



# FOCUS

Quarterly E-Magazine of  
The Institute of Quantity Surveyors, Sri Lanka  
Volume 12: Issue - 02, May 2021

## E-MAGAZINE HIGHLIGHTS

IQSSL Receives UDA Land  
IQSSL is now ISO Certified  
Updates of Donation to IDH  
Benefits of Integrated Project Delivery  
Reducing Concrete Waste while Optimising  
Construction Projects  
New Associate Members

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## **IQSSL Receives UDA Land to Construct its Secretariat and College**

The IQSSL is delighted to announce that it has received a 27-perches land from UDA on a long-term lease basis to construct its Secretariat and College Building. The land is situated at a very convenient location at Colombage Mawatha, Kirulapone. This indeed is a great boost to the IQSSL in its endeavor to enhance the continuous services to the members as well as to the Quantity Surveying Profession in Sri Lanka. Renowned architect, Archt. Suchith Mohotty is carrying out the architectural design of the IQSSL Head Quarters and the College Building as an honorary service. Currently the design is underway.

The IQSSL wishes to convey special thanks to all political authorities, policy makers and Urban Development Authority (UDA) officials for their great support in this endeavour.

*A view of the land and proposed building site*





IQSSL team with the Architects at the first design brief meeting. From Left: Archt. Sumeda Wijekoon, Archt. Supun N. Sumanasekara, Ch. QS Lalith Ratnayake (President, IQSSL), Ch. QS Hasitha Gunasekera, Ch. QS Jagath Basnayake, Archt. Suchith Mohotty (Principal Architect)



A glimpse of the proposed IQSSL Secretariat and College

# IQSSL is now ISO 9001-2015 Certified!

It is with great pleasure we inform that the IQSSL was awarded ISO 9001:2015 for its Management System in March 2021 by the world acclaimed TÜV NORD GROUP. The continuous improvement of the systems, processes and documentation within the Institute, the Council and the Boards enabled this admirable achievement. The certificate was awarded by the TÜV NORD GROUP after a stringent audit process, which proves the standard of processes and documentation maintained within IQSSL.

This will enable us to extend a better and more reliable service towards our members and all stakeholders. While expressing our gratitude to all those who worked hard, including the staff at the Secretariat, for their untiring efforts to gain this accolade, we commit to our membership to further continue our improvement in the quality management system and processes at the IQSSL to provide enhanced services in the time to come.



# WORKSHOP ON MEP QUANTITY SURVEYING

Conducted by IQSSL to provide an understanding and enhance knowledge of practicing Quantity Surveyors on the MEP related technology, measurement of work, tendering and pricing.

## Course content

- Water supply work
- Above ground and below ground drainage work
- Electrical work (HV, LV & ELV)
- Heating, ventilation and air conditioning work
- Transport systems in buildings
- Firefighting work
- BOQ preparation for MEP works
- Tendering and pricing of MEP works

## Commencement & Duration

- Nine Consecutive weekends (Saturday & Sunday morning)
- Starting from 19<sup>th</sup> June 2021 from 8.30am to 12.30pm

## Mode of Delivery

- Zoom online platform

## Resource Persons

- Group of experienced Chartered Quantity Surveyors and expert professionals in MEP works

## Eligibility

- Successful completion of an acceptable course in Quantity Surveying, not less than certificate level

## Course fee & Registration

- Please contact IQSSL Secretariat office for registration and will be strictly on first come first served basis as space is limited. Course fee is Rs. 16,000.00 and shall be paid in full before commencement of workshop either by paying at the IQSSL Secretariat office or by depositing in to IQSSL's bank account no: 1208409001 at Commercial Bank, Borella branch and producing the original of deposit slip

*Participants will be awarded valuable certificates of participation upon successful completion*



SRI LANKA

**Institute Of Quantity Surveyors Sri Lanka**

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**IQSSL Officially  
Hands Over  
Donation  
to IDH  
April 2021**



The IQSSL is delighted to inform that the official hand over of its donation of approximately Rs. 1 Million worth of roofing materials to IDH took place on 1<sup>st</sup> April 2021. On behalf of the IQSSL, Ch. QS. Lalith Ratnayake (President, IQSSL) and Ch. QS. Duleesha Wijesiri (Council Member, IQSSL) handed over the donation to Dr. Hasitha Attanayake, Director of IDH in the presence of several staff of the IDH.

Commenting on the occasion, Dr. Hasitha Attanayake highly commended this benevolent gesture by IQSSL and its members, for coming forward to provide a shelter to the tireless staff of IDH who are playing a pivotal role in fighting the Covid19 pandemic. The refurbishment of the roofs of the staff accommodations is currently underway and is carried out by Sri Lanka Army.

IQSSL wishes to thank and highly appreciate all the members and well-wishers who contributed to this worthy cause by way of donations. Special thanks to Ch. QS. Sajith Ranaweera and Ch. QS N. Rex for the assistance in procurement of materials.



## **IQSSL's Assistance to SL Health Services March 2021**

### **IQSSL'S ASSISTANCE TO HEALTH SERVICES MARCH 2021**

#### **IDH Commences Refurbishment of Staff Accommodation**

Giving prominence to due religious activities, IDH commenced the refurbishment of their Staff Accommodation Buildings on 11th March 2021 and is expected to cost nearly Rs. 6 Million.

The IQSSL, as a part of its corporate social responsibility, is contributing to this worthy cause to assist the heroes of Sri Lankan Health Services by way of donating roof timber and paint worth of approximately 1 Million rupees collected from the valuable donations by its members. The project is carried out by SL Army.





# The Three Presidents!



## **THE THREE PRESIDENTS!** **At the 114<sup>th</sup> Annual Sessions of IESL**

Arch. Russell Dandeniya (President - SLIA), Eng. K.P.I.U. Dharmapala (President - IESL), and Ch. QS. Lalith Rathnayake (President - IQSSL) at the 114<sup>th</sup> Annual Sessions of IESL on 8th April 2021.

Our warmest wishes to Eng. K.P.I.U. Dharmapala and IESL on this grand occasion!

# The Benefits of Integrated Project Delivery: A Review

**Nadeesha Madhuwanthi,  
Tharusha Ranadewa  
and A.P. Rathnasinghe**

Department of Building Economics,  
University of Moratuwa

The modern construction industry is more complicated than it has been in the past few decades. There are plentiful issues that can be identified in the construction industry such as, lack of design, increased errors and disputes among the parties, low level of efficiency and lack of productivity. Among those, the inability to achieve an employer's satisfaction is the profoundly affected problem. However, to obtain the success of the construction project with the employer's satisfaction, it should achieve the three aspects of project management; time, cost, and quality. Frequently, the contractor team has no opportunity to be a part of the initial stage of a project. Therefore, the contractor's party cannot give their experience to the project design (Scott, Flood & Towey, 2013). Thus, while the construction goes on, variations can occur, and it tends to change the estimated budget and construction time duration of the construction project.

The foundation of those issues is laid by the current procurement methods of the construction industry. Therefore, it is essential to select the most suitable and full-strength route for the construction project at an early stage. Marco and Karzouna (2018) emphasized that to overcome the barriers of conventional procurement methods and to achieve successful project completion, construction projects are required to move

towards a new procurement approach. Further, Kent and Becerik-Gerber (2010) highlighted that, by adopting an integrated approach to the project delivery method, problems of the current procurement system could be minimised ((Piroozfar et al., 2019). Therefore, a new project delivery approach was introduced to the construction industry, known as '*Integrated Project Delivery (IPD)*'.

## INTEGRATED PROJECT DELIVERY

According to the American Institute of Architects (AIA), IPD is a project delivery approach which integrates people, systems, business structures, and practices into a specific process that collaboratively harnesses the talents and insights of all participants to optimise project results, increase value to the owner, reduce waste and maximise efficiency through all phases of design, fabrication, and construction (AIACC, 2007, p.2). Therefore, the IPD approach seeks to improve the project outcomes through a value triangle, while optimising outputs by minimising waste in the construction industry (Kent & Becerik-Gerber, 2010). Besides, all project key stakeholders are working as a team and, they understand and enhance the value of collaboration to gain the best interest of the construction project (Rached et al., 2014). Therefore, all team members try to achieve the project goal rather than achieving individual goals (Ghassemi & Becerik-Gerber, 2011).

## BENEFITS OF IPD

All participants can be benefitted from implementing IPD in the construction industry as described in subsequent sections.

## BENEFITS TO THE EMPLOYER

- **Increase quality of the project**

Through the early involvement of all key participants, all team members can clearly understand the employer's requirements in the initial stage (Kent & Becerik-Gerber, 2010). Moreover, the employer and the contractor can also give their ideas for the design of the project (Forero et al., 2015). Therefore, high-quality design and construction can be achieved with employer satisfaction (Rached et al., 2014).

- **Better value for money**

With the collaboration, all team members may try to do their best based on the trust and respect on each other (Ghassemi & Becerik-Gerber, 2011). Therefore, parties are motivated themselves and do not need to make extra effort (Paolillo, Olson, & Straub, 2016). Moreover, a cost-effective design can be obtained. Therefore, the architect has an opportunity to participate in the construction stage and the cost information during the design stage (Kahvandi et al., 2019). Furthermore, limited design and construction changes can be seen. Therefore, all team members identify the employer's satisfaction and, all are involved in the initial stage (Kent & Becerik-Gerber, 2010). Accordingly, cost-saving can be seen rather than cost overruns (Ghassemi & Becerik-Gerber, 2011). Therefore, the employer can make better value for money by implementing IPD for the construction industry.

- **Fast delivery**

The contractor does not need to make any other effort to become familiar with the design due to the contractor is already involved with the design of the project (Forero et al., 2015). Therefore, the contractor can start construction even before design completion (Piroozfar et al., 2019). Further,

with the support of new technologies, the project team can perform their tasks efficiently and quickly (Ghassemi & Becerik-Gerber, 2011). Therefore, a fast delivery can be obtained within the cost and quality.

- **Fewer claims and disputes**

In the conventional project delivery, the employer has a separate contract with the architect and the contractor (Kahvandi et al., 2019). However, IPD method differs from the conventional methods. Kahvandi et al. (2019) explained that there is only one contract for the entire project that is form out by all team members, this single agreement clearly defines the duties and responsibilities of all team members, and it helps the team members to stay together (Willis & Alves, 2019). Therefore, team members can identify each other. Similarly, with the help of the principles of IPD, all participants help and respect each other. Therefore, fewer claims and disputes can be seen in the construction projects (Azhar et al., 2014).

## **BENEFITS TO THE CONSULTANT**

When considering the consultant party, they can successfully develop project design with the support of the contractor's team. The IPD method allows the early involvement of all participants (Kent & Becerik-Gerber, 2010). Therefore, contractors can give their ideas and experiences to achieve a comprehensive design (Forero et al., 2015). Furthermore, consultants can prepare an accurate budget estimate using this comprehensive design (Azhar et al., 2014). Moreover, IPD method increases the level of effort during early design phases, resulting in reduced documentation time, and improved cost control and budget management. Moreover, additional profit, marketing advantage, and

control over construction are some of the benefits taken by the consultants from the IPD method (Kahvandi et al., 2019).

## BENEFITS TO THE CONTRACTOR

IPD allows contractor party to participate in the initial stage of the project (Azhar et al., 2014). Therefore, this initial participation would give the contractor parties a clearer understanding of the employer's requirements and project design. It helps to reduce the time and cost of the construction (Forero et al., 2015). Moreover, contractors can ease off their work, by using new technologies (Ghassemi & Becerik-Gerber, 2011). Besides, optimising the workforce, reducing waste with better planning are some of the advantages gain by the contractor through the IPD method (Fakhimi et al., 2016). Moreover, limited conflicts, high profits, and goodwill also can be achieved through IPD methods (Azhar et al., 2014).

As explained above, the IPD method is useful for all participants of the project. Further, the IPD method plays a significant role in the construction industry by facing challenges and making all stakeholders happy. Therefore, implementing IPD in the Sri Lankan construction industry can tend to a new way to succeed in the construction sector.

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# **Reducing the Concrete Waste while Optimising the Cost, Time and Quality in Sri Lankan Construction Industry**

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The construction industry comprises a wide range of activities that covers the erection, repair, and demolition of all types of buildings and civil engineering structures. Generally, this industry includes different types of construction activities that will be usually called "projects". A project represents a discrete piece of work with clear start and finish dates, providing specified services and benefits at the accepted cost and quality. To choreograph the above mentioned construction activities, the involvement of the stakeholders is essential. Stakeholders are the parties who gain benefits from the project or who have the interest on the final product, either directly or indirectly. In order to successfully complete the project, the most important factors to be considered by the stakeholders are referred to as project characteristics. In construction, there are three main project characteristics, time related (speed of construction), cost related (price levels), and quality related (performance level, health and safety, etc.), that are considered as essential to successfully complete the project.

To go for the stated targets, it is essential to maintain a proper management within the project for resource handling. Material,

labour, plant, and machineries are the main inputs resources in the construction project. Material waste has been recognised as a major problem in the construction industry. The construction industry consumes relatively a large volume of material, which generates waste due to various reasons. Few of these are labour attitude towards material handling, and lack of knowledge on reusing the material. Every year, most of the countries send these material wastes to landfills instead of reusing and recycling those materials for new and subsequent construction.

Now-a-days, many projects are moving towards sustainable developments by minimising the construction waste. Material waste can be classified as non-site based and site based. Non-site-based waste occurs due to design errors, design changes, ordering excessive material whereas site-based waste occurs during the construction due to the labour attitudes, arrangement of storage and workforce. Out of this material waste, concrete wastage takes a greatest place.

The problem arising out of this concrete waste directly influences the project characteristics. Among the material waste, 'wasting concrete' is proportionally significant and commands considerable attention. The cost related to the concrete waste directly creates an unnecessary expenditure for the employer's budget. The main causes for the concrete waste are due to human behaviour, their attitudes as well as the arrangement of the work. The minimisation of concrete waste will increase the productivity and in turn will optimise the main project characteristics.

The best way to minimise concrete material waste can be by reusing and recycling concrete or adding new techniques to the construction projects. Current trend in most of the countries are to use recycled waste and by-products in concrete to replace binders and

aggregates. With the development of new technologies, the amount of concrete waste can be reduced, where the new techniques can involve recycling of concrete, using value engineering methods and other techniques.

The case study method was determined to be suitable for this particular study. In this study, cases were selected from the construction industries that are focusing on reducing the concrete waste to reap the potential advantages to uplift their standards. Accordingly, three industries were selected. From each case, three semi-structured interviews were conducted with three representatives from top and middle management.

Altogether, nine (9) interviews were conducted within the Sri Lankan construction industry and most of the stakeholders emphasised their opinions on drivers, barriers, competitive advantage, optimisation, and challenges as discussed below.

#### **A. Drivers and Barriers of using new technology in reducing concrete wastage in Sri Lankan construction projects**

To optimise cost, time, and quality by reducing concrete waste will bring both drivers and barriers to the construction industry. Value engineering techniques are mainly used to reduce the concrete waste within the project. However, as most of the workers in the construction are not fully aware of those new techniques, they have a lack of favourable attitudes towards such new technologies. Having considered and observed all case study findings, the drivers and barriers of implementing new techniques to reduce concrete waste are listed below.

Drivers:

- Reduction of landfill space required for concrete debris.

- Cost saving within the project.
- Enhancing stakeholder collaboration on projects.
- Introduce new technologies to the construction industry.
- Creates more employment opportunities when introducing new methods to the industry.
- Financial benefits.
- Uplift the contractors' standards among others by using waste management practices.

Barriers:

- Technical problems occur when implementing concrete reduction techniques.
- Fear and reluctance to change the usual practice and to learn new techniques.
- Resist to alteration in roles.
- High cost to invest to implement those innovations.
- Lack of skilled persons.
- Lower quality aggregates with new techniques for the reduction of concrete.
- Lack of experienced in the use of recycled products.
- Huge investment in management systems.
- Difficulties in placing new machineries in the project area.

#### **B. Competitive advantages of using new technology for the reduction of concrete waste in Sri Lankan construction projects**

New technologies for the reduction of concrete waste will gain more advantages to on-going projects in the construction industry. When considering the findings of the case

studies, it was clearly expressed that the projects that are more aware of reducing concrete waste by use of the new techniques would gain advantages. Most of the time they apply various mechanisms or build up norms to stop unnecessary cost for wastage in concrete. Concrete recycling practices are newly accepted to be developed within the projects. Most of the construction projects tend to use prefabricated elements rather than using in-situ concrete within their projects. Finally, the advantages that are observed from findings are listed below:

- Reduce unnecessary expenses.
- Improve the bottom line of the project.
- Save resources and greenhouse emissions by breaking down landfill areas.
- Saving project cost by using recycled materials.
- Bring out value to the final product.
- Increase the competitiveness among other contractors.
- Save time, as the changes in drawings and other modelling will get updated automatically.
- Saving the use of natural materials.
- Leads to handing over a neat and quality work.
- Faster time to market that creates improvements and products to construction.
- Enhancing collaboration on projects
- Improve sustainability where BIM implement provide in increasing product quality, minimise leakages and wastages.
- Minimise complexity of facilities where that BIM helps to show time, cost relates to the construction.

- Increased ability to response to requests for problems that occurs in early stages of the construction.

### **C. Optimisation of time, quality and cost via recycled concrete**

As stated previously, the construction industry has three key performance indicators - time, cost, and quality. These three words are going hand-in-hand. These three words are also known as project characteristics.

Cost-wise concrete recycling method will reduce unnecessary costs that would otherwise be spent on new raw materials. In addition, time reduction is highly essential. Furthermore, use of value engineering techniques might improve the productivity of the construction projects. While observing other findings, the material cost, installation time and the wastages in construction materials can be minimised due to the practice of new techniques. Positive attitudes of the labourers towards minimising concrete waste will lead to high accuracy on cost estimation and time saving of the project.

Finally, these new methods for reducing concrete wastage are pertaining to optimising the cost, time, and quality in a construction project.

### **D. Challenges arise while using new technology to reduce concrete waste in Sri Lankan construction projects**

Recycled concrete and new techniques provide advantages as well as challenges to construction projects. There should be a proper planning and management system when using those new techniques and recycle methods within the construction projects. However, projects need to assess those challenges and the stakeholders as a team must collectively addresses the challenges with the help of rapidly changing technology.

Most wastages occur due to design changes where variations can cause concrete wastage. Ordering the concrete without the required knowledge relates to the actual work on site will also create wastages.

Finally, the challenges of using new technologies based on the observations of the case study findings are listed below:

- Lack of affordability for recycling machineries to the project.
- Untried liability issues.
- Design changes by the client or the architect.
- Improper storing capacities.
- Lack of knowledge in new techniques and the use of recycling concrete.
- Negative attitudes of the construction professionals.
- Improper placing and the delivery methods.
- Improper planning during the operational stage.

Massive generation of concrete waste causes serious problems to the environment. Most of the developing countries are making efforts to minimise the construction waste and to reuse of materials in construction. Among a number

of construction waste, concrete waste tends to make a huge impact on the project cost. Therefore, most stakeholders of the projects try to identify various ways to reduce concrete waste by introducing value-engineering techniques, including post tensioning, and recycling the waste.

The case study findings revealed that most of the professionals who were involved in the Sri Lankan construction field are either not familiar with or seemed reluctant to adopt the use of recycled concrete and new technologies to reduce concrete waste for the construction projects. Consequently, a change in attitudes and perceptions towards concrete waste recycling and an increase in using value engineering techniques as mentioned above will contribute to the reduction of concrete wastage in construction projects.

To encourage the use of new technologies and recycle materials, there should be a proper communication method within the organisation, provide proper information regarding the waste management practices, and provide clear technical specification or standards in use of recycled concrete for construction. Thereby, the cost, time, and quality within the construction project can be optimised.

## Notice to All Readers: **Call for Articles**

If any member, including students, of IQSSL and the College of Quantity Surveying would like to get their 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





## NEW ASSOCIATE MEMBERS OF IQSSL 2021



Mr. H.W.L.  
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Mr. W.D.A.  
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Mr. M.S.R.S.  
Gunarathna



Mr. W.M.J.  
Wilegoda



# **Institute of Quantity Surveyors Sri Lanka**

## **Student Article Competition 2021**

*31<sup>st</sup> May 2021*

### **CALL FOR ARTICLES**

The Institute of Quantity Surveyors Sri Lanka (IQSSL) as the sole professional body representing the quantity surveying profession in Sri Lanka, publishes a magazine named "Focus" in every quarter, as an official communique of the Institute. This magazine provides a platform for all Quantity Surveyors and allied professionals to share their knowledge in the field of quantity surveying and construction industry. This magazine reaches a very wide audience including Members of IQSSL around the world, government authorities, universities and construction professionals.

It is IQSSL's stance to encourage the Quantity Surveying students to take-up writing in their interested fields and to be a platform to promote such aspiring Quantity Surveyors. In view of the above IQSSL has initiated "Student Article Competition 2021" among the Quantity Surveying undergraduates in Sri Lanka and warmly invite the interested students to take part in the Competition.

#### **Scope**

At present the entire globe is undergoing an unprecedented experience of our lifetime due to the ongoing pandemic. The construction industry together with other several fields have been impacted in numerous ways globally. Albeit given this situation, professionals in their respective fields are fighting harder to find a way-out amidst this pandemic.

Despite all disasters, many silver linings have emerged. Many dreams and visions of the virtual globe are becoming a reality. Due to most of the meetings and consultations being held virtually, there's a significant drop in paper usage and printing. Gatherings without hugs and handshakes have become the new norm. Most of the professionals are working from home without an office space and meetings without tables are taking place which is a dramatic change that is reforming lifestyles globally. Universities are rapidly moving to e-learning platforms and technologies. These are only a few changes we are experiencing currently and there is many more yet to come.

In the near future, we could even witness highways without traffic, but congested data channels; construction sites without people, but jammed up websites; which may become the new norm under the changing situations and lifestyles.

As you are the emerging next generation of Sri Lankan Quantity Surveyors, we at IQSSL would like to hear your thoughts, vision or analysis about the new shape that our globe is transforming into conceptually through these topics given below:

- Construction Technology
- Cost Management
- Law and Contract Administration
- General Lifestyle
- Project Management
- Construction procurement.

## Format for the Article Submission

The Articles which should include an introduction, a body, a conclusion and a list of references. The word count may vary from 750 to 1250 words.

Please use the **Times New Roman** font only and the attributes as mentioned below in Table 1 as a guideline.

Table 1: Font Styles, Sizes and Types

Style Name	Font Size and Type	Use for
Title	16, Bold, Small Caps, Capitalise Each Word, Center	<b>TITLE OF YOUR ARTICLE</b>
Section	12, Bold, Small Caps, Capitalise Each Word, Left Align	<b>SECTION HEADINGS (LEVEL 1)</b>
Subsection	11, Bold, Italic, Small Caps, Capitalise Each Word, Left Align	<b><i>SUBSECTION HEADINGS (LEVEL 2, 3, ETC.)</i></b>
Text body	11, Justify	Main text
Reference text	10, Justify	References

## Rewards

The following rewards will be awarded to the selected authors.

**1<sup>st</sup> Prize - Rs. 10,000.00**

**2<sup>nd</sup> Prize - Rs. 7,500.00**

**3<sup>rd</sup> Prize - Rs. 5,000.00**

Authors of all selected articles will be provided with a **valuable certificate** from the Institute of Quantity Surveyors Sri Lanka. **All selected Articles will be published in the Focus Magazine.**

## Submission Details

Submit your articles with your Name, Name of the University/ Institute, Student Registration Number and the Year of Study.

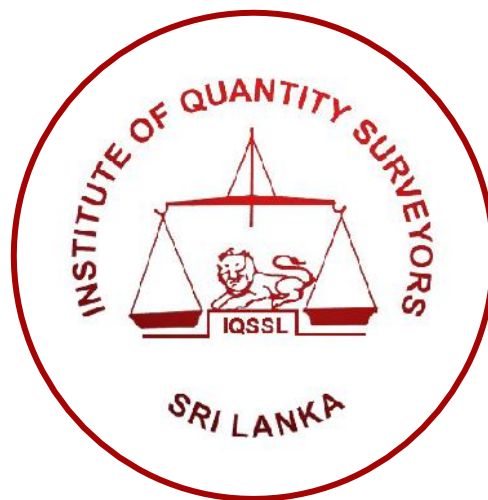
Deadline for submission of articles: June 30, 2021

Submissions to be sent to: iqssl.bqsp@gmail.com

# IQSSL BOARD MEMBERS 2020/2021

BOARD	BOARD MEMBERS	SUBCOMMITTEE MEMBERS
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