productivity



1. Introduction

The construction industry in Sri Lanka has been actively seeking innovative solutions to enhance efficiency, productivity, and asset management. The integration of smart technologies, such as Radio Frequency Identification (RFID), with existing construction practices is increasingly recognized for its potential to drive sustainable resource management and improve lifecycle management of construction components. As the benefits of these innovations become more apparent, their importance in advancing sustainable practices within the region is being increasingly acknowledged (Iacovidou et al., 2018). Costa et al. (2021) highlight that RFID technology has gained popularity as an alternative to traditional barcode systems due to its numerous advantages. These include its capability for power transfer, adaptability, and non-line-of-sight communication, which collectively position RFID as a superior sensing technology compared to other alternatives (Dobkin, 2012; Suresh & Chakaravarthi, 2022). Additionally, its relatively low cost, especially in passive wireless applications, has further accelerated its widespread adoption.

2. RFID Technology

Radio Frequency Identification is a wireless technology that enables the identification and tracking of objects, animals, or people using radio waves (Gao et al., 2022).

This technology uses specified radio frequency waves to transmit information. RFID systems consist of several key components that work together to facilitate this automated identification process as depicted in Figure 1.

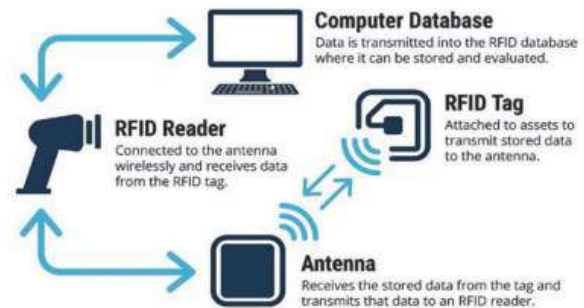


Figure 1: RFID system

Source: (Azeez & Radmehr, 2022)

According to Figure 1, in RFID systems there are tag, reader, antenna, and computer (Kereri & Adamtey, 2019). The tag, or transponder, stores identification information about the object to which it is attached. Tags can be either active, with their own power source, or passive, relying on the reader's signal to power up and transmit data.

The reader is responsible for emitting radio frequency signals that activate the tag, enabling data exchange. The antenna facilitates communication by emitting and receiving these signals, while the computer or software application processes the data received from the reader and stores it in a database.

RFID technology has been widely adopted across various industries due to its ability to enhance tracking, identification, and data management processes.

In the healthcare sector, RFID is leveraged for patient monitoring, asset tracking, and drug management, contributing to improved service quality and operational efficiency (Haddara & Staaby, 2018). Similarly, agricultural sector employs RFID for smart irrigation, animal monitoring, and machinery tracking, which contributes to more efficient and sustainable farm operations (Landaluce et al., 2020). Moreover, in the transportation, RFID facilitates smart ticketing, fleet management, and highway toll tags, enhancing the efficiency and safety of logistics and public transportation systems (Feng et al., 2019).

The retail industry benefits from RFID through real-time stock control, security enhancements, and process automation, which lead to improved inventory management and customer satisfaction (Forsythe & Carey, 2017). Additionally, in the field of security, RFID is employed for high-value asset tracking, access control, and stolen item recovery, thereby strengthening overall security measures (Munoz-Ausecha et al., 2021).

3. RFID in the Construction Industry

The construction industry has embraced the transformative potential of RFID technology, leveraging its capabilities to drive greater efficiency, enhance supply chain visibility, and bolster site safety. One of the primary applications of RFID in construction is in supply chain management.

RFID technology allows for the real-time tracking and monitoring of materials and equipment as they move through the supply chain, from procurement to delivery on the construction site. This improved visibility and control over the supply chain can help construction companies reduce the risk of

supply chain disruptions, optimize inventory management, and improve just-in-time processes (Ergen et al., 2017).

Another key application of RFID in construction is asset tracking and monitoring. RFID tags can be attached to valuable equipment, tools, and other assets, allowing construction companies to track their location and usage in real-time. This can help reduce the risk of theft and loss, improve asset utilization, and ensure that critical equipment is available when and where it is needed (Huang et al., 2019). Moreover, RFID technology has played a crucial role in improving safety measures on construction sites. By equipping workers with RFID-enabled badges or tags, their location and movement can be continuously monitored, allowing for rapid response in the event of emergencies or accidents (Li & Gerber, 2011).

Furthermore, RFID-based systems can automate safety compliance checks, ensuring workers adhere to necessary safety protocols and regulations. Additionally, RFID technology also has applications in the monitoring of construction site conditions, such as temperature, humidity, and other environmental factors that can impact the quality and safety of construction projects (Valero & Adán, 2016).

4. Benefits and challenges of RFID Technology Implementation

The construction industry has been increasingly adopting RFID technology to enhance visibility, traceability, and overall operational efficiency. While RFID offers significant benefits and value to the sector, its implementation comes with unique challenges that need to be addressed. Table 1 outlines the key challenges and benefits of RFID in construction.

Table 1: Benefits and Challenges of RFID applications in the construction industry

Benefits	Reference	Challenges	Reference
Enhanced product quality and safety	[2],[3],[4],[5],[7],[8]	Complex and Dynamic Project Environments	[1],[2],[3],[5],[8]
Productivity improvements	[1],[2],[3],[4],[5],[6],[8]	Resistance to Change	[1],[2],[3],[4],[5],[6],[8]
Real-time data availability	[3],[5],[8]	Harsh Site Conditions	[4],[5],[7]
Tracking	[1],[2],[3],[4],[5],[8]	Technical Issues with RFID	[1],[2],[3],[4],[5],[8]
System automation	[1],[2],[3],[5],[8]	Unavailability of standards system	[2],[5],[7],[8]
Data back-up availability	[1],[2],[4],[5],[8]	High implementation cost	[2],[3],[4],[5],[6]

Source: [1]-Dardouri et al., (2019); [2]- Ergen et al., (2017); [3]-Hamadneh et al., (2021); [4]-Kasim et al., (2013); [5]- Kereri & Adamtey, (2019); [6]-Reyes et al., (2016); [7]-Unhelkar et al., (2022); [8]-Wen & Osman, (2020)

Table 1 provides a comprehensive overview of the benefits and challenges associated with RFID, emphasizing its potential to improve productivity while also addressing cost-related obstacles.

6. Conclusion

In conclusion, the integration of RFID technology in Sri Lankan construction industry presents significant potential for enhancing operational efficiency and improving asset management. Despite the promising benefits, several challenges remain, including the complexity of construction environments, resistance to technological change, and the initial costs of implementation. However, with strategic planning, effective change management, and potential government or industry support, these obstacles can be mitigated. Embracing RFID technology could enable the Sri Lankan construction industry to advance towards greater productivity and sustainability, potentially leading the way for the broader adoption of smart technologies across the region.

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Notice to All 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

A Comparative Analysis on Legal Provisions Related to Liquidated Damages in the English Law and the UAE Law



Research Article

A Comparative Analysis on the Legal Provisions Related to Liquidated Damages in the English Law and the United Arab Emirates Law

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Keywords: Liquidated damages, construction law, UK, UAE

1. Introduction

Liquidated damages in construction contracts allow one party to claim compensation for the other party's failure to complete the works on time. Understanding these provisions is essential, as they represent the means for seeking financial redress. While most contracts include such provisions, their enforceability may be challenged, especially considering the influence of legal provisions in the governing jurisdiction. Therefore, a thorough understanding of these legal provisions is crucial for effective contract administration and to avoid disputes.

2. Background of UAE Law

UAE is a federation of seven emirates which was formed in 1971 comprising Abu Dhabi, Dubai, Fujairah, Ajman, Ras Al Khaimah, Umm Al Quwain and Sharjah and the Federal Constitution can be identified as the governing legal system in the country. Provided that, UAE is a country principally with a civil law jurisdiction influenced by French, Egyptian, Roman, and Islamic laws and therefore the common law principles, such as adopting previous judgments given by courts as legal precedents, are not recognized (Saher, 2020).

3. Construction Law in UAE in General

UAE is a metropolitan country which is always initiating plans on the iconic construction

projects. Construction contracts have more influence on such iconic projects and UAE is a country which follows the best international construction contract practices. Hence, most of the construction contracts in UAE are heavily modelled versions of FIDIC (International Federation of Consulting Engineers) contract forms.

Since UAE is a country with civil law jurisdictions, the law principles are mainly codified. The main influences over the construction contracts can be identified as followings;

- The Civil Transaction Law No. 5 of 1985, as amended by Federal Law No. 1 of 1987 – the Civil Code
- The Commercial Transactions Law No. 13 of 1993 – the Commercial Code
- Articles 203 to 218 of the UAE Civil Procedures law no. 11 of 1992, which was annulled and issued Federal Law No. 6 of 2018 on Arbitration (Grose, 2016).

'Muqawala' is the term which is used in the gulf area for contract which comprises material and services. This can be further defined as a contract that one of the parties undertakes to perform work or make a thing for consideration where other the party undertakes to provide (Grose, 2016). Provided that, mainly the articles 872 to 896 of the Civil Code is dealing with the muqawala contracts. In other words, it can be denoted that article 872 to 896 of the Civil Code are the main provisions which regulate construction contracts with the influences from other

codified principles in the Commercial and Civil Code (Mackenzie & Massey, 2019).

Provided that, it is important to identify how UAE law defines a contract and the factors which needs to be fulfilled in forming a legitimate contract. UAE Federal Law No. 5/85 – The Civil Code article 125 states that:

A contract is the coming together of an offer made by one of the contracting parties with the acceptance of the other, together with the agreement of both of them in such a manner as to determine the effect thereof on the subject matter of the contract, and from which results an obligation upon each of them with regard to that which each is bound to do for the other.

Further, with reference to the article 141 of the Civil code, contracting parties has the discretion to agree on the conditions which they think are essential and however those conditions shall be lawful. UAE Commercial code also furnishes similar nature of definitions and facts on the legitimate contract ratifications. UAE Federal Law No. 18 of 1993 – The Commercial Transactions Law Article 02 states:

Traders and commercial activities shall be governed by the agreement entered into by the two contracting parties unless such agreement contradicts an imperative commercial text.

Usually in common law, the elements to be fulfilled in forming a legitimate contract can be identified as offer, acceptance, intention to create legal relations, consideration, legality and legal capacity (Fafinski & Finch, 2010). With reference to the civil code articles 125, 127, 129, 130 and 132, similar elements shall be fulfilled as common law and additionally with reference to the civil code article 246 good faith is also a mandatory element in accordance with the UAE law which shall be complied in forming a legitimate contract.

Therefore, it can be determined that fulfilling essential elements stipulated by the law is mandatory in forming a legally binding contract. However, parties who enter into the contract have the liberty to agree on the suitable conditions as far as those conditions are lawful. When we look into these provisions in detail, there are mainly two types of provisions that can be recognized as imperative provisions and rules of public order. Imperative provisions shall be expressly addressed and agreed in the contract ratification stage where rules of public orders shall be recognized as implied provisions and the parties do not have the liberty to ratify the contracts amending or overruling them.

4. Liquidated Damages in General

Liquidated damages in construction contracts are the mechanism through which one party can claim monetary compensation for the loss or damage that occurs as a result of the other party's failure to complete the works comprised in the contract within the stipulated time (Chappell, 2011). An instructive definition for liquidated damages can be identified in the Peak Construction Ltd v McKinney Foundation Ltd (1970) case where LJ Salmon denoted that:

"The liquidated damages clause contemplates a failure to complete on time due to the fault of the contractor. It is inserted by the employer for his own protection; for it enables him to recover a fixed sum as compensation for delay. No doubt if the extension of time clause provided for a postponement of the completion date on account of delay caused by some breach or fault of on the part of the employer, the position would be different. This would mean that the parties had intended that the employer could recover

liquidated damages notwithstanding that he that he was partly to blame for the failure to achieve the completion date, and the contractor would be liable to pay liquidated damages for delay as from the extended date”.

Generally, all the forms of contracts are drafted with a descriptive liquidated damages clause with its implications. When referring the FIDIC condition of Contracts, the Contractor shall pay to the Employer the amount stated in the contract as liquidated damages where time for completion is not achieved. With the recommendation of the engineer, the employer may recover such amount from any monies due to the contractor up to the actual completion date.

5. Liquidated Damages in UAE Law

Even though contractual freedom is subject to several legal boundaries, the contracting parties are usually holding the liberty to agree and contract the parameters of their contractual relationship (Woods, 2019). With reference to the article 141 of the UAE Civil code, contracting parties have the discretion to agree on the conditions which they think are essential and, however, those conditions shall be lawful. Hence the contract is considered as the agreement between the parties and therefore courts are generally unlikely to interfere on the agreed contractual provision using their discretionary powers (Woods, 2019).

When it comes to liquidated damages, it is important to denote that the translation of Arabic term used by the judges for liquidated damages was interpreted as “penalty clause/delay fines” or “consensual compensation” (Ibrahim & James Mullen, 2013). This phrasing reveals insight into a basic distinction among the ideology in the UAE and

that in the English law where the punitive landscape of liquidated damages is a basis to challenge their enforceability. However, the term ‘liquidated damages’ is frequently used in UAE. with the use of standard forms endorsed in English language. It is to be further noted that, UAE laws do not make any distinction between liquidated damages, delay damages and penalties and therefore Courts too do not make any such distinction (Elsayed, 2018).

Generally, the liquidated damages provision shall denote a pre agreed assessment on the damages which the Employer would be exposed in the circumstance of late completion. Accordingly, it concerns the assessment of damages as contrasting to the liability for damages. The breach of primary obligation (completion within the agreed time) results the liability for damages. Hence, it can be determined that the obligation to pay liquidated damages is the secondary obligation of the contractor. Further, the liquidated damages provisions will become null and void in circumstances where the contract is terminated.

6. Comparative analysis on Liquidated Damages between the English law and the UAE law

The comparative analysis on liquidated damages between the English law and the UAE law, can be presented using the aspects shown in the subsequent table.

Aspect of Liquidated Damages	Interpretation of UAE Law	Interpretation of English law
Differentiation of Liquidated Damages vs Penalty	<p>UAE laws do not make any distinction between Liquidated Damages, Delay Damages and Penalties (Elsayed, 2018).</p>	<p>As a general rule, if a liquidated damages provision has been profoundly negotiated and agreed in a commercial contract in the ratification stage, then there will be a solid initial presumption that the employer's sole intention of including such provision is not only for encouraging other party for timely completion. This is the situation regardless of whether it is punitive in its tendency and effect; it is planned to prevent a breach; and it is not illustrative of any real monetary loss which the employer may have endured.</p> <p>The implication of the clause (whether it is a penalty or not) shall be decided under an objective interpretation at the time it was agreed and the fact that such clause can be enforceable or not may become irrelevant (Park & Holland, 2016).</p>
Enforceability of liquidated damages	<p>According to the UAE law, tripartite test (O'Brien, 2020) has been introduced to determine the enforceability of the liquidated damages and in the event where this test has failed, no liquidated damages will be awarded. The test can be introduced in 3 steps as follows;</p> <ul style="list-style-type: none"> • A breach committed by the party who agreed to pay the liquidated damages; • Actual damage sustained by the party who invokes the liquidated damages clause; and • A causative link between the fault and the damage suffered. <p>In several instances UAE courts also confirmed that this tripartite test must be satisfied in the enforceability of the liquidated damages, (Federal Supreme Court Case No. 103/24, 2004).</p>	<p>As Lord Hodge denoted, the general test is whether the relevant impugned provision is a secondary obligation which levies a detriment on the party who is in breach out of all proportion to any genuine interest of the innocent party in the enforcement of the primary obligation (Cavendish Square Holding BV v Talal El Makdessi, 2015). Since liquidated damages are a secondary obligation and are in principle caught by the new rule of penalties, in some instances, the liquidated damages will become penal.</p> <p>Further, if the employer seeks liquidated damages which are extravagant or non-proportional to the commercial impact of the actual loss, liquidated damages provision and its merits shall be challenged based on its enforceability (Cavendish Square Holding BV v Talal El Makdessi, 2015).</p>
Challenging Liquidated Damages and Burden of Proof	<p>In accordance with the UAE law, either party can impose a challenge on the pre-agreed liquidated damages if they can substantiate that it is excessive, It is opened to the courts to reduce the level of the consensual damage if it is substantiated that the amount of the compensation is absolutely excessive. Thus, the burden of proof for substantiating that the stipulated liquidated damages are excessive than the actual loss is with the challenging party (Federal Supreme Court, Case No. 610/20, 2000).</p>	<p>If the employer seeks liquidated damages which are extravagant or non-proportional to the commercial impact of the actual loss, liquidated damages provision and its merits shall be challenged based on its enforceability. In challenging liquidated damages provision, the contractors may request the employers to provide documentary evidence of the commercial risks incorporated in the liquidated damages provision to ensure that the employer has legitimate grounds to include such sum.</p>

<p>Necessity for a loss to have been incurred in order to levy the liquidated damages</p>	<p>However, this will be limited to private muqawala contracts and the difficulty associated in justifying the actual loss that has been caused pursuant administrative muqawala contracts can be identified as the rationale, limiting the reduction of liquidated damages to private muqawala contracts (Federal Supreme Court, Case No. 103/24, 2004).</p>	<p>If the given documents fail to demonstrate that the added provision represents a reasonable and proportionate protection for the employer's commercial risk due to the delayed completions, it could be established that the amounted liquidated damages are disproportionate to the employer's legitimate interests (Cavendish Square Holding BV v Talal El Makdessi, 2015).</p> <p>However, the court tends to sustain liquidated damages clauses, particularly when two commercial parties enter into a contract unless, it can be proved that the stipulated liquidated damages are extravagant or non-proportional to the commercial impact of the actual loss.</p>
<p>Necessity for a loss to have been incurred in order to levy the liquidated damages</p>	<p>With reference to the UAE civil code article 390 and the above established facts, it is evident that the employer should have incurred losses in order to levy liquidated damages. Provided that, the judges may, with the discretionary power bestowed upon them, amend liquidated damages provisions to the effect of making the compensation equivalent to the genuine damage upon the request of the contractor. The rationale on this shall be 'compensation should be awarded in proportion to the damage' and it is to be noted that the contractor should substantiate that the employer did not incur losses to make this whole process effective.</p>	<p>Once liquidated damages are agreed and included in the contract, the employer may recover such agreed sum accordingly, if the contractor is in default for late completion. This is applicable even in circumstances where the employer has not exposed for any actual loss (Clydebank Engineering Co v Don Jose Yzquierdo y Castenada, 1905). Therefore, the employer does not have to prove the sustained loss, since the parties have agreed on a liquidated damages provision.</p> <p>In English law, if the employer is not entitled to the liquidated damages, he may still be entitled to claim his 'general damages', but general damages must be proven, and it may be difficult for the employer to prove the amount of his general damages.</p>
<p>The Cap on liquidated damages</p>	<p>UAE laws which are applicable to private sector contracts do not have provisions referring to any Caps on compensation for delays (i.e. Penalties / Liquidated Damages / Delay Damages). Though the Courts have the discretionary power to adjust the level of any pre-agreed amount of compensation, it is unlikely that the Courts would interfere with a Cap pre-agreed by the parties, unless there is a grave injustice to a party.</p> <p>Therefore, if an Employer intends to claim that his losses far exceed the Cap and he wants the Cap raised or full compensation for the losses, then in addition to the required proof that we have previously discussed, he has also to prove that such losses would not have occurred, if not for the gross negligence and grave misconduct of the Contractor.</p>	<p>There is no specific English law provision which defines the outlines to be followed on including a cap, and however, by incorporating the genuine estimate of the likely losses shall cover up any inconsistencies of the cap.</p>

<p>Liquidated Damages and its implications upon the termination of the contract</p>	<p>In accordance with the UAE jurisdictions, liquidated damages provision in a contract may not survive when the contract is terminated unless it has been expressly stated that liquidated damages provision may survive termination (Abu Dhabi Court of Cassation, Case No. 790/2013, 2014).</p> <p>In other words, the liquidated damages provisions will become null and void in circumstances where the contract is terminated. With the ineffectiveness of the liquidated damages provisions, the employers may have to claim general damages to recover their losses, and this will be subjected to the proof of fault and loss according to the general rules (Glover, 2016).</p>	<p>The generally held view was that in delay cases where the contract works are not completed by the original contractor, liquidated damages will be recoverable until the point of termination.</p> <p>After the Triple Point Technology Inc case (Triple Point Technology v PTT Public Company, 2019), it was recognised that, the conflict whether the liquidated damages provision in the contract halts to apply or continues to apply up to termination, or even can it be applied beyond the date of termination, shall be contingent on the wording of the contractual liquidated damages provision (Pigott & Moore, 2019).</p> <p>However, if the employer is not entitled to the liquidated damages, he may still be entitled to claim his 'general damages', but general damages must be proven, and it may be difficult for the employer to prove the amount of his general damages.</p>
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7. Discussion and Conclusion

Understanding legitimate interest is crucial under English law, particularly in relation to the inclusion of provisions such as liquidated damages to mitigate potential disputes. When incorporating a liquidated damages provision, it is essential to comprehensively address all relevant aspects and implications, especially in termination scenarios, as courts scrutinize the drafting of these provisions. Therefore, contracting parties must diligently incorporate suitable liquidated damages provisions into construction contracts.

Contractors may request documentary evidence from the Employers regarding the commercial risks integrated into the liquidated damages provision to ensure the legitimate grounds for its inclusion. Conversely, employers should maintain records and share how the best pre-estimate of probable loss was derived and integrated into the contract to prevent unnecessary claims and save time and costs for both parties.

Under UAE law, challenging a liquidated damages provision places the burden of proof on the challenging party. Given the difficulty of substantiating such claims, parties should negotiate and agree on the provision's legitimacy during the contract ratification stage, as they typically have the liberty to agree on essential conditions.

Finally, it's important to note that provisions such as liquidated damages may be influenced by the governing jurisdiction of the contract. Therefore, having knowledge of the implications of the local legal system is significant.

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HND Certificate Award Ceremony 2023



Secretary's Report for 2023/2024



I am pleased to present the Annual Report of the Institute of Quantity Surveyors, Sri Lanka (IQSSL), covering the activities of the IQSSL in the year 2023/2024.

I. Governing Council

At the council meeting on 10th August 2023, the Governing Council resolved to nominate the office bearers for the years 2023/2024 and 2024/2025.

At the AGM held on 25th August 2023, the pro tem chairman announced the resignation of Immediate Past President Ch.QS Lalith Rathnayake from the council. Furthermore, council Members Ch.QS Tilanka Wijesinghe and Ch. QS Sumith Lokuge, the most senior council members, retired on a rotation basis with consent for re-election.

Moreover, Council Member Ch.QS Dr Suranga Jayasena and Ch.QS (Mrs) Nisha Thambugala, who were appointed to fill the casual vacancies, also retired with consent for re-election.

The rest of the existing council members, along with the consented retired members, were reappointed for a further period of one year, with one vacancy to be filled as a casual vacancy as there were no nominations received from the membership for positions in the council. Accordingly, the reappointed Governing Council members, along with the office bearers, were:

Member	Designation
Ch.QS Indunil Seneviratne	President
Ch.QS Prof. (Mrs.) Kanchana Perera	Immediate Past President
Ch.QS Hasitha Gunasekara	Vice President
Ch.QS Dr. (Mrs.) Dilani Abeynayake	Secretary
Ch.QS Jayantha Jayakody	Treasurer
Ch.QS Prasad Dissanayake	Assistant Secretary
Ch.QS Senerath Wetthasinghe	Council Member
Ch.QS Nandun Fernando	Council Member
Ch.QS Rajitha Dassanayake	Council Member
Ch.QS Tilanka Wijesinghe	Council Member
Ch.QS Duleesha Wijesiri	Council Member
Ch.QS Jagath Basnayake	Council Member
Ch.QS Prasad Jasinghe	Council Member
Ch.QS Sumith Lokuge	Council Member
Ch.QS Dr Suranga Jayasena	Council Member
Ch.QS (Mrs) Nisha Thambugala	Council Member

The council vacancy created by Ch.QS Lalith Rathnayake's (IPP) retirement at the last AGM was kept unfilled as no nominations were received. Subsequently, Ch.QS Nimantha Manamgoda filled this vacancy in September 2023 pursuant to Rule 80 of the Rules of the Institute of Quantity Surveyors, Sri Lanka.

The first meeting of the Governing Council for the year 2023/2024 was held on 14th September 2023 at IQSSL Board Room, OPA. The last council meeting for the year 2023/2024 was held on 10th October 2024. The council met on the 2nd Thursday of every month during the period from 14th September 2023 to 10th October 2024, except for the council meeting no. 08, which was held on the first Thursday, 4th of April 2024, due to Sinhala and Tamil New Year holidays.

In addition, a special Council Meeting was held on 29th November 2023. Another special council meeting was scheduled to be held on 31st October 2024 to table the Associate Member list who completed the APC during August/September 2024 before the AGM 2024. Accordingly, there were sixteen (16) council meetings during the period, and the sixteenth council meeting will be held on 31st October 2024. The attendance at the council meetings is as follows:

Ref	Name	Designation	Attendance	
			Possible	Actual
1	Ch.QS Indunil Seneviratne	President	15	15
2	Ch.QS Prof. (Mrs.) Kanchana Perera	Immediate Past President	15	12
3	Ch.QS Hasitha Gunasekara	Vice President	15	14
4	Ch.QS Dr. (Mrs.) Dilani Abeynayake	Secretary	15	14
5	Ch.QS Jayantha Jayakody	Treasurer / Chairperson FAB	15	15
6	Ch.QS Prasad Dissanayake	Assistant Secretary	15	11
7	Ch.QS Nandun Fernando	Council Member/Chairperson PAB	15	12
8	Ch.QS Prasad Jasinghe	Council Member/Chairperson MAB	15	13
9	Ch.QS Tilanka Wijesinghe	Council Member/Chairperson BQSET	15	15
10	Ch.QS Duleesha Wijesiri	Council Member/Chairperson BQSP	15	11
11	Ch.QS Sumith Lokuge	Council Member/Chairperson PR&WC	15	11
12	Ch.QS Senerath Wetthasinghe	Council Member	15	12
13	Ch.QS Rajitha Dassanayake	Council Member	15	15
14	Ch.QS Jagath Basnayake	Council Member	15	13
15	Ch.QS Dr Suranga Jayasena	Council Member	15	14
16	Ch.QS (Mrs.) Nisha Thambugala	Council Member	15	13
17	Ch.QS Nimantha Manamgoda	Council Member	15	13

2. College of Past Presidents

The past presidents of the IQSSL are comprised of the following corporate members:

1. Ch.QS Prof. H.P.S. Caldera (Deceased)
2. Ch.QS T.P. Miskin (Residing in Australia)
3. Ch.QS H.D. Chandrasena
4. Ch.QS Prof. (Mrs.) Chitra Weddikkara
5. Ch.QS Hemantha Aponso
6. Ch.QS Nishantha Wickramasinghe
7. Ch.QS Upul Shantha
8. Ch.QS Lalith Rathnayake
9. Ch.QS Prof. (Mrs.) Kanchana Perera.

The service rendered by the past presidents during their tenures as Presidents and under other capacities was invaluable and commendable. In recognition of their service to elevate the status of the IQSSL and to the Quantity Surveying profession at large, IQSSL initiated the culture of presenting the Past President's Collars.

The past President's Collar was presented to Ch.QS Lalith Rathnayake at the Annual Forum held on 26th August 2023. A special function was held on 14th March 2024 with the participation of Past Presidents, Governing Council members and CQSGI directors at the IQSSL secretariat board room to unveil the photograph of the Immediate Past President, Ch.QS Prof (Mrs.) Kanchana Perera.

The Governing Council decided to engage the College of Past Presidents (CPP) as an advisory board to obtain their valuable advice on matters related to the IQSSL and familiarise them with its current affairs. Accordingly, a meeting with CPP was held on 3rd September 2024.

3. Boards, Board Members and Committees

The IQSSL boards and associated subcommittees oversee numerous essential operations of the Institute of Quantity Surveyors Sri Lanka (IQSSL). Six Boards are actively involved in implementing and administering the IQSSL's objectives and tasks, which the Governing Council assigns to them. We highly appreciate their contribution to the progress of the IQSSL during the year 2023/2024. The messages of the Board Chairpersons are published in the "Focus" journal, highlighting the progress achieved by the respective boards. The boards, chairpersons, board and subcommittee members are as follows:

Board	Chairperson/Board Members	Subcommittee Members
1	Ch.QS Indunil Seneviratne	President
2	Ch.QS Prof. (Mrs.) Kanchana Perera	Immediate Past President
3	Ch.QS Hasitha Gunasekara	Vice President
4	Ch.QS Dr. (Mrs.) Dilani Abeynayake	Secretary
5	Ch.QS Jayantha Jayakody	Treasurer / Chairperson FAB
6	Ch.QS Prasad Dissanayake	Assistant Secretary
7	Ch.QS Nandun Fernando	Council Member/Chairperson PAB
8	Ch.QS Prasad Jasinghe	Council Member/Chairperson MAB
9	Ch.QS Tilanka Wijesinghe	Council Member/Chairperson BQSET
10	Ch.QS Duleesha Wijesiri	Council Member/Chairperson BQSP
11	Ch.QS Sumith Lokuge	Council Member/Chairperson PR&WC
12	Ch.QS Senerath Wetthasinghe	Council Member
13	Ch.QS Rajitha Dassanayake	Council Member
14	Ch.QS Jagath Basnayake	Council Member
15	Ch.QS Dr Suranga Jayasena	Council Member
16	Ch.QS (Mrs.) Nisha Thambugala	Council Member
17	Ch.QS Nimantha Manamgoda	Council Member

The Council Committee for Process Management and Compliance is chaired by Ch.QS Prasad Dissanayake - Assistant Secretary. The subcommittee also comprises Ch.QS Dr. (Mrs.) Dilani Abeynayake from the Governing Council and the following members from each board.

1. PAB – Ch.QS A.K.D.M. Abeywickrama
2. MAB – Ch.QS P.D.K Fernando
3. BQSET – Ch.QS (Ms) P.A.C.B. Allis
4. BQSP – Ch.QS Ms. D.H. Sriyananda
5. PR&WC – Ch.QS Harshan Amarasekara

The Governing Council also formed a new committee to work collaboratively with CQSGI named IQSSI CQSGI Collaboration Committee (I3C) and Ch.QS Dr Suranga Jayasena was appointed as the chairperson, Ch.QS Rajitha Dasanayake as a member from the IQSSI, and CQSGI Directors are the other members.

4. Overseas Representatives

As per the stipulations of Section 32 of the Bylaws, the governing council appointed the following members as the IQSSI's overseas representatives.

Member	Country Represented
Ch.QS Dammika T. Gamage	UAE
Ch.QS S.P.A. Keerthirathna	UAE
Ch.QS Lalantha Amarasekera	Qatar
Ch.QS D.J.Y Dewage	Oman
Ch.QS Dr. Anupa Manewa	United Kingdom
Ch.QS (Ms.) Nilmini Thilakarathna	New Zealand
Ch.QS Dinesh Keerthirathna	Saudi Arabia

5. Observers

As per the provisions of Section 31 of the Bylaws, the following members were appointed as observers.

Membership Category	Observer
Graduate	Ms. B. K. C. Perera
Technical	Mr. R.M.M.I. Ranathunga
Probationary	Mr. H.M.P.S. Herath
Student	Mr. M.G. Hasod Manjitha

6. Membership

The following table shows the number of members registered under each membership grade from 2021 to 2024. Accordingly, improvements in membership enrolments in some membership categories, such as associate, graduate, and probationary memberships, can be observed in 2023/2024.

Membership Grade	As at 12 th August 2021	As at 11 th August 2022	As at 8 th August 2023	As at 8 th August 2024
Hon. Life Fellow	5	5	5	5
Fellow	34	34	40	40
Associate	391	420	468	540
Graduate	507	555	600	607
Technical	435	476	487	481
Registered	18	18	16	14
Probationary	146	298	372	392
Students	2,182	2,386	2433	2422
Subscribing	1	1	1	0
Total	3,719	4,193	4422	4501

7. Creating Better Communication between the Membership and IQSSL

With the intention of creating better communication and enhanced relationship between IQSSL and its membership, WhatsApp groups were created for different membership categories, namely;

- Fellow Members of IQSSL
- Associate Members of IQSSL
- Graduate Members of IQSSL
- Technical Members of IQSSL
- Probationary Members of IQSSL

The important messages, CPD, workshop and short courses flyers and job vacancies are mainly communicated via these groups to the members. The Information Coordinator of IQSSL is mainly handing these WhatsApp groups with the instruction by Council Members.

8. Bill to Amend IQSSL Act

The Bill to amend IQSSL Act No. 20 of 2007 was first read in Parliament on 4 June 2024 and allowed some time for comments. Accordingly, Parliament requested comments and no objection from the line ministry. The ministry sought no objections from related authorities, including UDA, CIDA, SLLDC, NHDA, CMA, the Buildings Department, and professional institutions, including SLIA, IESL, ECSL, IIESL, SSES, ACESL, and ITPSL.

The ministry had received comments from all the authorities and institutions by 10th September 2024. However, the parliament was dissolved after the Presidential election. Therefore, the Bill needs to be re-presented again in the new parliament after the 14 November 2024 General election.

9. Reciprocity Agreements with other Professional Quantity Surveying Institutes

IQSSL has entered into reciprocity agreements with the following international professional bodies.

Professional Institution	Effective Date	Duration
Royal Institution of Chartered Surveyors (RICS)	12 September 2022	Three years
Australian Institute of Quantity Surveyors (AIQS)	11 September 2022	Five years
Canadian Institute of Quantity Surveyors (CIQS)	27 March 2024	Five years
New Zealand Institute of Quantity Surveyors Incorporated (NZIQS)	10 September 2022	Five years

The validity period of the reciprocity agreement with the Canadian Institute of Quantity Surveyors was due for renewal in 2023, and IQSSL negotiated with CIQS and renewed the reciprocity agreement.

These reciprocity agreements facilitate the corporate members of those institutes being elected as Corporate Members of the IQSSL subject to fulfilling the provisions of such agreements and vice versa.

10. Affiliations with other Organisations

The IQSSL is a member of several local and overseas organisations. Its representation in these organisations and participation in their forums have given due recognition to the Quantity Surveying profession locally and internationally. The IQSSL's position and views on many issues relative to the Quantity Surveying profession and the construction industry have been communicated to these organisations at different forums to safeguard the interests of the Quantity Surveying profession nationally and internationally.

The IQSSL has affiliations with the following organisations:

1. Construction Industry Development Authority (CIDA).
2. Organization for Professional Associations (OPA).
3. Chamber of Construction Industry (CCI).
4. Green Building Council (GBC).
5. Sri Lanka National Arbitration Centre (SLNAC).
6. University Grant Commission (UGC).
7. Urban Development Authority (UDA).
8. University of Moratuwa (UoM).
9. University of Vocational Technology (UNIVOTEC).
10. Pacific Association of Quantity Surveyors (PAQS).
11. Commonwealth Association of Surveying & Land Economy (CASLE).
12. International Cost Engineering Council (ICEC).

11. IQSSL Representation in Affiliate Organisations

The members of the IQSSL are represented at several events and committees of affiliate organisations. During the period of September 2023 to September 2024, the following nominations/ appointments were made.

IQSSL Member	Committee/Event	Date Appointed
Ch.QS Lalith Ratnayake	Validation Workshop in Colombo - Procurement Guideline on Goods, Works, Services and Information Systems	02/10/2023
Ch.QS Nishantha Wickramasinghe	Validation Workshop in Colombo - Procurement Guideline on Goods, Works, Services and Information Systems	02/10/2023

IQSSL Member	Committee/Event	Date Appointed
Ch.QS Senerath Wettasinghe	Validation Workshop in Colombo - Procurement Guideline on Goods, Works, Services and Information Systems	02/10/2023
Ch.QS Ranjana Silva Gunarathna	serve on the Panel for the National Award for Construction Excellence, Merit (Building Sector)	23/10/2023
Ch.QS W.M. Piyasoma	Serve on the Panel for the National Award for Construction Excellence, Merit (Building Sector)	23/10/2023
Ch.QS M.P. Masinghe	Serve on the Panel for the National Award for Construction Excellence, Merit (Building Sector)	23/10/2023
Ch.QS Prasad Dissanayaka	Serve on the Panel for the National Award for Construction Excellence, Merit (Building Sector)	23/10/2023
Ch.QS Jagath Basnayake	Serve on the Panel for the National Award for Construction Excellence, Merit (Building Sector)	23/10/2023
Ch.QS Malinda Srimal Herath	Serve on the Panel for the National Award for Construction Excellence, Merit (Building Sector)	23/10/2023
Ch.QS Udeni Talagalaachchi	Serve on the Panel for the National Award for Construction Excellence, Merit (Building Sector)	23/10/2023
Ch.QS Nandun Fernando	Serve on the Panel for the National Award for Construction Excellence, Merit (Building Sector)	23/10/2023
Ch.QS Pamal Nirosha Dilshan	Serve on the Panel for the National Award for Construction Excellence, Merit (Building Sector)	23/10/2023
Ch.QS Ashvin Jayathanan	Serve on the Panel for the National Award for Construction Excellence, Merit (Building Sector)	23/10/2023
Ch.QS Kumudu Rangani	Requesting Nominees of Editorial Committee for SBD/01 (Procurement Works)	08/12/2023
Ch.QS Dhanushka Lakshan De Silva	Requesting Nominees of Editorial Committee for SBD/03 (Minor Contracts)".	08/12/2023
Ch.QS Senerath Wettasinghe	Member for HarmoniSing of the Revised Versions of CIDA/SBD/102 (Major Contracts) and CIDA/SBD/104 (Design and Built Contracts)	02/02/2024
Ch.QS Tilanka Wijesinghe	A representative for the Disciplinary Committee as per Section 36 of CIDA Act	12/06/2024
Ch.QS Senerath Wettasinghe	A Member to the Appeals Board Appointed Under Section 53 (1) of CIDA Act	26/06/2024
Ch.QS Lalith Rathnayake	Standing Committee Members for the Development of Standard Bidding Documents for Private Sector Building Projects	03/07/2024
Ch.QS Senerath Wettasinghe	Standing Committee Members for The Development of Standard Bidding Documents For Private Sector Building Projects	03/07/2024
Ch.QS Jagath K. Basnayake	Representative – for the Preparation and assistance of Tender Documents for the fire Protection System of OPA Buildings	23/07/2024
Ch.QS G.M. Upul Shantha	Representative – Chamber of Construction Industry Sri Lanka (CCI)	30/08/2024
Ch.QS Nandun Fernando	Representative for the period 2024/2025 – Sri Lanka National Arbitration Centre	26/08/2024
Ch.QS Indunil Seneviratne	Resource Person from IQSSL to Conduct a Briefing Session on IQSSL and Quantity Surveying for the First Year Undergraduates Of SLIIT	12/08/2024
Ch.QS Hasitha Gunasekera	The Official Delegate to represent IQSSL at the PAQS Board 2023	31/08/2024
Ch.QS. (Mrs) Kasun Amali Gunasekera	IQSSL Representative for Validation Workshop of National Competency Standard and Curriculum for the Occupation of Quantity Surveying Assistant	29/08/2024
Ch.QS (Ms) Chamari Allis	External Examiners for Competitions at Techno 2024	01/10/2024
Ch.QS Dilshan Akalanka	External Examiners for Competitions at Techno 2024	01/10/2024

Other than the above list, IQSSL members continuously represent the following committees / positions / forums.

Organisation of Professional Associations - Forum Members 2023/2024

1. Ch.QS Indunil Seneviratne
2. Ch.QS Prof. (Mrs) Kanchana Perera
3. Ch.QS Hasitha Gunasekara
4. Ch.QS J.A. Jayantha Jayakodi
5. Ch.QS Lalith Ratnayake
6. Ch.QS Upul Shantha
7. Ch.QS Hemantha Aponso
8. Ch.QS Nishantha Wickremasinghe
9. Ch.QS Tilanka Wijesinghe
10. Ch.QS Jagath Basnayake
11. Ch.QS Rajitha Dassanayake

Green Building Council

1. Ch. QS Prof. (Mrs) Chitra Weddikkara.
2. Ch. QS (Mrs.) Dr. Anuradha Waidyasekara

Department of Building Economics, University of Moratuwa - Department Industry Consultative Board of Department of Building Economics.

1. Ch. QS Hemantha Aponso
2. Ch. QS G. M. Upul Shantha
3. Ch. QS Nishantha Wickramasinghe
4. Ch. QS (Ms) Anoma Gunasekera
5. Ch.QS Majith Rasila

University Grant Commission – Standing Committee on Engineering and Architecture

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

Sri Lanka Institute of Information Technology - Faculty Board of Faculty of Engineering

1. Ch.QS Hemantha Aponso

University of Vocational Technology - Faculty Board of Faculty of Industrial Technology

1. Ch. QS Senerath Wetthasinghe

12. Collaboration with USAID Efficient and Effective Justice Activity

IQSSL successfully organised a two-day construction mediation workshop for corporate members in collaboration with USAID Efficient and Effective Justice Activity, which Chemonics International implemented. Based on the following criteria, only 30 members were selected for the workshop.

1. Being a Corporate Member of the IQSSL of Good Standing; and
2. At least one corporate member representing Gender (Male and Female), Age groups: Above 40 years and Below 40 years, Religion, and Mother tongue: Sinhala, Tamil and English; and
3. Interest and involvement in practising ADR.

The workshop was held on November 18 - 19, 2023, at the City Club Meet Room, Cinnamon Grand Hotel.

13. ISO Certification

The previous governing councils initiated the ISO certification process, which the present council continues. Thanks to the intensive efforts of the Process Management and Compliance Committee, board members, council members, and secretariat staff, the IQSSL has secured the ISO 9001:2015 certification for another three years at the re-certification audit on 8th March 2024.

14. Lease Agreement for Land at D.M. Kolombage Mawatha, Colombo 05, between the UDA and IQSSL

The Lease Agreement for Land at D.M. Kolombage Mawatha, Colombo 05, between the UDA and IQSSL, was signed on 13 September 2023 and detailed as follows:

- Lease starting date – 17th of December 2020
- Lease period – 30 years
- Lease premium - Rs. 23,240,000/-
- Annual ground rental – Rs. 25,000.00 to be paid before 10th of January each and every year
- Construction to be commenced within six months from the execution of the lease agreement (i.e. six months from the 13th of September 2023)

However, given the current financial position of IQSSL and CQSSL, the project's total financing is not viable, and committing to the project seemed risky to IQSSL. Therefore, at the EGM 01 of 2024, held on 10th May 2024, a resolution was passed to terminate the lease agreement for land at D.M. Kolombage Mawatha, Colombo 05 and obtain the maximum possible refund of the lease amount paid to UDA.

Subsequently, IQSSL directly approached UDA and requested to terminate and reimburse the lease amount, which was a success.

Accordingly, IQSSL gave possession of the land to the UDA, and the UDA reimbursed the lease amount after deducting the processing fee. The cheque amounting to Rs. 22,740,000.00 was collected and banked on September 20, 2024.

15. Paperless IQSSL Membership Process

Under the theme of “time to go green”, IQSSL completed the paperless membership information project. Accordingly, all membership physical files were scanned and uploaded to shared drives.

Along with this initiative, IQSSL also implemented the automated membership application process.

16. Secretariat of the IQSSL

The IQSSL's secretariat at OPA is responsible for managing the IQSSL's administrative and financial affairs and assisting the boards in achieving their objectives. The Employment Contract of the Office Manager, Ms. Sharon Walles, was renewed for another year on 19 July 2024. Ms. Nimmi Kaushalya was promoted to Assistant Accountant effective from 11 January 2024, and Ms. Kalpani Tharushika was newly recruited as an account assistant.

At Council Meeting No. 06, held on 8 February 2024, it was decided to discontinue TRJ Associates (an outsourced accounting company) since Nimmi was promoted to assistant accountant and Ms. Kalpanie was recruited as an account assistant.

IQSSL created a new position at the Secretariat office to support IQSSL's process of automating membership information by hiring Ms. Sasini Umada as the Information Coordinator.

Currently, the secretariat of the IQSSL is staffed by the following employees:

Name of the Employee	Designation	Employment Basis	Date of Appointment	Expiration of Contract
Ms. Sharon Walles	Office Manager	Contract	19 th July 2022	18 th July 2025
Ms. Harshini Maduwanthi	Administrative Officer	Permanent	1 st March 2016	N/A
Ms. Nimmi Kaushalya	Assistant Accountant	Contract	11 th January 2024	10 th January 2025
Ms. Kalpani Tharushika	Accounts Assistant	Contract	11 th December 2023	10 th December 2024
Ms. Sasini Umada	Information Coordinator	Contract	19 th February 2024	18 th February 2025

Updating Office equipment

IQSSL purchased two desktop computers and two laptop computers, replacing the old computers used by the IQSSL secretariat staff at OPA.

17. The College of Quantity Surveying (Guarantee) Limited (CQSG)

The new board of directors was appointed after being proposed at Council Meeting No. 08, held on 4th April 2024. The New Board consists of three committed and capable members: Ch. QS Nishantha Wickramasinghe (Chairman), Ch. QS Mahinda Gunawardhana (Director), and Ch. QS (Ms.) Champa Liyanage (Director). From 2023 onwards, there have been no admissions to the Professional Level programme of IQSSL.

18. Professional Levels I, II and III Examinations

The IQSSL conducts the examinations for Professional Levels I, II and III. The Professional Level Examinations conducted for the years 2023 and 2024 are as follows:

Examination	Sat for the exams
Level I	No intake
Level II	13
Level III	29

19. Assessment of Technical Competence (ATC)

The Assessment of Technical Competence examinations were not held in 2023 and 2024 because there were no applicants.

20. Assessment of Professional Competence (APC)

The IQSSL conducts the APC examination twice yearly, usually in March and August, to admit competent candidates who apply for the Associate Grade Membership through recognised membership routes. The table below shows the number of candidates who sat for the last Two (02) APC examinations held in March/April 2024 and August/September 2024 and the number of those who were successful at these examinations.

APC Session	Sat for the APC	Successful
March/April 2024	72	40
August/September 2024	85	44

21. Graduate Member Qualifying Examination (GMQE)

The Graduate Member Qualifying Examination (GMQE) 2023 was held in January 2023. Conducting revision classes for GMQE examinations was started in 2022 and continued in 2023. GMQE 2023 details are as follows.

- Dates of Revision Classes - 04th November 2023 to 10th December 2023
- Exam dates - 6th January 2024 to 3rd February 2024
- The number of Candidates sat for the written exam - 37
- The number of Candidates pass the written exam - 36
- Number of students faced oral examination - 30
- Number of students who pass the oral examination: -27

22. Accreditation and Recognition of Quantity Surveying Degree and Diploma Programmes

The accreditation of the B.Sc. (Hons) in Quantity Surveying degree programme conducted by the Department of Building Economics of the University of Moratuwa expired at the end of 2022. Accordingly, the IQSSL council appointed a re-accreditation panel of prominent practitioners to scrutinise the programme's submission, programme, and facilities. The panel was Ch.QS Upul Shantha, Ch.QS (Mrs) Champa Liyanage and Ch.QS Russell Cooray. Subsequent to evaluating the submission and visitation, it was recommended that reaccreditation be granted to the Honours Degree of Bachelor of Science in Quantity Surveying programme conducted by the Department of Building Economics of UOM for four (04) intakes starting from the 2023 intake (i.e. for 2023, 2024, 2025 and 2026 intakes).

23. PAQS 2024

Six IQSSL delegates participated in the PAQS conference and Congress 2023 held in Kuala Lumpur, Malaysia, from 22nd to 26th September 2023, organised by the Royal Institution of Surveyors Malaysia (RISM). In 2024, PAQS Congress and Conference was organised by Pertubuhan Ukur Jurutera & Arkitek (PUJA) Brunei from 23rd to 29th August 2024 in Brunei, for which five delegates from IQSSL participated.

24. Certificate Awarding Ceremony

The 2023 Awarding Ceremony was held on 11 November 2023 at Lavender Hall, Bandaranaike Memorial International Conference Hall, Baudhdhaloka Mawatha, Colombo 07, for the Institute's Non-Corporate Members and HND students of CQSSL.

25. CPD Programmes, Round Table Discussions and Short Courses

With the strict implementation of Rule 12 of the IQSSL, it has become compulsory for members to maintain CPD records. In 2023/2024, PAB conducted four (04) CPD events and two (02) round table discussions.

CPD	Title	Presented by	Date	Time
CPD 01	New CIDA / SBD /104 Form of Contract - Changes in General Conditions	Ch.QS Saman Gamage Ch.QS Prasad Jasinghe	07-Dec-23	5:15 PM to 8:15 PM
CPD 02	New CIDA / SBD /104 Form of Contract - Changes in General Conditions (Part 2)	Ch.QS Sumith Lokuge Ch.QS Prasad Jasinghe	12-Jan-24	6:00 PM to 8:00 PM
CPD 03	Value Engineering in Construction	Ch.QS Dhammika T. Gamage	22-Feb-24	6:00 PM to 8:00 PM
CPD 03	Effective Cost Control and management in construction projects	Mr. Yasas Chandradasa	25- Oct -24	6:00 PM to 8:00 PM

The Round Table Discussions were held to discuss the Standard Bidding Document for Consultant (Proposed Standard RFP developed by CIDA). To increase the IQSSL's revenue, the PAB organised several workshops on valuable topics. The number of days of the workshops, the number of registered participants, and the number of completed participants are shown in the table below.

Workshop Name	Days	Registered Participants	Issued Certificates
Workshop on MEP Quantity Surveying (5 th Intake - June 2023)	20	47	42
Workshop on Contract Administration Foundation Level (4 th Intake - June 2023)	7	13	13
Workshop on MEP Quantity Surveying (6 th Intake - January 2024)	20	33	30
Workshop on Contract Administration Intermediate Level (2 nd Intake - January 2024)	8	27	24
Workshop on MEP Quantity Surveying (7 th Intake - August 2024)	20 Days	57	Ongoing

26. Non-state Sector QS Education

The IQSSL is maintaining a cordial relationship with the non-state sector QS education providers, and they have been helping the IQSSL in its numerous activities. The Graduate Member Qualifying Examination (GMQE) provides an avenue for non-accredited degree holders to apply for Graduate grade membership once they pass the GMQE. This procedure has encouraged the non-state sector QS education providers to streamline their study programmes to suit the requirements of this examination. Further, many such education providers have taken steps to re-evaluate their study programmes and make changes to them so that they would meet the accreditation criteria established by the IQSSL to accredit QS degree programs. Upon several requests submitted by private education institutions, IQSSL recommended subject experts for curriculum development and/or revisions.

27. State Sector QS Education

The IQSSL has been supporting the government sector Universities such as the University of Moratuwa, the University of Vocational Technology and the General Sir John Kotelawala Defense University, which provide first-degree Quantity Surveying programmes and other government/semi-government educational institutions which provide diploma programmes in Quantity Surveying by reviewing their syllabi, providing resource persons and attending the meetings held on improving quality of Quantity Surveying education.

28. Creating Service Minutes for the Quantity Surveying Profession

IQSSL recognised the importance of establishing National SOR as a strategic move while pursuing the service minute. A committee consisting of members from the public sector was assigned to the task and already commenced the drafting works.

29. Conclusion

IQSSL has sustained the respect and recognition of construction industry stakeholders as one of the leading professional bodies. Accordingly, the corporate members of the IQSSL represent numerous events of the government and semi-government organisations, national and international forums and educational establishments.

Completing the automation of membership information was a great achievement for IQSSL in 2023/2024. Communication between membership and IQSSL was enhanced using most popular and effective communication method, i.e. WhatsApp.

The IQSSL has provided knowledge-based support through CPDs, short courses on pertinent subjects, and other facilities. In addition, it regulates, promotes, and maintains the highest level of professional and academic standards for Quantity Surveyors in the country. The tireless support extended by the board chairpersons, members, and subcommittee members for achieving the IQSSL goals is commendable.

The secretariat staff serves the needs of the membership while smoothly operating the other functions of the secretariat. Periodic visits by the council members, ISO audits and the internal auditor ensured the smooth operation of the secretariat.

Ch.QS Dr. Dilani Abeynayake

Hony. Secretary

Institute of Quantity Surveyors, Sri Lanka

BQSET Report by the Chairperson



I am happy to share key achievements of the Board of Quantity Surveying Education and Training (BQSET) from its successful 2023/24 session.

The primary goal of BQSET is to standardize and elevate the knowledge and skills of current and future IQSSL members. In line with its core responsibilities, BQSET is tasked with conducting the Assessment of Professional Competence (APC), the Graduate Member Qualifying Examination (GMQE), and professional exams from Level 1 to 3. BQSET has successfully carried out these activities during this session.

Interest in IQSSL corporate membership has significantly grown in recent years, largely due to IQSSL's focused efforts in strengthening mutual recognitions with international professional bodies and increasing engagement with the overseas quantity surveying community. In this context, BQSET conducted the APC in a hybrid format, allowing international candidates to participate online, while local candidates attended in person. During the 2023/24 session, three APC programs were held in September 2023, March 2024, and September 2024. Well-structured support classes were offered prior to each APC to help candidates prepare effectively. Notably, we successfully handled over 280 APC applications across these three sessions, including over 100 applications in the September 2024 session, marking the highest number of applications in a single session to date.

High priority was given to enhancing the quality of professional level exams, with a structured moderation process applied to all assessments. Despite a decline in the number of participants, the professional exams were conducted successfully.

Another key area of focus is the standardization of Quantity Surveying education in the country, which involves accrediting degree programs and conducting the Graduate Member Qualifying Examination (GMQE). It was encouraging to see over 40 applicants participate in the January 2024 GMQE session, with the majority successfully passing their respective modules.

Furthermore, BQSET continued the research initiatives launched in the previous years, and the research papers were successfully published.

I would like to take this opportunity to express my gratitude to my dedicated team, including Ch.QS Prof. (Mrs) Anuradha Samarajeewa, Ch.QS Nimantha Managoda, Ch.QS (Ms.) Rasika Samanmali, Ch.QS (Mrs) Chamila Amaratunga, Ch.QS (Mrs) Chamari Allis, Ch.QS (Ms) Dinusha Munasinghe, and Ch.QS (Mrs) Kasun Amali, for their tireless efforts.



Ch.QS Tilanka Wijesinghe

Chairperson - Board of Quantity Surveying
Education and Training
BSc (Hons) QS, PG Dip. (Proj. Mgt.),
FIQSSL, ICECA

BQSP Report by the Chairperson



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. With the objective of effectively communicating IQSSL's information to the membership as well as to the public in an accurate and timely manner, several initiations 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.

With the valuable input from the President of IQSSL, the BQSP managed to update the 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 continued the updates and modifications of the IQSSL website with the aim of providing enhanced services to the membership.

The BQSP also continued the publication of quarterly e-journal "Focus" during the last year and successfully issued several publications as planned. We sincerely thank Dr. (Ms.) Roshani Palliyaguru, Dr. (Ms.) Tharusha Ranadewa, Ch. QS (Dr.) Kasun Gunasekera, and Mr. Dharshaan Vijayananda for their invaluable contribution as the Editorial Board of the 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.

Further, I must convey my special thanks to our web master Mr. Lahiru Fernando of Web Shop Sri Lanka for the great assistance provided us in maintaining our website as well as handling all the hard tasks of setting out the Focus magazine and enabling us on timely publishing. Furthermore, I take this opportunity to thank Ch.QS Indunil Seneviratne and Ch.QS Suranga Jayasena for their assistance in updating the social media and the website.

I personally thank my dynamic board members Ch.QS Prasad Dissanayake, Ch.QS (Ms) Nisha Thambugala Ch.QS Buddhika Perera, Ch.QS (Ms) Dhamisha Sriyananda, Ch.QS Dasun Fernando, Ch.QS Iresha Gamage and sub-committee members Mr. Sandun Senanayake, Ms. Piumali Hettige, and Mr. Dharshaan Vijayananda for their unstinting cooperation for the activities of the BQSP. Also, I take this opportunity to thank the staff of the Secretariat for assisting the BQSP in numerous ways.



Ch.QS Duleesha Wijesiri

Chairperson - Board of Quantity Surveying Publications, IQSSL
BSc (Hons) QS, MBA (PIM-SJP),
AIQSSL, MRICS, Dip (Arb)

FAB Report by the Chairperson



I have the pleasure of presenting the certified audited accounts of the IQSSL for the financial years of 2022/2023 ending 31st March 2023 and 2023/2024 ending 31st March 2024.

First, I would like to acknowledge that our ongoing efforts to ensure the financial stability of the Institute have been successful for the years 2022-2023 and 2023-2024. Despite the severe economic crisis, we carefully monitored the status of membership subscription payments, which is the primary source of income. The Chairperson of the Membership Affairs Board and his team made extensive efforts to reach out to members both locally and internationally through our overseas representatives. While we have seen significant progress, continued efforts will be necessary to enhance collections in the coming years. Additionally, a focused initiative was undertaken to update the membership registers across all categories, implementing a more systematic and acceptable approach during the financial years 2022/2023 and 2023/2024.

Additionally, the short courses conducted in collaboration with the Professional Affairs Board and the Board of Quantity Surveying Education and Training have generated substantial income for the Institute. It is my pleasure to report that the dedication of the Chairpersons of Professional Affairs board, Board of Quantity Surveying Education and Training with the board members and board members' commitment to CPDs and short courses has successfully created a new revenue stream.

The emailed audited accounts will give you an overview of the Institute's financial standing and administration for the years 2022/2023 and 2023/2024. These accounts were prepared by the auditors, S&A Associates.

We have made considerable improvements in the status of fixed deposits, especially during the year under consideration. Fixed deposits amounted to Rs. 115,834,046.00 at the end of the financial year 2022/2023 increased from Rs. 94,033,065.00 and it has further increased up to Rs. 130,002,644.00 at the end of the financial year 2023/2024. Furthermore, the Total Assets have increased from Rs. 145,783,396.00 to Rs. 164,952,828.00 in 2022/2023 financial year and for the year of 2023/2024 the total assets have increased up to 179,298,467.00.

Total revenue of the Institute has been increased from Rs. 20.7 million to 24.4 million, from 2022 up to 2024. This has been incurred due to the investment in the fixed deposits during the period.

Finally, I would like to express my gratitude to the President, the Governing Council, and the members of the Financial Affairs Board for their invaluable guidance. I also extend my thanks to the Directors of CQSSL, as well as the accounting and administrative staff of both the Institute and the College, for their support, which has greatly contributed to our achievements in the financial years 2022/2023 and 2023/2024.



Ch.QS Jayantha Jayakody

Chairperson - Financial Affairs Board, IQSSL
MBA (PM), PG Dip. (CPM), BSc(QS),
Dip.Com.Arb., Dip.Adj., FIQSSL, MRICS,
MCI Arb., ICECA, GREENSL AP

MAB Report by the Chairperson



Membership Affairs Board (MAB) during the period 2023/2024 worked towards the continuation of the institute's goal of congregating all Sri Lankan Quantity Surveyors under the national Institute.

The primary function of the board is to advise the Governing Council on matters relating to the membership including enrolments for new memberships and upgrade of memberships. During this time, MAB worked to update membership information across all categories. The goal is to carry out the underlying functions with the aim of strengthening IQSSL's membership base in the upcoming period. Initial steps have already been taken to begin implementing this plan.

1. Convert the current paper-based membership application process into a simplified digital format.
2. Organise awareness programmes with key institutions.
3. Similar programmes aiming all other institutions that have Qs employed or studying QS programmes. Accordingly, the following aspects need to be considered:
 - a. Identify, by district, institutions offering QS programmes (such as technical colleges).
 - b. Engage with organisations that employ a significant number of Qs, both locally and internationally.
 - c. Identify IQSSL members in each district who are willing to give guest lectures as part of the membership promotion efforts and finalise a schedule.
 - d. Organise these guest lectures on a district-wide basis.

4. Create separate WhatsApp groups for each membership category to ensure swift communication and provide updates on the institute's current status.
5. Offer attractive discounts to companies willing to pay IQSSL subscriptions for their entire QS staff, based on the number of subscriptions.
6. Appoint new country representatives globally and establish a WhatsApp group to maintain close communication between the membership and IQSSL.

As the Chairperson of MAB, I have observed a strong interest from non-members, including Sri Lankan Quantity Surveyors both practicing locally and abroad, in joining the institute. Additionally, existing members have shown enthusiasm in upgrading their memberships to align with their newly acquired qualifications and current professional experiences.

Our present membership strength as at 9th October 2024 is:

No	Membership category	Updated Member count 2022 June	Updated Member count 2023 June	Updated Member count 2024 October
1	Honorary Life Fellow	5	5	5
2	Fellow (FM)	34	33	35
3	Associate (AM)	421	470	540
4	Graduate (GM)	547	566	616
5	Technical (TM)	473	484	482
6	Probationary (PM)	281	361	399
7	Registered (RM)	18	16	14
8	Student (SM)	2398	2456	2418
TOTAL		4177	4391	4509

Underlying functions and tasks have been successfully performed during the past period with extended support received from MAB members.

Members who have not paid membership subscriptions were identified and committee members and subcommittee members were assigned to follow up the process in collecting the membership fees. Members who have not paid membership subscriptions more than 10 years up to year 2023/2024 had been suspended from their memberships and its summary is as follows;

Category	Number of Members Suspended						(A) Removed Members	(B) Re-added Members	Total Removed Members (A-B)
	May 2019 1st List	Nov 2019 2nd List	Oct 2020 3rd List	Jun 2021 4th List	Dec 2022 5th List	Oct 2023 6th List			
FM	-	-	1	-	1	-	2	0	2
AM	-	-	19	3	1	3	26	0	26
GM	-	-	171	8	6	21	206	14	192
TM	-	-	5	-	5	13	23	0	23
PM	-	-	6	5	1	5	17	2	15
RM	-	-	6	1	2	2	11	0	11
SM	101	497	64	175	148	245	1230	21	1209
Total	101	497	272	192	164	289	1515	37	1478

Apart from the above, the initiative of reinvigoration of expired membership was successfully implemented by means of vigorous level of personal communications undertaken by senior members. With due consultation and assistance from the FAB, this initiative enabled us to collect significant backlogged membership fees.

Membership Renewal Form has been revised considering the facts which are required during membership updating process.

Necessary steps were taken to collect and maintain a backup copy (soft copy) of the members' database to ensure their safe storage.

Members were appointed as country representatives from each of the countries; Sri Lanka, Oman, Dubai, Qatar, Saudi Arabia, New-Zealand, Canada, United Kingdom.

Coordination meeting was convened with the overseas representatives with the purpose of discussing the way forward for addressing the issues faced by them, such as limitations in making payments through credit cards, expanding overseas networks, facilitating APC process, amongst other things.

I would like to extend my heartfelt thanks to the members of the Membership Affairs Board: Ch.QS Rajitha Dasanayake, Ch.QS Ajith Hindakaraldeniya, Ch.QS (Mrs.) K.D. Kumudu Rangani, Ch.QS P. Dasun Kanishka Fernando, and Ch.QS Alfrick George Sahayaraj, for their tireless efforts in making the board's work a success. I would also like to express my sincere gratitude to the sub-committee members of the Membership Affairs Board: Mrs. P.Y. Weerakoon, Mr. Sanju Darshana Perera, Mr. U.D.P. Anuruddha, Mr. Gihan Kasun Tharanga Weerasekara, Mrs. J.K.S. Sandeepani Jayakody, Mr. L.A. Mohan Indika, and Miss N.W.V. Vindya Prabashanie, who also worked tirelessly to support the board members.



Ch.QS Prasad Jasinghe

Chairperson - Membership Affaire Board,
IQSSL
BSc (Hons) QS, Dip. Arb, AIQSSL,
MRICS, ICECA, MCIArb

PAB Report by the Chairperson



During the year, agreement that with Canadian Institute of Quantity Surveyors (CIQS) for reciprocal recognition of Member qualifications was successfully renewed for a term of five years. Along with various reciprocities, we were able to introduce online modules on Code of Professional Conduct and Ethics and on Sri Lankan practice, for the benefit of candidates seeking corporate membership.

We had four CPD seminars conducted within the year, both physically and virtually, on many contemporary issues, construction administration, contract administration, requisites of most of which were well attended.

Number of short-durational programmes were conducted continuously with an encouraging participation from industry practitioners, who had been keen to enhance their knowledge, skills and capacities, despite the hardships faced within the year.

A total of three Round Table Discussions were also held, for the benefit of many corporate members.

Discussions were successfully conducted and are being continued further with experienced partitioners to develop industry and practice-oriented standards, including a guideline on professional fee scales, in Quantity Surveying.

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, together with members of PAB Sub Committee. A special note of appreciation is also offered to members of IQSSL staff for their support.



Ch.QS Nandun Fernando

Chairperson - Professional Affairs Board, IQSSL
BSc (Hons) QS, FIQSSL, FAIQS,
Attorney at Law

PRWB Report by the Chairperson



As the Chairperson of Public Relations and Welfare Board of Institute of Quantity Surveyors Sri Lanka, it is with great pleasure and honour that I present this message on activities and tasks undertaken and completed during 2023/2024 period.

First of all, it must be considered that after the political, economic and social difficulties experienced in the country, as a team with endless support of the governing council, we could successfully achieve the planned targets.

We organized a cricket tournament among Qs for the first time, with participation of many QS societies and this is one of the most successful events that must be continued yearly.

Year-end dinner was organized after a long period of time to enhance the relationship among us by gathering Council Members, Past Presidents, Past Secretaries, Directors of QS College, IQSSL office members and QS College staff.

Preparation of short video clips representing evolution of QS profession in Sri Lanka and involvement Quantity Surveyors in construction industry is another major activity initiated and in progress by the Board.

I personally thank all Board Members, namely Ch. QS. (Mr.) Jagath Basnayake, Ch. QS (Mrs) Nadeeka Damayanthi, and Ch. QS (Mr.) Harshan Amarasekara Sub Committee Members, Mr. Nimesh Priyamantha, Mr. Kawshalya Alwis Samarakoon, Mr. Charuna Thilanga Madhusankha, Mr. Demika Premasiri, Miss Madara Gunawardana, Mr. M. D. Chamara Dias and Mr. Sulochana Attanayake who were with me by giving their utmost support to make success the events planned by the Board.






























Ch.QS Sumith Lokuge


Chairperson - Public Relations and Welfare Board, IQSSL

BSc (Hons) QS, AIQSSL, MSc Dispute Resolution and Const. Law, Dip. Arbitration

New Associate Members of IQSSL 2023-2024

			
Mr. A.D. Akalanka AG 3262	Mr. M.R.M. Harsichandra AG 1845	Ms. W.D. Sewwandi AG 2678	Ms. M.L. Kavirathne AG 1252
			
Ms. H.D.T.K. Siriwardana AT 2151	Mr. K.S.H. Sirinaga AS 2245	Ms. G.C.D. Alwis AG 4024	Mr. A.M.I. Liyanaarachchi AT 2129
			
Mr. R.M.D.S. Rathnayake AT 1374	Mr. A.C.P. Jayadeva AT 0752	Mr. P.J.A. Goonawardana AA 6038	Mr. J.K.J. Dasanayaka AA 6042
			
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