

(2 August 2019 – to date)

COUNCIL FOR THE BUILT ENVIRONMENT ACT 43 OF 2000

(Government Notice 1301 in Government Gazette 21818 dated 1 December 2000. Commencement date: 21 September 2001 [Proc. No. 45 in Government Gazette 22697 dated 21 September 2001])

DEPARTMENT OF PUBLIC WORKS

PREAMBLE TO THE PUBLICATION OF THE SCOPE OF WORK FOR CATEGORIES OF REGISTRATION OF THE QUANTITY SURVEYING PROFESSION

*Government Notice 1025 in Government Gazette 42608 dated 2 August 2019. Commencement date:
2 August 2019.*

TABLE OF CONTENTS

1. Background
2. Ambit of scope of work and the regulation of the built environment professions
3. Scope of work as per professional category
 - 3.1 Professional Quantity Surveyor
4. STAGE OF SERVICES
5. SCOPE OF WORK PER CANDIDATE CATEGORY

1. Background

The Council for the Built Environment (the CBE) is a statutory body established in terms of the Council for the Built Environment Act, 43 of 2000 (the CBE Act). The CBE is an entity of the Department of Public Works. The CBE is an overarching body, regulating the activities of the six councils for the following built environment professions: engineering, architecture, landscape architecture, quantity surveying, property valuation and project and construction management (the CBEP).

The CBE Act impels the CBE to, after consultation with the Competition Commission (CC) and in consultation with the Councils for the Built Environment Professions (the CBEP), identify the scope of work for each category of registration (section 21 of the CBE Act). The consultation with the CC was conducted. The CBE is keen to continuously engage the CC on the process of regulating the built environment professions. The CBE will also seek collaboration with the CC on the development and communication of an advocacy position on the regulation on the built environment professions.

2. Ambit of scope of work and the regulation of the built environment professions

Prepared by:

In the context of this process, scope means “*the range of work performed by a registered person in terms of a specific piece of legislation other than the legislation that created the councils for the professions, or the statutory duties which may be performed by a registered person.*”

The CBEP have *inter alia* the statutory mandate to accredit learning programs at educational institutions, register applicants in appropriate categories of registration, exercise oversight over the professional conduct of registered persons and express the intention to have the CBEP regulate their respective professions. The identified scope of work for each category of registration is seen as a component of a framework for such regulation.

The CBE acknowledges the mandate of the CC to ensure full and free participation in the economy, as embodied in the preamble of the Competition Act, 89 of 1998. The need for an efficient, competitive economic environment, balancing the interests of workers, owners and consumers and focussed on development to benefit all South Africans is also recognised.

The regulation of professions should therefore not:

- (i) Limit the range of suppliers available
- (ii) Limit the ability of suppliers to compete
- (iii) Reduce the incentive for suppliers to compete
- (iv) Limit the choices and information available to customers

Factors (i) to (iv) above should be pro-actively addressed through information and advocacy processes.

The following scope of work is published for information

3. Scope of work as per professional category

3.1 Professional Quantity Surveyor

Definition: A Professional Quantity Surveyor (PrQS) is a person who is registered as such in terms of the Quantity Surveying Profession Act, 2000 (Act No. 49 of 2000, as amended).

Level Descriptor A Professional Quantity Surveyor is a construction cost advisor who, due to specialist training and experience, possesses the skill to advise on the following aspects during the six stages of services:

- a) size, standard and cost of construction project

- b) preparation of budgets and economies of scale of projects
- c) collaborate and co-operate with other members of a professional team to ensure erection of project within budget and correct interpretation and application of financial provisions
- d) procurement strategies, contractual arrangements, tender procedures and price determination documentation

4. STAGE OF SERVICES

Definition: Stages of Services are the deliverables to be performed during a built environment project

Scope of services performed by a professional quantity surveyor

Stages of Services	Professional Quantity Surveyor
<p>1. Inception</p>	<p>1.1 Assist in developing a clear projects brief</p> <p>1.2 Attend the project initiation meetings</p> <p>1.3 Advise of the procurement strategy for the project</p> <p>1.4 Advise on other consultants and services required</p> <p>1.5 Define the consultant's applicable work and services</p> <p>1.6 Conclude the terms of the agreement with the client</p> <p>1.7 Advise on economic factors affecting the project</p> <p>1.8 Advise on appropriate financial design criteria which may improve value</p> <p>1.9 Provide necessary information within the agreed scope of the project to the other consultants</p>
<p>2. Concept and Viability</p>	<p>2.1 Agree the documentation programme with the principal consultant and other consultants</p> <p>2.2 Attend design and consultants' meetings</p> <p>2.3 Review and evaluate design concepts and advise on viability in conjunction with the other consultants</p> <p>2.4 Receive relevant data and cost estimates from other consultants</p> <p>2.5 Prepare preliminary and elemental or equivalent estimates of construction cost</p> <p>2.6 Assist the client in preparing a financial viability report</p> <p>2.7 Audit space allocation against the initial brief</p> <p>2.8 Liaise, cooperate and provide necessary information to the client, principal consultant and other consultants</p>

Prepared by:

Stages of Services	Professional Quantity Surveyor
3. Design Development	3.1 Review the documentation programme with the principal consultant and other consultants 3.2 Attend design and consultants' meetings 3.3 Review and evaluate design and outline specifications and exercise cost control in conjunction with other consultants 3.4 Receive relevant data and cost estimates from other consultants 3.5 Prepare detailed estimates of construction costs 3.6 Assist the client in reviewing the financial viability report 3.7 Comment on space and accommodation allowances and prepare an area schedule 3.8 Liaise, cooperate and provide necessary information to the client, principal consultant and other consultants
4. Documentation and Procurement	4.1 Attend design and consultants' meetings 4.2 Assist the principal consultant in the formulation of the procurement strategy for contractors, subcontractors and suppliers 4.3 Review working drawings for compliance with the approved budget of construction cost and/or financial viability 4.4 Prepare documentation for both principal and subcontract procurement 4.5 Assist the principal consultant with calling of tenders and/or of negotiation of prices 4.6 Assist with financial evaluation of tenders 4.7 Assist with preparation of contract documentation for signature
5. Contract Administration & Inspection	5.1 Attend the site handover 5.2 Prepare schedules of predicted cashflow 5.3 Prepare pro-active estimates for proposed variations for client decision-making 5.4 Attend regular site, technical and progress meetings 5.5 Adjudicate and resolve financial claims by the contractors 5.6 Assist in the resolution of contractual claims by the contractors 5.7 Establish and maintain a financial control system 5.8 Prepare valuations for payment certificates to be issued by principal agent 5.9 Prepare final account(s) for the works on a progressive basis

Stages of Services	Professional Quantity Surveyor
6. Close Out	6.1 Prepare valuation for payment certificates to be issued by the principal agent 6.2 Conclude final account(s)

5. SCOPE OF WORK PER CANDIDATE CATEGORY

A person who is registered in the category of candidate must perform work in the quantity surveying profession only under the supervision and control of a professional of a category as prescribed.