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# Introduction

The construction industry relies on the expertise and professionalism of Quantity Surveyors (QS) to effectively manage project costs and ensure ethical practices [1]. As new graduate Quantity Surveyors joining our team, it is crucial to understand the significance of professional ethics and familiarize ourselves with the Royal Institution of Chartered Surveyors (RICS) five Global ethical standards that apply to our field. This essay aims to provide an overview of professional ethics in quantity surveying, emphasizing its importance and exploring the relevance of RICS ethical standards.

Professional ethics encompass the moral principles and standards that guide the behavior and decision-making of individuals within a specific profession [2]. In the context of quantity surveying, maintaining high ethical standards is vital due to the fiduciary responsibilities associated with managing project costs and financial aspects [3]. This essay will delve into the reasons why professional ethics is crucial in our practice and how adherence to RICS ethical standards ensures responsible and accountable conduct.

The essay will be structured as follows: Firstly, we will explore the importance of professional ethics in quantity surveying practice, highlighting its impact on reputation, client relationships, and the overall construction industry. Numerous studies have emphasized the correlation between ethical behavior and a positive professional reputation [4]. Ethical conduct cultivates trust among clients, colleagues, and stakeholders, leading to enhanced credibility and increased opportunities for business growth.

Furthermore, ethical behavior is crucial in fostering positive client relationships. Quantity surveyors have a fiduciary duty to act in the best interest of their clients, ensuring transparency, fairness, and impartiality in their dealings [5]. By adhering to ethical principles, such as avoiding conflicts of interest and maintaining client confidentiality, surveyors can establish strong rapport and trust with clients, creating a conducive environment for collaboration and effective project management [6].

Next, we will examine the five Global ethical standards set forth by RICS and discuss their relevance to quantity surveyors. These standards include acting with integrity, providing a high standard of service, promoting trust in the profession, treating others with respect, and taking responsibility [7]. Adhering to these standards ensures that quantity surveyors uphold the highest ethical principles, maintain professionalism, and contribute to the overall integrity and credibility of the quantity surveying profession.

By understanding and embracing professional ethics, we can cultivate a positive work environment, foster trust with clients and stakeholders, and contribute to the sustainable growth of the construction industry [5]. Adherence to RICS ethical standards provides a clear framework for responsible and accountable conduct in our daily practice.

# The Importance of Professional Ethics in Quantity Surveying Practice

Professional ethics serve as the foundation for the integrity and reputation of any profession. In the context of quantity surveying, adherence to high ethical standards is of paramount importance. This chapter aims to explore the significance of professional ethics in quantity surveying practice, examining its impact on various aspects such as reputation, client relationships, and the overall construction industry. By understanding the importance of ethical conduct, new graduate Quantity Surveyors can cultivate a strong ethical framework and contribute positively to their profession.

## Upholding Reputation:

Maintaining a strong professional reputation is crucial for quantity surveyors. Ethical conduct builds trust among clients, colleagues, and stakeholders, which, in turn, enhances the reputation of both the individual surveyor and the organization they represent. A surveyor known for their ethical behavior is more likely to attract clients and secure repeat business, leading to long-term success in the field [8].

## Client Relationships:

Ethics play a vital role in fostering positive client relationships. Quantity surveyors have a fiduciary duty to act in the best interest of their clients, ensuring transparency, fairness, and impartiality in their dealings. By adhering to ethical principles, such as avoiding conflicts of interest and maintaining client confidentiality, surveyors can establish strong rapport and trust with clients, creating a conducive environment for collaboration and effective project management [6].

## Industry Integrity:

The construction industry relies on the ethical conduct of its professionals to ensure fairness, accountability, and sustainability. Quantity surveyors have a responsibility to promote ethical behavior within the industry, acting as role models for other professionals. Ethical practices contribute to the overall integrity of the industry, preventing corruption, promoting fair competition, and fostering a culture of professionalism [9].

## Legal and Regulatory Compliance:

Professional ethics guide quantity surveyors in complying with legal and regulatory frameworks governing their practice. By adhering to ethical standards, surveyors can navigate complex legal landscapes and ensure compliance with relevant laws and regulations, mitigating the risk of legal issues and reputational damage. Ethical conduct serves as a compass for making informed decisions that are both legally sound and morally upright [4].

Professional ethics form the bedrock of quantity surveying practice, impacting reputation, client relationships, and the construction industry as a whole. By upholding high ethical standards, quantity surveyors can build trust, foster positive client relationships, and contribute to the integrity and sustainability of the construction industry. Understanding the importance of professional ethics empowers new graduate Quantity Surveyors to make ethical decisions, navigate complex challenges, and excel in their roles as responsible professionals.

# RICS Global Ethical Standards for Quantity Surveyors

The Royal Institution of Chartered Surveyors (RICS) has established a set of Global ethical standards that serve as a guiding framework for professionals in the quantity surveying field. These standards outline the expected behaviors and ethical responsibilities of quantity surveyors, ensuring professionalism, integrity, and accountability in their practice. This chapter aims to explore the five Global ethical standards set forth by RICS and analyze their relevance to quantity surveyors.

## Act with Integrity:

The first ethical standard requires quantity surveyors to act with integrity, demonstrating honesty, fairness, and transparency in all professional dealings. This involves maintaining professional independence, avoiding conflicts of interest, and upholding the highest ethical principles [10]. By adhering to this standard, quantity surveyors foster trust and ensure ethical decision-making throughout the project lifecycle.

## Provide a High Standard of Service:

Quantity surveyors are expected to provide a high standard of service, delivering accurate and unbiased advice to clients. This ethical standard emphasizes the importance of competence, professionalism, and continuous improvement in the quantity surveying profession. By staying abreast of industry developments, embracing technological advancements, and maintaining up-to-date knowledge, quantity surveyors can provide exceptional service that meets client expectations [10].

## Act in a Manner that Promotes Trust in the Profession:

Quantity surveyors play a crucial role in promoting trust and confidence in the profession. This ethical standard requires surveyors to uphold the reputation of the quantity surveying profession by demonstrating ethical behavior, acting in the public interest, and avoiding conduct that may discredit the profession. By conducting themselves in a manner that promotes trust, quantity surveyors contribute to the overall integrity and credibility of the industry [10].

## Treat Others with Respect:

Respecting the rights, dignity, and diversity of others is another key ethical standard for quantity surveyors. This includes treating colleagues, clients, and stakeholders with fairness, impartiality, and professionalism. By embracing diversity, fostering inclusive work environments, and valuing different perspectives, quantity surveyors contribute to a harmonious and respectful professional community [10].

## Take Responsibility:

The final ethical standard calls upon quantity surveyors to take responsibility for their actions, decisions, and their impact on the environment, society, and the profession. This includes considering the long-term consequences of their work, promoting sustainability, and being accountable for their professional conduct. Quantity surveyors have a duty to ensure that their actions align with ethical principles and contribute positively to the built environment [10].

The RICS Global ethical standards provide a comprehensive framework for quantity surveyors to maintain professionalism, integrity, and accountability. By embracing these ethical standards, quantity surveyors can act with integrity, provide exceptional service, promote trust in the profession, treat others with respect, and take responsibility for their actions. Adhering to these standards not only ensures ethical behavior but also contributes to the sustainable growth and positive reputation of the quantity surveying field.

# Conclusion

In conclusion, professional ethics play a vital role in the practice of quantity surveying. Adhering to ethical standards ensures that quantity surveyors uphold their responsibilities with integrity, professionalism, and accountability. Throughout this essay, we have explored the importance of professional ethics in quantity surveying practice and examined the relevance of the five Global ethical standards set forth by RICS.

Professional ethics are essential for quantity surveyors as they impact various aspects of their work. Upholding ethical behavior helps maintain a strong reputation both for the individual surveyor and the organization they represent. Trust is built among clients, colleagues, and stakeholders, leading to stronger client relationships and repeat business. Ethical conduct also contributes to the integrity of the construction industry, promoting fair competition, preventing corruption, and fostering a culture of professionalism.

The five Global ethical standards established by RICS provide a comprehensive framework for quantity surveyors to guide their ethical behavior. Acting with integrity, providing a high standard of service, promoting trust in the profession, treating others with respect, and taking responsibility are the key principles outlined by RICS. By adhering to these standards, quantity surveyors ensure ethical decision-making, professionalism, and responsible conduct in their practice.

It is important for new graduate Quantity Surveyors to understand the significance of professional ethics and the RICS Global ethical standards as they embark on their careers. Adhering to these standards will not only guide their behavior but also contribute to their professional growth, reputation, and the overall sustainability of the construction industry.

In summary, professional ethics are the bedrock of quantity surveying practice. By upholding ethical standards, quantity surveyors build trust, foster positive client relationships, and promote the integrity of the profession and the industry as a whole. Adhering to the five Global ethical standards set forth by RICS ensures that quantity surveyors maintain the highest levels of professionalism, integrity, and accountability in their work.

# References

|  |  |
| --- | --- |
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# Task 02

## Details of the Proposed Project

|  |  |
| --- | --- |
| Preliminaries | @ 15% of Facilitating and Building works |
| Risk allowances | @ 3 % Base cost estimate |
| Base date | December-2022 |
| Tender return date | February-2023 |
| Construction Phase commencement | April-2023 |
| Construction period | 48 Weeks |
| Ground floor Area | 139.35 |
| First floor Area | 139.35 |
| Second floor Area | 92.93 |
| Gross Internal Floor Area | 371.63 |
| External Wall Area | 562.4 |
| Internal Wall Area | 133.8 |

Base date of existing building = 03rd November 2019

## Calculating percentage addition for inflation

index 1 = index at base date of cost data

index 2 = index at current estimate base date

p = percentage addition for inflation

For modern housing project (According to the CIDA Bulletins),

Index 1 = 821.8

Index 2 = 1689.3

## Calculating current base date unit rates

**Ra2 = Ra1 + (Ra1 x p)**

Ra1 = unit rate at base date of cost data

Ra2 = unit rate at current estimate base date

P = percentage addition for inflation

## Elemental Cost analysis of the building

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|  | **Element** | **Element unit** | **Unit** | **Element unit rate** | **Total Cost** |
| Quantity |
| 0 | FACILITATING WORKS |  |  |  |  |
|  |  |  |  |  |  |
| 1 | SUBSTRUCTURE |  |  |  |  |
| 1A | SUBSTRUCTURE | 139.35 | m2 | 16,451.49 | 2,292,515.13 |
| 2 | SUPERSTRUCTURE |  |  |  |  |
| 2A | Frame | 371.63 |  | 22,586.14 | 8,393,687.21 |
| 2B | Upper floors (Costs include in other elements) |  | m2 |  |  |
| 2C | Roof | 139.35 | m2 | 18,795.24 | 2,619,116.69 |
| 2D | Stairs | 4 | Nr | 564,780.00 | 2,259,120.00 |
| 2E | External walls | 562.4 | m2 | 12,948.51 | 7,282,242.02 |
| 2F | Window and External doors | 67 | m2 | 43,216.72 | 2,895,520.24 |
| 2G | Internal walls and partition | 133.8 | m2 | 6,549.15 | 876,276.27 |
| 2H | Internal doors | 11 | Nr | 104,110.00 | 1,145,210.00 |
| 3 | FINISHES |  |  |  |  |
| 3A | Walls | 500 | m2 | 2,546.14 | 1,273,070.00 |
| 3B | Floors | 372 | m2 | 2,976.56 | 1,107,280.32 |
| 3C | Ceilings | 368 | m2 | 2,115.95 | 778,669.60 |
| 4 | FITTINGS |  |  |  |  |
| 4A | Fittings | 371.63 | m2 | 4,328.11 | 1,608,455.52 |
| 5 | SERVICES |  |  |  |  |
| 5A | Sanitary appliances | 12 | Nr | 19,497.14 | 233,965.68 |
| 5B | Service equipments |  | Nr |  |  |
| 5C | Disposal installation |  | Nr |  |  |
| 5D | water installations | 371.63 | m2 | 15,305.79 | 5,688,090.74 |
| 5E | Heat source |  | KW |  |  |
| 5F | Space heating and air treatments |  | m2 |  |  |
| 5G | Ventilation |  |  |  |  |
| 5H | Electrical installations | 371.63 | m2 | 8,517.58 | 3,165,388.26 |
| 5I | Gas |  | m2 |  |  |
| 5J | Lift |  | Nr |  |  |
| 5K | Protection |  | m2 |  |  |
| 5L | Communications |  | m2 |  |  |
| 5M | Special |  | m2 |  |  |
| 5N | BWIC |  | m2 |  |  |
| 5O | Attendance |  | m2 |  |  |
| 6 | EXTERNAL WORKS |  | m2 |  |  |
| 6A | Site works | 35 | m2 | 65,161.14 | 2,280,639.90 |
| 6B | Drainage |  | m2 |  |  |
| 6C | Services |  | m2 |  |  |

## Cost Plan No 2

Assumptions made-

* Percentage of Main contractor’s overheads and profit is 10% from total of facilitating and building works.
* Project/design team fees and other development/project is 10% from building works estimate.
* VAT ASSESMENT has been excluded.

|  |  |  |  |
| --- | --- | --- | --- |
| **Cost Centre** | **GROUP ELEMENT/ELEMENT** | **COST/M2 OF GIFA** | **Total Cost of Element** |
|
| **0** | **FACILITATING WORKS** |  |  |
|  |  |  |  |
| **1** | **SUBSTRUCTURE** |  | **2,292,515.13** |
| 1A | SUBSTRUCTURE | 16,451.49 | 2,292,515.13 |
| **2** | **SUPERSTRUCTURE** |  | **25,471,172.44** |
| 2A | Frame | 22,586.14 | 8,393,687.21 |
| 2B | Upper floors (Costs include in other elements) |  |  |
| 2C | Roof | 18,795.24 | 2,619,116.69 |
| 2D | Stairs | 564,780.00 | 2,259,120.00 |
| 2E | External walls | 12,948.51 | 7,282,242.02 |
| 2F | Window and External doors | 43,216.72 | 2,895,520.24 |
| 2G | Internal walls and partition | 6,549.15 | 876,276.27 |
| 2H | Internal doors | 104,110.00 | 1,145,210.00 |
| **3** | **FINISHES** |  | **3,159,019.92** |
| 3A | Walls | 2,546.14 | 1,273,070.00 |
| 3B | Floors | 2,976.56 | 1,107,280.32 |
| 3C | Ceilings | 2,115.95 | 778,669.60 |
| **4** | **FITTINGS** |  | **1,608,455.52** |
| 4A | Fittings | 4,328.11 | 1,608,455.52 |
| 5 | **SERVICES** |  | **9,087,444.67** |
| 5A | Sanitary appliances | 19,497.14 | 233,965.68 |
| 5B | Service equipments |  |  |
| 5C | Disposal installation |  |  |
| 5D | water installations | 15,305.79 | 5,688,090.74 |
| 5E | Heat source |  |  |
| 5F | Space heating and air treatments |  |  |
| 5G | Ventilation |  |  |
| 5H | Electrical installations | 8,517.58 | 3,165,388.26 |
| 5I | Gas |  |  |
| 5J | Lift |  |  |
| 5K | Protection |  |  |
| 5L | Communications |  |  |
| 5M | Special |  |  |
| 5N | BWIC |  |  |
| 5O | Attendance |  |  |
| **6** | **EXTERNAL WORKS** |  | **2,280,639.90** |
| 6A | Site works | 65,161.14 | 2,280,639.90 |
| 6B | Drainage |  |  |
| 6C | Services |  |  |
|  | **SUB TOTAL FACILITATING AND BUILDING WORKS** |  | **43,899,247.58** |
|  | **Main contractor Preliminaries** |  | **6,584,887.14** |
|  | **SUB TOTAL FACILITATING AND BUILDING WORKS (Including main contractor Preliminaries)** |  | **50,484,134.72** |
|  | **Main contractor’s overheads and profit** |  | **5,048,413.47** |
|  | **BUILDING WORKS ESTIMATE** |  | **55,532,548.19** |
|  | **PROJECT/DESIGN TEAM FEES AND OTHER DEVELOPMENT/PROJECT** |  | **5,553,254.82** |
|  | **BASE COST ESTIMATE** |  | **61,085,803.01** |
|  | **RISK ALLOWANCE ESTIMATE** |  | **1,832,574.09** |
|  | **COST LIMIT (excluding inflation)** |  | **62,918,377.10** |
|  | **INFLATION ALLOWANCE** |  | **66,417,245.23** |
|  | **COST LIMIT (excluding VAT assessment)** |  | **129,335,622.33** |