

**ESSENTIAL SKILLS AND COMPETENCIES OF  
QUANTITY SURVEYORS FOR PROPERTY  
DEVELOPMENT SECTOR IN SRI LANKA**

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## DECLARATION

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I declare that this is my own work and this dissertation does not incorporate, without acknowledgement, any material previously submitted for a Degree or Diploma in any other University or institute of higher learning, and to the best of my knowledge and belief, it does not contain any material previously published or written by another person, except where the acknowledgement is made in the text.

Further, I acknowledge the intellectual contribution of my research supervisor Ch.QS Prof.(Mrs) B.A.K.S. Perera for the successful completion of this research dissertation. I affirm that I will not make any publication from this research without the names of my research supervisors as contributing authors unless otherwise, I have obtained written consent from my research supervisors.

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## ABSTRACT

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The property development sector is an indicator of the economy and it is now becoming one of the most dynamic fields. Consequently the property development sector has offered wide venture open doors for the financial specialists while giving appealing business chances to the experts. Quantity surveyors are one of the most significant experts in the property development area and Quantity Surveyors need to assume a crucial job. Subsequently, the investigation expects to recognize the skills and competencies required by Quantity Surveyors to give a compelling and effective support of the property development in Sri Lanka. To accomplish the goals of this exploration, information were gathered utilizing a literature review, expert questionnaire survey, and a questionnaire survey. Manual content analysis was used to analyze the findings of questionnaire survey. Data analysis of a questionnaire survey was conducted through descriptive statistics includes frequency, mean and Likert scale including relative importance index by taking advantage of SPSS (Statistical Package of Social Science).

Thirty-six (36) skills and forty-five (45) competencies were distinguished as basic to perform Quantity Surveyor's job. Plus, the examination has concentrated on the Four (4) stages of property development and there fifteen (15) stages where the involvement of Quantity Surveyor's is essential. The consequences of the current investigation demonstrated that significant stages of the property development where essential of QS is basic and commitment of every one of the skills and competencies required by Quantity Surveyor to act in various stages of property development sector positioning by utilizing Relative Important Index (RII). Consequences of the study have been demonstrated that the inclusion of Quantity Surveyors is generally basic inside a wide range of property development stages for the achievement of their undertakings. It additionally shows all the skills of Quantity Surveyors are and numerous competencies of Quantity Surveyors are generally basic in the property development. Furthermore, Quantity Surveyor has been distinguished as a basic and appropriate proficient to property development organizations.

Keywords: Quantity Surveyor, Property development, Stages, Skills, Competencies

*I dedicate this dissertation to my beloved  
parents for nursing me with affection and love  
and their dedicated partnership for the success  
of my life.*

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## ABBREVIATIONS

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AIQS	-	Australian Institute of Quantity Surveyors
BIM	-	Building Information Modeling
BOQ	-	Bill of Quantities
COC	-	Certificate Of Conformity
FIDIC	-	Federation Internationale Des Ingenieurs Conseils
IQSSL	-	Institute of Quantity Surveyors in Sri Lanka
LCCA	-	Life Cycle Cost Analysis
PAQS	-	Pacific Association of Quantity Surveyors
PM	-	Project Management
QS	-	Quantity Surveyor
QSs	-	Quantity Surveyors'
RII	-	Relative Important Index
RICS	-	Royal Institution of Chartered Surveyors
SPSS	-	Statistical Package of Social Science
VM	-	Value Management