

YOUNG QUANTITY SURVEYORS GROUP (YQSG)

of the Pacific Association of Quantity Surveyors (PAQS)



YQSG Newsletter

2012 Second Issue

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respective institutes.

YQSG PROGRAMME 2012 - BRUNEI

FUN RUN @ TASEK 2012 – PROMOTING PAQS 2012 AND THE QUANTITY SURVEYING PROFESSION

In the lead up to the 16th PAQS Congress which is to be held from 7th to 10th July 2012 in Brunei, the PUJA Surveyor's Division – Young Surveyor's Group organized FUN RUN @ TASEK 2012 as a promotional event.

PUJA – YQSG came up with the idea of the Run as an opportunity to highlight public awareness about the Congress as well as the Quantity Surveying Profession in general. Not many of the general public are aware of the role that Quantity Surveyors play in the Construction Industry,

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FUN RUN @ TASEK 2012 *CONT'D*.....

and it was YQSG's hope that the run would present a chance for Quantity Surveyors and other members of the Construction Industry to interact with members of the public and especially the younger generation who will be the future of our profession.

Fun Run @ Tasek 2012 was held at the Tasek Lama Recreation Park located in the heart of Bandar Seri Begawan, on Saturday 16th June 2012. 160 Students and 170 members of the general public, as well as members of the Construction Industry participated in the run. Along with the 2.5km and 5km Fun Run category, there was also a Student Treasure Hunt category organized for students, aged 15 and above.



The Student Treasure Hunt category was specifically aimed at students interested in joining the Construction Industry in the future, or those who just wanted to find out more about the industry as a profession. It was set up over a 2.5km course with roadblocks, puzzles and tasks to complete.

The underlying theme of all tasks involved was the Quantity Surveying Profession, with the hopes that all student participants would complete the Run with a broader understanding of what being a Quantity Surveyor entails.

Examples of the tasks set for the student participants included crossword puzzles with construction themed clues, a mathematical problem using Precast and Conventional Construction as an example and a puzzle matching job descriptions to the relevant construction profession.

The Fun Run managed to raise \$5,000.00 for two local charities; SMARTER Brunei and PusatEhsan, as well as promoting the PAQS Congress to the general public, and for the PUJA – YQSG Committee, the highlight of the event was the awareness of the Quantity Surveying Profession and knowledge imparted to our Student Participants.



By Sow Fun Low,
PUJA (Brunei) Surveyors Division
YQSG Organising Committee Chairperson

ABOUT PAQS - YQSG



On 15 August 2009, young members from PAQS country members attended the Sustainability Committee Meeting at Kuala Lumpur and formed the first Young Quantity Surveyors Group committee. This committee was subsequently appointed by the PAQS Board under PAQS Constitution article 3.2.

Quantity surveying students and young members under 40 year of age and who are from the country members are encouraged to join YQSG.

The first YQSG programme was held from 23rd to 24th July 2010 before the main PAQS Congress. 17 young members include representatives from China, Hong Kong, Japan, Singapore and students from National University of Singapore attended the programme. The second YQSG program was held in Colombo, Sri Lanka in July - 2011 with the participation of about 50 numbers from 08 member countries.

It is to be noted that the YQSG should be a good vehicle to promote QS as a career choice for school leavers and university students.

The Pacific Association of Quantity Surveyors (PAQS) is an international association of national organizations representing Quantity Surveyors in the Asia and Western Pacific region.

The Missions of the PAQS are:

- The promotion of the practice of quantity Surveying (QS) in the region.
- The promotion of “best practice” for QS in the region.
- The promotion of dialogue between member organizations.
- Encouragement of regional cooperation in the practice of QS.
- Fostering of research appropriate to the better understanding of building practice in the region.
- Rendering of assistance to members of member organizations working in each other’s countries.

The Current Members of PAQS are:

FULL MEMBER

- Australian Institute of Quantity Surveyors (AIQS)
- Building Surveyors Institute of Japan (BSIJ)
- Canadian Institute of Quantity Surveyors (CIQS)
- China Engineering Cost Association (CECA)
- The Hong Kong Institute of Surveyors (HKIS)
- New Zealand Institute of Quantity Surveyors (NZIQS)
- Singapore Institute of Surveyors & Valuers (SISV)
- Institute of Quantity Surveyors Sri Lanka (IQSSL)
- Royal Institution of Surveyors Malaysia (RISM)

ASSOCIATE MEMBER

- Fiji Institute of Quantity Surveyors (FIQS)
- Institution of Surveyors, Engineers and Architects, Brunei (PUJA)
- Philippine Institute of Certified Quantity Surveyors (PICQS)

OBSERVER MEMBER

- Association of South African Quantity Surveyors (ASAQS)

CHAIRMAN'S MESSAGE



Sr JOSEPH CHONG

Chairman

Young Quantity Surveyors Group
2009 - 2013, PAQS

BSc(Surv)(HKU), MSc(IDM)(HKU),
MHKIS, RPS(QS), MHKICM,
MHKIVM, BEAM PRO

Greetings and thanks for reading the second newsletter prepared by the PAQS Young Quantities Surveyors Group (YQSG).

We are getting close to the date of the Young Programme this year. This year the YQSG Committee decided to publish one more newsletters to share our news and ideas with you.

In this issue of newsletter we have articles from:

- Brunei - Sow Fun Low wrote about the preparation work at Brunei for the PAQS 2012.
- Singapore – about Partnering written by Mr. Eugene Seah
- Japan - Dr. Kenta Fukagawa wrote about new energy supply system in Japan.
- Australia - Max Shea wrote about the newly introduced Carbon Tax and its impact on the Construction Industry in Australia.
 - Sri Lanka - Prasath Sanjeeva wrote about innovation and sustainable construction and two articles about green buildings from students at the University of Moratuwa.
- Hong Kong – about green buildings written by university students from the University of Hong Kong, Hong Kong Polytechnic University and City University of Hong Kong, and myself.
- Malaysia – about Quality Assurance (ISO 9001:2008) in Quantity Surveying written by Sr Amnah Salleh, Sr Fadillah Camaluddin, Sr Shazali Sulaiman and Sr Yeap Soon Kiat

The reason why we have invited surveying student leaders to write in this newsletter is to make them aware the existence of PAQS, start their involvement in the YQSG platform and share their views with students from other countries.

After reading the above articles, I believe you will probably echo my feeling that some of the industry practices are actually very similar in the Asia Pacific Region but there may be some subtle differences.

I hope you will enjoy reading this newsletter and we would continue to collect more interesting articles for you to read. If you would like to share your articles in our upcoming newsletters, please feel free to contact me.

PARTNERING - PART 1

Partnering is a generic term embracing a range of arrangements aimed at establishing joint working and co-operation at varying degrees of formality. Partnering is advocated as a means of achieving reduced costs and improved performance by adopting information sharing non-adversarial contract administration that is possibly coupled with "incentivisation" arrangements; and shared management controls.

It is a concept that acknowledges mutual objectives but, if it is to be successful, partnering must also recognise the individual needs of all parties. The concept of partnering can be applied to single projects - project partnering or to a number of projects over time - strategic partnering. Above all, it is also about quality management. Partnering is primarily about teamwork even though the team members may be from different companies. For a successful team the individuals within the team must be competent, well-trained and motivated, and share the vision of teamwork. Respect and acknowledgement for each other's contribution is an essential ingredient. In a legal context, partnering can take several different forms ranging from non-binding charters to detailed agreements, which modify traditional contractual arrangements on specific projects. These shall be addressed in Part 2.

Partnering, however, is not formally practiced in Singapore's construction industry. Although the paradigm of mutual working relationships and amicable commercial settlements exists, the question is whether partnering and its concepts can survive in Singapore with its ethos encapsulated in a shroud of legal precedence, from Singapore, if any. Some consider partnering inconsistent with the harsh industry realities of commercial contracting, or others who consider it a management rhetoric that fails to perceive realities adequately. There are also tangible benefits to be gained from partnering and for this reason, partnering, in all its forms, should be given serious consideration by practitioners of the industry. The benefits to be gained from partnering turn largely on the type of partnering arrangement employed and the degree of party integration and risk sharing. Broadly speaking however, the benefits said to be gained from successful partnering

arrangements include improved relations among people, greater efficiency and cost effectiveness, increased opportunity for innovation, continuous improvement of quality services, reduced delivery time and speed to market, increased safety and the reduction, if not elimination, of disputes.

Practical benefits of partnering (Barlow et al., 1997) are said to include:

- Supervision by those best qualified: Responsibilities including supervision are given to those best qualified rather than according to the contractual hierarchy. Organisational structures tend to be flatter with decision making delegated to less senior levels of management. The result is said to be quicker response to problems and opportunities.

- Free exchange of information: Free exchange not only of financial but also of technical and programming information. The parties should consider any appropriate measures to preserve confidentiality and to consider whether information is used only for the project or projects within the scope of the partnering arrangement.

- Snagging and re-working: The parties co-operate to identify defects, to programme remedial works to agree work methods, including acceptable alternatives. Rework is sometimes carried out on a cost reimbursable basis, without profit.

- Reduction of the need for audit and inspection: Some partnering arrangements reduce to a minimum or even eliminate audit and inspection by the Employer. However, some Employers may feel uncomfortable with this, and such arrangements are unlikely to be acceptable in the public sector.

As an alternative, audit and inspection may be carried out jointly or by independent consultants whose costs are shared. Where subcontractors and suppliers are also parties to such arrangements, the cost savings can be substantial. Any reduction in audit and inspection procedures must however be balanced against the increased involvement of the Employer in establishing the partnering relationship.



By Seah Hsiu Min Eugene

Singapore Institute of Surveyors & Valuers

- Reduction in costs associated with disputes:

Such costs are said to include not only those of outside consultants but also the internal costs associated with adversarial contract administration which requires a detailed paper trail to be prepared to position the parties for the defence or pursuit of claims.

- Increased integration:

For the contractor, there is a greater acceptance and understanding of its interest in the project. A cooperative environment allows the contractor's project team to concentrate on finding the best solutions to the work scope, rather than pursuing claims. Under alliancing and some partnering arrangements the contractor has an ability to improve its profit margin, without adversely affecting the quality of work, by having the opportunity to share project profits.

The ethos behind partnering is that the client, designers and contractor work as a team from the outset, resolving disputes in a non-adversarial manner and sharing both the risk and rewards. In doing so, they reduce time and cost and improve quality of build, without sacrificing profits. These partnering concepts are not new but simply reflect good working practices already developed through long-term relationships.

The basics of the partnering procession can be summarised in 3 stages, mainly:

- Agreeing to use partnering. There needs first to be an understanding of what partnering means to those involved. This can be achieved by education of and commitment from all the participants, including the top management of these organisations.

- Setting up an initial partnering workshop to address the various issues including agreeing on the objectives and the means

PARTNERING - PART 1 (CONT'D)

of resolving any problems.

- Carrying out the construction work using further partnering workshops to ensure the team steadily improves and teamwork is maintained. These further workshops, the development of periodic evaluation process and feedback are all necessary.

The partnering process must involve all participants and it is important that everyone from senior manager to operatives on site is engaged in the process. Workshops are important components of the success or otherwise of partnering as they establish the intention at the inception stage with all the participants. The use of a few contractors, designers etc means that the supply chain gains knowledge and experience of the client's business and is therefore in a much better position to produce "best value" for the clients. The selection of the participants is critical and may start with a cultural audit to ensure that they possess the appropriate characteristics and attributes.

These include:

- Trust and respect
- Commitment to mutual objectives
- Co-operation through teamwork
- Interdependence
- Communication
- Risk Identification and Management
- Continuous Improvement
- Joint Problem Solving

When setting up partnering arrangements, one must have a clear appreciation of what is required under each of these headings. Notwithstanding that during the construction process mistakes will be made, rather than go straight to the contract there is the understanding that the participants will attempt to resolve the problem without attributing blame. It is based on the philosophy that the delivery of the project is the primary motivator and achieving this to best advantage will be in the interests of the team, if not directly and in the short term, certainly in the wider and longer term.

Currently, this paradigm of working is still alive in the work processes in Singapore. For example, if potential cash flow issues arise, the Contractor may seek assistance from the Employer to waive certain contractual rights such as higher performance bond percentage. However, these informed structures vary from project to project, team to team and it also greatly depends on the objectives of the Contractor, that is to say, the Contractor enters into a project for overall cash flow reasons for his company (hence being very shrewd in working attitudes).

The benefits of good teamwork are self-evident in that each other's roles and requirements are well understood. This in turn feeds into the partnering process which then provides better value products within shorter timescales and reduced industrial and contractual disputes. However, unless the issue and allocation of costs is addressed at the outset in a non-confrontational way there is

potential for major problems to arise. Furthermore, where parties are contemplating entering into partnering arrangements they should notify their insurers before doing so.

Long-term partnering concerns two or more companies working together over a period of time to achieve continuous improvement in areas such as cost reduction, speed to market and improvements in quality and safety. Parties may operate such relationships merely on the basis of regular repeat working over a series of projects without any contract governing the terms upon which the long-term relationship should be conducted. Instead, the extent of co-operation and communication between the parties may be contained in a partnering charter or nonbinding partnering agreement as addressed above. As negotiation and joint working continues and partnering relationship matures, new goals and different converging interests are likely to emerge and the initial agreement and bases for the relationship may require amendment to reflect these changes.

In the past, parties have simply fallen into relationships that resemble long-term partnership arrangements. The parties' interests have aligned and a relationship based on trust has developed as a result of working together for a long time. The oldest known partnering arrangement in the UK is the long-term relationship between Bovis and Marks & Spencer, which started in 1926. The terms of this relationship were not contained in writing at any stage, nor were there any financial incentive schemes in place. It was relationship based purely on the co-operation of the parties and the exchange of information, personnel and skills. It is often asserted that long term partnering provides parties with benefits greater than other forms of partnering because it allows time for continuous improvement. It is argued that the benefits to be gained in terms of cost and time savings increase with each new project because teething problems are resolved and lessons are learnt from difficulties encountered on previous projects.

Even so, the increasing use of other forms of partnering has made it apparent that each form offers parties specific benefits that may, depending on the project and desired outcomes, prove more beneficial than that of continuous improvement under long-term partnering. Advantages of long term partnering include reduced transaction costs over time achieved by improved efficiencies and sharing of resources. Repeat working leads to standardisation in working practices and procedures and, when possible, design and construction solutions. The length of the relationship creates more opportunity to effect a cultural change and overcome any initial resistance to the partnering arrangements. The high-start up costs inevitable in establishing a partnering relationship are said to be offset by the long-term benefit. From the contractor's perspective there is the prospect (although not necessarily an enforceable commitment) of repeat work. Many employers are choosing partnering as their preferred method of contracting and contractors in some sectors have to accept such arrangements or are finding themselves effectively excluded from workflows. The length of the partnering relationship gives rise to a second difficulty with long-term partnering. It is generally accepted that the relationship needs to last for five years before benefits are fully felt.

PARTNERING - PART 1 (CONT'D)

In a relationship that exists over several years and several projects, however, there is little stimulus from competition. As a result there is a greater chance of the relationship succumbing to complacency and becoming what is generally regarded as cosy. The employer is unlikely to be satisfied in a long-term partnering arrangement unless there is some procedure in place to ensure value for money is being achieved. Strong emphasis needs to be placed on continuous improvement monitored through performance assessment schemes, which may be jointly developed.

Benchmarking against the open market is another means of introducing an element of competition into the relationship. Alternatively, the parties may choose to adopt a framework agreement, which enables an employer to agree basic terms upon which future projects may be conducted as well as setting objectives for the life of the arrangement. The award of a number of such framework agreements permits the employer to tender individual contracts among a group of accepted service or goods suppliers. In this way the employer has a degree of reassurance as to the basis or pricing during the life of the arrangement. Factors to consider as a minimum in any binding long-term partnering arrangement include:

- treatment of intellectual property rights in know-how and information jointly developed;
- confidentiality; and
- dispute resolution.

As the name suggests, project specific partnering involves the adoption of partnering principles on an individual project. Long-term partnering, project specific partnering may constitute no more than an informal process involving a voluntary agreement or mission statement that acts as a relationship guide for the parties and details the objectives and commitment of the key members. Increasingly, however, parties are looking to embody partnering principles into their contractual arrangements on individual projects.

If binding partnering arrangements are desired the first question is whether to enter a single contract to incorporate all

terms relevant to partnering as well as the delivery of the project or whether to use two, a traditional works contract modified if necessary alongside an agreement embodying the partnering elements. The latter approach is more common in the UK but the single contract approach is more widely used on partnering projects in Australia. One of the most challenging aspects of these partnering arrangements is establishing a non-confrontational working environment particularly where traditional contracts are employed.

The established practice in the US, increasingly adopted in the UK, is to conduct facilitated workshops and training to coach parties selected to work together on an individual project for the first time in teamwork and better communication skills. In the UK, incentive schemes and alignment processes are often incorporated into partnering agreements to encourage commitment to the partnering ideals. Project specific partnering arrangements are becoming increasingly sophisticated. It is now common for aspects of partnering to be enshrined in a contract and for performance to be evaluated against agreed standards. In the usual case benchmarks or KPIs are agreed upon at the beginning of the partnering relationship and provide an objective measure of progress and success of the relationship. The use of "incentivisation" and formal risk/reward schemes in partnering arrangements has led to the development of a separate category of partnering termed alliancing.

Alliancing is more detailed and considerably more formal than other partnering arrangements. Indeed, some may say alliancing represents a more "hard-headed" approach to partnering because it involves profit sharing and often risk-sharing schemes whereby sanctions apply for failure to achieve KPIs and targets. The distinctive feature of an alliance is an incentivized contract, which is central to the partnering relationship. Hence the participants have the opportunity to derive quantifiable benefits from the explicit incentive arrangements as opposed to the more indirect incentives in softer partnering arrangements arising from the potential for improved cash flow and the opportunity for future work. Members of an alliance are aligned to a set of common objectives through the use of a financial incentive scheme targeted primarily at

cost reduction but which usually also addresses quality, performance and safety.

The scheme will usually link the rewards of all alliance members to the overall outcome of the project and not their individual performance. This encourages co-operation and reduces the potential for adversarial conflict, but gives rise to interesting questions concerning the duties owed by the alliance members. Although project specific partnering is short-term, it offers some benefits that long-term partnering cannot. Foremost, it does not restrict market entry that means the stimulation of completion is always present and suppliers are more likely to be motivated.

Further, compensation and reward methods under partnering/alliance arrangements are typically linked to the quantifiable elements of cost, time and quality. Targets for long-term partnering tend to be more complex because individual project details and the basis for reward are uncertain at the beginning of the relationship.

Partnering should create a win-win situation whereby the parties are allowed to make reasonable returns on the project. If the parties are really thrusting each other and willing to openly share their experience, then partnering is the ideal procurement tool. Having said, it has been suggested that where the parties have a relationship underpinned by partnering, a contract is unnecessary. It would seem that the principle underlying such cause for the eradication of contracts is that they are the cause of many problems in the UK. It is suggested that the view is dangerously misconceived. A common sentiment expressed by various commentators is that partnering is a "non-legal or moral relationship" that sits alongside the formal legal - contractual - relationship between the parties. Some argue that we need to step away from the traditional methods of project delivery, and that if this means scrapping the formal written contract, so be it. However, can this school of thought survive the courtroom test in UK and Singapore? These issues shall be discussed in Part 2 of this article.

NEW ENERGY SUPPLY SYSTEM IN JAPAN

According to the devastation happened on March 11th in 2011, Japan's energy policy is facing a turning point. At the present, all the nuclear power plant is suspended and all of us are required to save energy individually to avoid the nation wide power failure in this summer.

Japan since long time ago has been already enough energy saving country according to the 1st and 2nd oil shock which made whole nation panic. For instance, Japan's main transportation is rail way systems including Shinkansen, the bullet train. Car no longer is the main transportation in Japan. In addition, as Wangari Muta Maathai who is the novel peace award winner of 2004 used the word "Mottainai", which means don't waste the things as long as you can use, energy usage efficiency ratio is already high. For that reason, further energy saving is very hard issue in Japan at this moment.

For the energy saving, many of the office buildings take the setting of 28 degree celsius for air conditioning. In addition, some of the public offices adopted the casual clothing instead of suits style since few years ago. The rest of the things we can do in Japan are planed power failure and more usage of the natural resources.

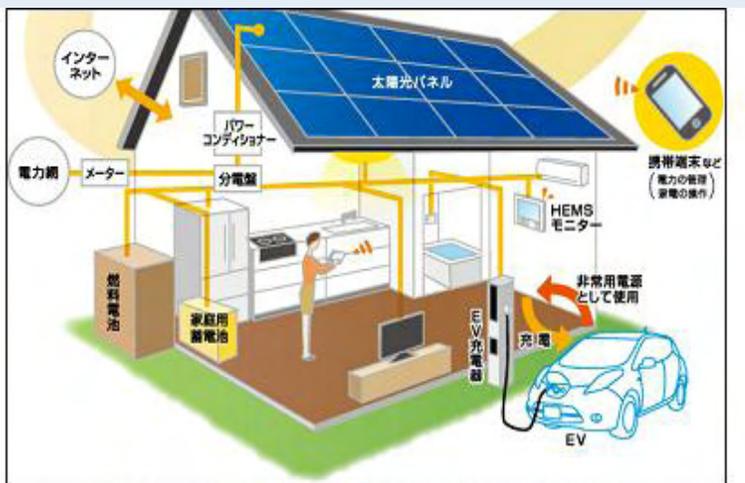


Fig.1 Usage of EV car as emergency power supply

As it is well known, there are only a few natural resources in Japan. Our social system is mainly depending on the imported natural resources. After all the nuclear power plant is temporally suspended, all the plant companies reported huge debt for importing the natural gasses and oils for thermal power generation. For that reason, nuclear power plant seriously affects the Japan's economy system. Beside, nuclear power, solar generation and wind generation system are getting more and more utilized, especially in Germany. However, wind generation causes sound pollution and also the solar generation is alarmed by some researchers that the solar generation in a huge area harms the biogeocenosis in the area. For those reasons, Japan's new energy policy is still in a maze and no exact direction is decided.

However, some of the company produced new energy producing summer by some products. One of the most attracting one is the system with electric car. As you know electrical car mounts huge capacity of battery. This battery is big enough to supply the energy which one family needs for one day. The image is shown in Fig.1. In this way, the EV car can be charged while the electricity usage is not at the peak such as midnight. In addition, when the usage is at the peak, the EV car can supply the electric city to the house to displace the peak.

The usage of the EV car is what we Japanese never thought of. Car itself is a vehicle and did not have more value on it. However, its battery can be used in many occasions.

At this moment, the price for EV car is still high if it is without government aid. However, if we put the EV car cost into the fee for the housing as emergency power supply, the price can be cheaper. Probably in the future, QS might be required to estimate the EV car price into the housing to prepare for the natural disaster in many countries.



By Dr. Kenta Fukugawa,

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CARBON TAX AND THE CONSTRUCTION INDUSTRY

The debate is now over – starting in July 2012 a carbon tax will be implemented and levied against the biggest polluters in Australia. The carbon price is fixed at \$23 for each tonne of CO₂. Businesses will either purchase or be allocated permits and will then be required to surrender a number of permits each year to fulfil their emissions obligations. The price will rise by 2.5% a year in real terms during a three year fixed price period until July 1 2015. The carbon price will then be determined by a market based mechanism under an emissions trading system ^[1].

In Australia the residential and commercial building sectors produce 23% of the national greenhouse emissions. Production costs of carbon intensive materials used in the construction industry, such as aluminium, concrete, bricks, glass and steel are expected to increase. Coal-fired power stations that generate most of Australia's electricity will also be more expensive to operate and these additional costs of production are likely to be passed on to the consumers. However the presumed extent of industry assistance arrangements such as free carbon permits, cash payments, etc, are likely to lessen the extent of the carbon liabilities. According to a Davis Langdon publication the carbon tax will push up building component price by approximately 0.5%^[2]; while the Master Builders Australia has indicated that overall construction costs will rise 1.4% to 2.0% between now and 2020^[3]. To further put into perspective – the Property Council of Australia released a report in 2011 indicating that the impact on the price of an illustrative 200 m² house is expected to be \$3,645 which amounts to approximately \$18/m², or a 1.7% increase in cost. The impact on an illustrative 3-storey commercial building with 11,588 m² of GFA is expected to be \$318,043 which amounts to \$27/m², or a 1.5% increase in cost ^[4].

Builders and property developers have strongly attacked the carbon tax, saying it will damage the housing sector and the broader construction and development industry. Some argued that the tax would further erode housing affordability in Australia and hurt first home buyers. The common sense is that when the house buyers shied away, housing demand and small businesses will be greatly affected as well. However the Green Building Council of Australia is firmly in support of carbon pricing, provided it is implemented along with plenty of green initiatives and incentives. These price signals will add value to energy efficient homes and encourage a push for greener building products and higher standards of efficiency. Therefore buildings constructed and maintained to the highest standards will be more desirable and similarly older, less energy-efficient buildings with higher energy costs will face lower demand from tenants.

The extent of the overall impact of the carbon price mechanism on the construction industry and the property sector is difficult to quantify. The most significant changes will stem from the need to adapt to rising costs associated with emissions intensive products and services. Therefore the effect in the short term is likely to be minimal with potential for positive impacts over the longer term due to acceleration in the adoption of energy efficient technologies.

References:

[1] & [2] Carbon Price on Construction Costs, Davis Langdon, August 2011.

[3] Putting a Price on Pollution: What It Means for Australia's Property and Construction Industry, Green Building Council Australia, 2011

[4] The Carbon Price Mechanism and the Property Sector, Property Council of Australia, October 2011



By Max Shea,
Australian Institute of Quantity Surveyors (AIQS)

INNOVATION AND SUSTAINABLE CONSTRUCTION

Construction is an essential industry in a country's national economy which supports in many ways for the improvements of the human lives. It provides many opportunities for the society, such as providing good living standards, infrastructure facilities, serve other industries like agriculture/manufacturing, work environment for services sector, creating employment opportunities etc.

Construction activities and the environment are inextricably linked. Over 80% of construction materials come from natural resources. (<http://www.rics.org>). All of these resources are consumed in the construction operation of built environment. In turn these built structures become part of our live sphere, affecting our living conditions, social well being and health. However, the use of natural resources over a long period of time it has been seen that those resources have become scarce. Increased awareness of the world about this scarcity of natural resources has kicked the construction sector to step towards sustainable projects.

Sustainability is defined as meeting the current needs of people without compromising those of future generations. There are three important factors that affecting the sustainable development as;

- Social factors (Community development)
- Economic factors (Economic development)
- Environment factors (Ecological development)

The responsibility of sustainable development is to bring these three into a situation where they are balancing with each other.

In terms of sustainable construction, that always involves some innovation component. Generally innovative construction has become essential for construction companies because of increasing pressures from clients to improve quality and environmental performance, reduce costs, and speed up construction processes. Here, "improving environmental performance" by innovations is the medium where sustainable construction and innovation meet together.

A typical construction process starts from the client's idea of the project to the completion of the practical construction works. During the each stage in this process, parties involved need to look at the processes, and introduce innovations to take a project to a sustainable condition. These will not only enable the existing project be sustainable but also it will enable for future projects to be educated.

At the design stage of a project, use of innovative designs is a first step of implementation of innovation for a sustainable construction. Design to optimize the use of natural lighting, natural ventilation and use of solar power etc would leads towards a sustainable building. Also, the orientation of the building may help in preserving the existing landscaping which will create less environmental damage, new ideas would deliver better benefits in these cases. Furthermore the designers shall consider the adoption of environmentally friendly materials in their designs as much as possible.

Innovation can participate in sustainable development during the construction time also. Construction management shall develop new methodologies to reduce waste, reduce noise, maximize the efficiency in using resources such as labor and material handling, efficient management of plant operation etc. Not only the physical operations on site but also the other operations such as documentation, communication can be improved by adopting new methods (such as use of advanced technology i.e. use of internet, emails).

Quantity Surveyors role in terms of innovation and sustainability would be mainly advising on the commercial aspects. Advanced use of e-resources in contract documentation, communication also can be considered as components of innovation. Quantity surveyors can work in close relationship with the other construction professionals by advising on cost aspects, contractual aspects etc. Because it is understood that the sustainable project are usually expensive, therefore designers, architects, construction managers always need to be concerned/alerted about the costs at each stage of the project to deliver a project with a reasonable expenditure. The competencies of a quantity surveyor will help to maintain this.

Innovation always should be supported with Research and Development (R&D). It is evident that considerable innovation occurs and used within projects but there is no much improvement with institutional learning to capture this innovation for future projects.



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GREEN ARCHITECTURE - BUILDING FOR A BETTER TOMORROW

As the world population passes the seven billionth mile stone, it has become a critical requirement to opt for sustainable building solutions which can fulfill the ever increasing housing as well other building needs.

When it comes to building construction and maintenance, the concept of 'green architecture' has two main objectives. Built environment is designed such that they would minimize the harmful impacts on the environment and maximize the efficient utilization of energy, space and cost. Striking a balance between these goals would achieve a result which is sustainable, thereby making sure that the future generations' opportunities are not inhibited by the actions of the present.

The birth of this concept of 'green architecture' dates back to April 22 of 1970 which was the first 'Earth Day'. Since then there have been various initiatives taken all around the world to promote this sustainable method of building. One such main concept introduced by the United States Green Building Council is the LEED (Leadership in Energy and Environmental Design) rating system for buildings. The main criterions of this certification can be taken as a yard stick in the concept of 'green building' or 'green architecture'. Therefore 'going green' in terms of built environment can be summarized as follows:

- Sustainable sites – This category considers the optimum use of the construction site, transportation methods, usage of space, reduction of light pollution etc.
- Water efficiency – Reduction of water usage, designing of water efficient landscaping, innovating waste water technologies in the design are considered under this category.
- Energy and atmosphere – Energy management is a key requirement in the present context. Adopting renewable energy generating methods, optimizing energy performance are some of the key areas of focus in green architecture.
- Materials and resources – Using reusable materials with less carbon footprint, recycling of materials, managing construction waste are essential factors in 'going green' when it comes to green building.
- Indoor environmental quality – Creating an indoor which is healthy and highly environmentally friendly is also a key aspect. Improving indoor air quality, ventilation, maximizing daylight usage, designing for thermal comfort are some such areas of concern.
- Innovation and design process – A separate consideration is given to innovative designs to suit all these concepts.

However adopting all above mentioned factors should be performed in a well planned manner as just 'going green' is not a simple task. It usually tends to involve more costly methods (especially in terms of environmentally friendly materials) but the long lasting advantages cannot be overlooked at a time where environmental concerns are high.



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GREEN ARCHITECTURE – GREENER FUTURE

Boundless greed and desire of the disobedient son of Mother Nature seems to demand more and more of resources that it has become a race between demand and supply in which the demand is leading ahead significantly. Demand seems to accelerate with incredible energy whereas supply seems to be on a contrasting course. Race in the construction industry is no different to this big picture.

Consumption is not the biggest threat, but the damage done while consuming. Impact on natural equilibrium as little as possible as well as least possible contribution to demand for rapidly shrinking resources has become the need of the world now.

One path, Green Architecture, the concept of green concrete forest instead of today's dead concrete forest, heads in the way of longer survival. Sustainable construction, clean and green energy, environmentally friendly operations, whichever the terminology used to identify them, are brought together in an attempt to make this world a better place.

Vegetation, natural lighting and ventilation, recycled or recyclable materials, environmentally friendly construction methods and eco-friendly energy sources are all parts of green architecture. With growing concern over pollution, waste and deforestation green architecture promises to dominate construction industry for good.

Not only the use of materials and construction methods which take place during the construction, but also currently the construction professionals are encouraged to adopt the concepts of green construction in the design time as well. Design to take the maximum benefits of natural lighting, air, solar power etc has now become a topic between the designers, which is a good sign for the development of the green construction.

The day “green” becomes statutorily requisite is not too far. Let us preparedly embrace green architecture, because it is our survival, tomorrow's culture and, more importantly, future.



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CURRENT HONG KONG QUANTITY SURVEYORS INVOLVEMENTS IN GREEN BUILDING PROJECTS

Nowadays there are more and more quantity surveyors from Hong Kong involved in green building projects in the Greater China Region. Developers are keen to obtain green building certifications to achieve marketing efforts and also due to severe competition in the market.

Their green buildings are usually targeted at LEED certifications (for Hong Kong projects also targeted at BEAM-Plus certifications). For these projects, developers would usually engage environmental consultants who have employed LEED APs and BEAM Professionals to advise on the compliance requirements for the design team and contractors to comply with.

After appointment of environmental consultants, they would start to analyze the possible credits which can be gained using the current proposed design and advise the design team what the target credits to achieve the award are. Also, same as other technical consultants, they will provide the necessary specifications for inclusion in different tenders for the contractors to comply with.

There are not too many quantity surveyors in Hong Kong who have possessed the BEAM Professionals or LEED AP qualifications yet. Also most quantity surveyors are not very familiar with the requirements of LEED and BEAM Plus standards. As usual, majority of the quantity surveying consulting firms are still adopting the old standard special conditions and preliminaries clauses for these projects. For preparation of cost estimates and cost plan, cost consulting firms would simply allow a few extra percents in their cost estimates and cost plans as allowance for getting LEED/ BEAM Plus, without much substantiation to the developers. The actual cost premium of getting LEED/ BEAM Plus awards is usually unknown to the developers even after the projects are completed.

However, with more exposure of quantity surveyors in LEED/ BEAM projects, we can expect they are more familiar with the green building provisions, such as green roofs, vertical greening, PV panels, recycled rain/ grey water system etc. Cost consulting firms would soon be driven and under client's pressure to provide more innovative services to create value for developers instead of continuing cost cutting approach to lower the professional fees.

In the future, young quantity surveyors in Hong Kong will find more challenges to tackle problems in estimating and controlling construction and maintenance costs of green buildings due to shorter innovation cycles and we need to equip ourselves well starting from now.



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A GREEN CONCRETE JUNGLE

Global warming has been a worldwide alarm for decades. Environmental activists, especially green architects, have started to design green buildings to alleviate the problem. Being the most populated city in Asia, Hong Kong is full of high-rise and renowned buildings. But is it possible to find any green buildings in this concrete jungle?

The answer is yes. One of the iconic examples is the Hong Kong Wetland Park in Tin Shui Wai. It has won over 10 architecture, landscape and environment awards, in both local and overseas competitions since the completion of phase 1 in 2000. Its architectural design focuses on the harmonization with the nature and environmental protection. This is achieved by plants on the roof and the external walls for heat insulation and adopting geothermal heat pump air-conditioning system for reducing energy consumption.

However, frankly speaking, green buildings are still rare in Hong Kong. The number of green buildings here strikes me as they are rather exceptional than the norm. According to the HK BEAM society, a non-profit organization that owns and operates the Building Environment Assessment Method, there are 249 certified buildings being awarded under the scheme from 2009. It seems to me that green buildings are not yet common in Hong Kong.

Given the increasing awareness of environmental protection and sustainable development, that green buildings would be a global trend in the near future. Indeed, the Government has established some policies like the Joint Practice Notes No.1 & No.2 and the Buildings Energy Efficiency Ordinance in order to protect and improve our built and natural environment. However, there is still a long way to go for policy-makers to devise more comprehensive policies, with the support and consensus from the society. It is unlikely that the construction industry, particularly profit-oriented developers and contractors, will take a leading role in incorporating environmental protection ideas into their building plans. Mainly the government has the opportunity in taking the initiative in implementing better green building policies to reduce adverse impact to the environment. In this aspect, the Singapore Government is a good role model that we may learn a lot from. It established the Green Mark Department and set up Green Building Masterplans to promote green buildings and ensure that environmental considerations are taken into account at the very beginning of a project.

Gorgeous and splendid skyscrapers are so attractive that they have gained much of the focus from the public. Green buildings, unfortunately, have not received enough attention than they deserve. With the effort from government, environmentalists and the general public, more and more people will get to know about green buildings and their importance to sustainable development.

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GREEN BUILDINGS

In the past, an extraordinary building would be admired by its characteristic shape or tremendous height. Nonetheless, time flies and values change. Everything become much more perfect and beautiful with the element of “greening”. Food, clothes and transportation, etc. all of these are pursuing to be greener. Thus, a new concept of “green building” has been generated.

Green building, which also call green construction or sustainable building, refers to a structure that is environmentally friendly and resource-efficient throughout the whole building process, including siting, design, construction, operation, maintenance, renovation and demolition, etc. This is to be achieved by the architects, engineers, surveyors and client at respective stages.

It is absolutely agreeable with this kind of projects and there are no apparent disadvantages to promote green building. With the advanced technology and knowledge nowadays, all of us have the ability and responsibility to rescue the earth from environmental deterioration. By putting green building into practice, we can, for example, use water, energy or other resources efficiently. Moreover, it can reduce waste and pollution which leads to a better living condition and protection for the occupants. All of these will be discussed later.

Some may say that the cost for constructing green building is more expensive. The criticsers maybe correct only if they are concerning the up-front cost, which is the initial construction cost only. However, through the practice of green building, the entire life of the building is much longer than the traditional building because green building uses advanced utilities and they are more energy-efficient. As a result, it reduces the energy bills and maintenance fee. Green building can be seen as a long term product or even investment as studies also show that many green buildings yield back on investment after their life period.

It is worth to explore some details of green buildings which make them better than the traditional one. First of all, a sustainable siting and design of the green buildings can minimize the environmental impact associated with the construction project. By comparing this major step with the traditional building, green building must have the largest and positive impact on the cost and performance.

In addition, concerning the energy, a lot of high-efficiency windows and insulations in walls, ceilings and floors increase the efficiency of the building envelop which is the barrier between conditioned and unconditioned space. Also, green building advocates the use of natural resources, such as natural light and by using this, it can greatly decrease the use of electricity. Besides, one of the main energy sources of green buildings is renewable energy which is an extremely useful and environmentally responsible energy source. For instance, with the appropriate use of solar energy, wind power, hydro power or biomass, it must significantly reduce negative impact on the environment.

Finally, the waste factor between two types of buildings. As the demand of places for waste disposal outweighs the supply of landfill, it will be wise for people starting to reduce waste through different methods. For green buildings, it uses lots of environmentally friendly materials and building design which can easily lessen the waste of both energy and materials. Furthermore, one of the most important results of green building is recycling because it lowers the amount of waste that go to landfills. Instead, it becomes the new energy again.

There should not be any factors that continuously encourage us to construct traditional building as the values of green building makes progress with giant strides. As the new generation in the building industry, all of us should pay much more attention and effort of this newly and practical concept.

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SAVE ENERGY. ADOPT GREEN BUILDING

According to United States Environmental Protection Agency, green buildings can be defined as the practice of maximizing the efficiency with which buildings and their sites use resources – energy, water, and materials – while minimizing building impacts on human health and the environment, throughout the complete building life cycle – from siting, design and construction to operation, renovation, and reuse. They are not a complicated or technical concept in which with the adoption of energy efficient features and renewable energy technologies, energy can therefore be saved, thus achieving sustainability.

In recent years, the Hong Kong Government has indeed put a lot of efforts in promoting green buildings and building up momentum developing green buildings. Two feature examples are the Hong Kong Wetland Park and the Stanley Municipal Services Building. The design of the buildings in Hong Kong Wet Land Park integrate man-made structures with the natural environment in the park, including landscaped roof, sustainable timber cladding and multiple layers of shades, natural lighting and ventilation. The Stanley Municipal Services Building widely adopts the use of natural daylight and energy efficient building services installations such as air conditioning, lift and escalator. Noises are screened off from the internal courtyard which improves the quality of indoor environment.

By adopting green building strategies, both economic and environmental performance can be maximized. Green construction methods can be integrated into buildings at any stage, from design and construction, to renovation and deconstruction. However, the most significant benefits can be obtained if the design and construction team takes an integrated approach from the earliest stages of a building project. Potential benefits of green building can include environmental benefits, economic benefits and social benefits.

As the concept of sustainability gains traction with leading Hong Kong developers, a number of property developers are incorporating the Hong Kong building environmental assessment method (BEAM) into their projects. The scheme evaluates and encourages innovative design and construction practices. At the same time, BEAM promotes the use of local supplies of environmentally friendly materials, including sustainable timber, low-toxicity paints and ozone-friendly insulation.

Hong Kong is committed to building a sustainable future and to ensuring that our future generations can continue to thrive in a clean and green environment. Hong Kong property developers should investing in more sustainable buildings and the property developers, policy makers, and consumers should cooperate in creating a vibrant green building market in Hong Kong.

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QUALITY ASSURANCE (ISO 9001:2008) IN QUANTITY SURVEYING

An Overview & Update On Latest Developments In Malaysia

Quality Management was a huge topic in the corporate scene in the 80s and 90s and perhaps is still today in some countries. The quality management system that we are aware today is a very mature and well tested management system to help organization survive by being more competitive, more efficient and to continuously improve in order gain customer satisfaction.

ISO stands for International Organization for Standardization in Geneva, Switzerland and it is the universal standard for application of a quality assurance system to a company and it's customers and it is adopted by more than 100 countries worldwide since 1987.

Quality & Quality Assurance

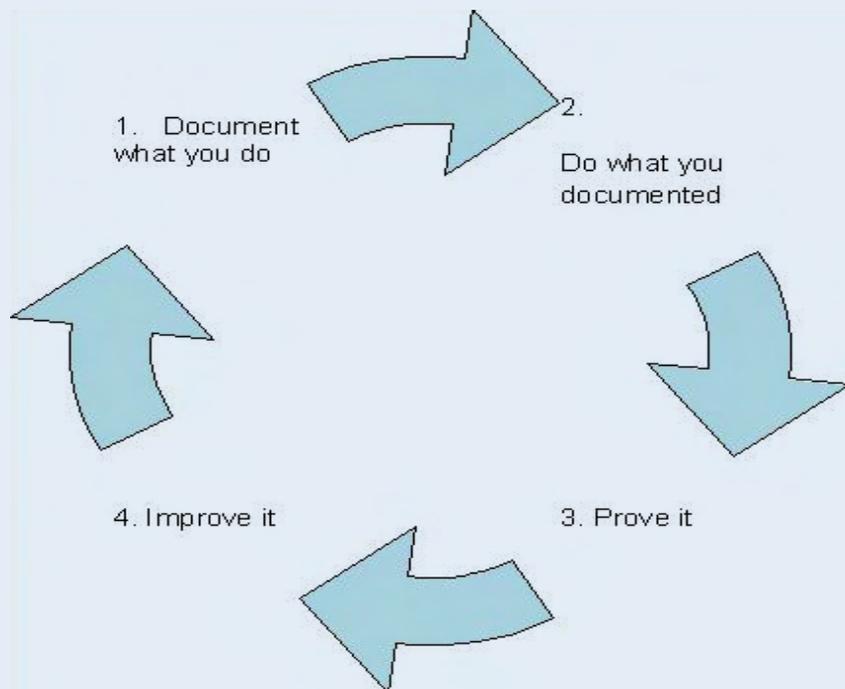
Common definitions of quality by famous quality gurus = "Fitness for purpose" Juran & "Conformance to requirements" P.Crosby & "Defect prevention & continuous improvement" Deming.

Quality assurance is an organizational wide effort focused on effectively and efficiently achieving the organization's quality objectives in order to satisfy the customers' expectations.

Quality Management System (there are many QMS around and ISO 9001:2008 is one of them) include all activities that determine the quality policy, objectives and responsibilities, and implement them by means of quality planning, quality assurance, quality control and quality improvement.

ISO Process Cycle

The ISO process begins with item 1 then steps right through item 4 and repeats itself again in the next workflow as shown below:



Reported by

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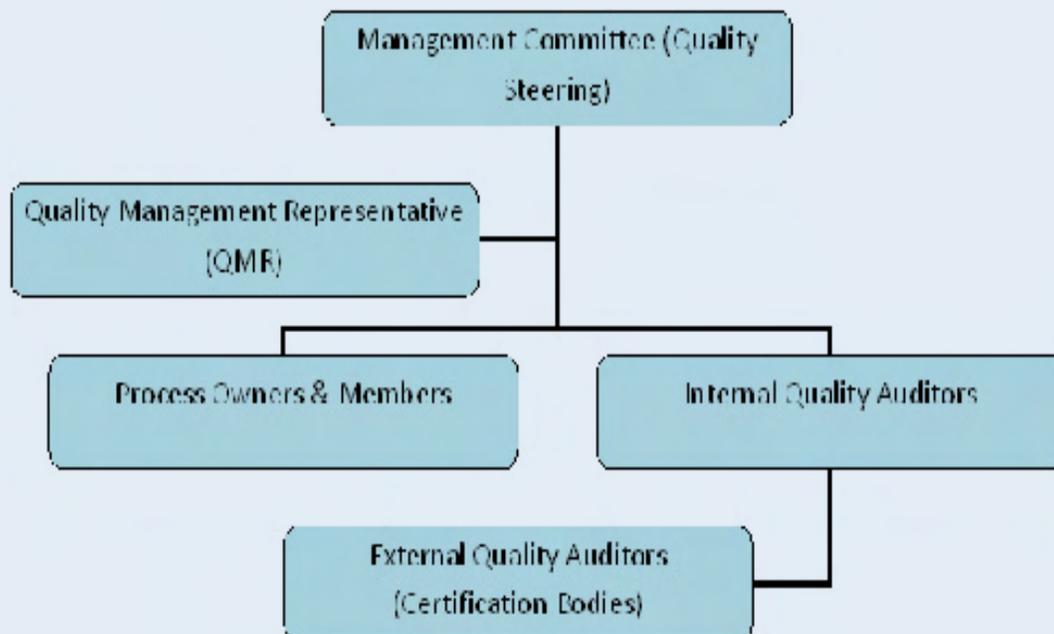
QUALITY ASSURANCE (ISO 9001:2008) IN QUANTITY SURVEYING (CONT'D)

Stages Of ISO Implementation

The common ISO full certification route adopted by many consultancy firms in Malaysia is as follow and they start from the bottom and goes right to the top and they would normally take between 4 – 6 months to complete the whole process.



The ISO Team



Conversion From ISO 9001:2000 To ISO 9001:2008

Firms who have been certified under ISO 9001:2000 have twenty four (24) months after the publication by ISO of the ISO 9001:2008 in November 2008 to undergo re-certifications to ISO 9001:2008. According to ISO/IEC 17021:2011, it is a requirement that the certified bodies undergo a Surveillance Audit at least once a year. Any delay or deviation from the requirement would have lead to either a suspension or withdrawal of the certification.

Stay connected.

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