

Quantity Surveyor (QS) Fact Sheet

Who is a Quantity Surveyor?

A Quantity Surveyor (QS) is an industry professional providing quantity surveying services in relation to the construction industry. For the most part, they provide an estimate of the works, usually with a trade break-up for clients involved in building and construction.

What are Quantity Surveying services?

A Quantity Surveyor can be engaged to provide a broad range of services. Some usual services, for example, include:

- Cost planning – setting budget break-ups
- Project cashflow
- Estimates for:
 - Early / Concept stage
 - Design stage
 - Documentation stage
 - Pre-tender
- Post-tender evaluation
- Contract administration
- Assessing variations
- Assessing contractor's progress claims
- Cost monitoring reports
- Cost summary at the end of the project
- Componentisation schedule
- Depreciation schedule

Why use a Quantity Surveyor (QS)?

A Quantity Surveyor can provide a meaningful project cost estimate to establish greater confidence that the intended scope can be afforded with the project budget.

Quantity Surveyors are usually engaged separately to other consultants and therefore are able to provide their services independently and clear of any influence.

Purpose of a QS/Estimate for Sport and Active Recreation projects

The purpose of a QS/Estimate for sport and active recreation projects is to provide a reliable estimate of cost, and as a means to value manage the project cost against the available budget by adjusting the scope and/or budget as required, before going to tender.

It also allows the opportunity to make informed and meaningful decisions and set priorities – related to cost.

As a guide, the content of a QS Estimate generally includes:

Construction cost

- Trade break-up - itemised per trade or activity including:
- Preliminaries
 - Materials, Fittings, Equipment
 - Labour
 - Provisional sums or prime cost items / amounts.

(These are interim monetary provisions used for scope /items and are established at a later point in the project)

Accompanied with a **Summary Sheet** which lists the following (where relevant):

- Construction cost – total of the above
 - New construction / alterations and/or renovations as may apply
- Site works
- External services
- Roadworks
- Provision of water (where required)
- Escalation to tender date (if needed)
- Contingency allowance
- Other project costs - but not limited to:
- Flora and fauna study
- Traffic study
- Town planning
- Temporary accommodation
- Relocation costs
- Artwork and signage
- Statutory charges and other charges - but not limited to:
 - Building approval / certification
 - Infrastructure charges
 - Water and sewerage / plumbing
 - Fire services levy
 - Water pressure certification
 - Geotechnical / soil tests
- Contour and detail survey (including meets and bounds)
- Environmental engineering
- Consultant fees, but not limited to:
 - Project management
 - Architect/designer
 - Surveyor
 - Engineering
 - Geotech – Soils
 - Electrical
 - Hydraulic
 - Any other consultant costs
- Any other associated costs - but not limited to:
 - Financial capacity check (for the likely successful tenderer and/or other tenderers as is felt prudent)
 - Workplace health and safety
 - Portable long service levy
 - Occupational health and safety
 - Loose furniture
 - Equipment
 - Information technology
 - Other client costs
 - Temporary safety/site fencing

All the above form the content of the estimate and establish:

- Total Project Cost (GST - Exclusive)

And then adding the GST for a:

- Total Project Cost (GST - Inclusive)

Other useful costs that a QS can provide are:

- Gross Floor Area (GFA) plus m² rate consisting of:
 - Fully enclosed covered area (FECA) plus an FECA m² rate
 - Unenclosed covered area (UCA) plus a UCA m² rate
 - Unenclosed area (UA) plus a UA m² rate
- Other useful m² rates are:
 - Wet area m² rates
 - Kitchen m² rates
 - Non-wet area m² rates
 - Any other cost m² rate - relative to the project
- Ratio of wet area to non-wet area

As the project develops, it is beneficial to keep the QS up to date with any changes to the project. Examples of some of the changes are:

- Changes to the plan, elevations, specification etc
- Changes in foundations / footings / structure
- Changes to framing, finishes, materials, fittings and/or equipment etc
- Changes to/or updates across any of the consultant's work

Other factors a QS will need to know are:

- If separable portions and/or staging or sub-staging are proposed:
 - Separable portions or staging a project means completion of one portion/stage of a project before another, where the client may want to occupy and use part of the building before another portion/stage is completed.
 - This approach will have different time and cost implications as opposed to a project undertaken as one complete project.
- What form of contract will be adopted, as the form of contract selected will have an impact on the estimate, for example:
 - Lump sum traditional delivery is the mainstream format offering the least risk as the project is fully designed and documented prior to tender,
 - Alternatively, lump sum non-traditional delivery models may include design and construct, managing contractor, turn-key, cost plus etc., where greater risk is accepted and priced for by the contractor.
- Project program, the whole project plan from end to end, with some typical phases / items being:
 - Project brief and scoping
 - Engagement of consultants
 - Design – concept stage
 - Design development
 - Documentation and tender documents
 - Tender
 - Evaluation and award
 - Construction
 - Post construction

How to find a Quantity Surveyor?

Quantity Surveyors may be found by contacting the Australian Institute of Quantity Surveyors (AIQS). An AIQS quantity surveyor also means that they are members of the peak body and also carry professional indemnity and public liability insurance.

Visit: [Find a Quantity Surveying Firm - AIQS](https://www.aiqs.com.au/find-quantity-surveying-firm) (<https://www.aiqs.com.au/find-quantity-surveying-firm>)

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