



No military action in Punjab: Malik_

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Magazines



Quantity surveying is to analyze investment for guidance

Syed Hasan Bunyad

"P.A.Q.S. Highlight the importance of Quantity Surveying in Pakistan" Syed Hasan Bunyad.

Construction is one of the most important factors in the progress of a developing country as it is directly related to the economy of a country. Pakistan is undergoing the phase of progress. It may be the construction of a simple house or the complexities of an industry, a dam or any complex Government and Public sector Projects.

When you make up your mind to invest into construction industry, first you need a professional who advise you on construction cost in order to maintain cost to benefit ratio. That professional is called a Quantity Surveyor. Quantity Surveyors play the pivotal role in any construction endeavor but unfortunately in Pakistan, this profession has been neglected by Professionals/Builders/Investors since a long time. Due to this reason we often see that Government as well as public sector projects stopped or delayed due to the claim of high cost.

This hurdle in the growth of construction industry of Pakistan was pin pointed by the Founder President of Pakistan Association of Quantity Surveyor while talking to me.

Q.S. Consultants started in 1983 as Syed Hasan Bunyad is principal and employee. It has the honor of being the first Quantity Surveying Company of Pakistan. During last 27 years Q.S. Consultants executed almost all type of projects not only in Pakistan but also in Gulf, Central Asia and North America. These includes hundreds of projects of all magnitude like, Heavy Industry, Office Building, Residential cum commercial (Mix Development), Housing, Educational, Public Facilities, Health and Hospitals, Religious (Mosque and churches), Roads and Bridges, Refurbishment/Extension, Arbitration/Disputes, Construction (project) Audit, Expert witness etc.

While talking about the significance of Quantity Surveying, Syed Hasan Bunyad defined Quantity Surveying as "The function of Quantity Surveying is to analyze investment and development for the guidance of owners and contractors" In response to a question that how a Quantity Surveyor can serve the Project efficiently, he replied that developing countries like Pakistan where inflation keeps rising, good costing practices are imperative. Professional, proficient QS can surely deliver the goods. He can facilitate an average builder/ investor to increase his profit margin. He can work out a cost effective plan to reduce the construction cost of any project by many ways, based on his experience and his research on that type of



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---R E V I E W S---

ShowBiz



Debina Boneerjee to play Sania Mirza

Sports



CHITRAL Chief guest Commandant Chitral Scouts Col. Zafar Iqbal giving away winning trophy to the captain of Jughoor Football Club during prize distribution ceremony of Shuhada-i-Chitral Scouts Football Tournament 2010. – App Photo



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project. He can prepare a perfect budget within 5% variation. The following factors are considered to prepare perfect budgets: Location, Type of building, the site, the shape, size and Height of a building, Exterior cladding, Materials/Finishes or their specification, type of contract and Architect and his team.

He further added that the role of Quantity Surveyor is thus so important that he must be prepared to take his full share of professional responsibility in the advice, which he gives and the work he does. He must be able to understand the needs and point of view of the client, the Architect and the contractor in relation to the project and balance them as far as possible within his brief. A broad education and wide range of social and cultural interests are necessary for him to do his job really well in addition to common sense and a feeling for practical probabilities. His job starts from the very initial stage of the project till the completion and handed over to the investors. He monitors each and every stage of a construction project.

When Syed Hasan Bunyad was being asked about the Quantity Surveying methodology, he said that there are two established working standards throughout the world, American and British or CSI or SMM. He condemns that every consultant and construction company has developed his own system which is not a good practice. He urged that these systems must be adopted by Quantity Surveyors and consultants of Pakistan as to avoid conflicts during the execution of the projects.

The chances of development of Quantity Surveying as a subject in Pakistan are limitless. The demand for professional or Qualified Quantity Surveyors is in thousands.

Once technically perfected can serve better way in the local market as well as international market. If the Government starts an education system for Quantity Surveyors and if graduates are professionally taught this discipline, a large number of jobless youth will be able to earn a respectable living. It will help the Government and private investors to keep control on their construction cost and improve the quality of their projects.

After 27 years of practice in construction industry as a Construction Cost Consultant, Mr. Bunyad realizes that our present Quantity Surveyors need to stand less than one umbrella to exchange their experience and knowledge and gain some international education or system and deliver their experience to new generation.

Bunyad's hard efforts to form a Pakistan Association of Quantity Surveyors are mainly to manifest the importance and create awareness on every level.

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