

Appraisal of the Perception of Quantity Surveying Profession by Non-allied construction professionals in Nigeria

Eze Emmanuel Chidiebere¹, Awodele Imoleayo Abraham², Seghosime Ramat³

¹Department of Quantity Surveying, Federal University of Technology Minna, Niger State, Nigeria

²Department of Building, University of Lagos, Akoka, Lagos State, Nigeria

³Department of Building Technology, Kwame Nkrumah University of Science and Technology, Kumasi, Ghana

Abstract— *Quantity Surveyors are an asset to both the building clients and other professionals within and outside the construction industry. This is because quantity surveyors are in charge of financial matters and provide cost management expertise in the industry. Not fully knowing their roles as quantity surveyors have hindered their engagement by the public, especially non-construction professional. This research work was carried out with the Aim of appraising the perception of Quantity Surveying Profession by Non-allied construction professionals in Nigeria, with a view to determining the level of awareness on the existence and roles of the quantity surveyors in Nigeria. The study employed questionnaire survey. Mean item score and percentage were used to analyze the data collected. It was discovered that 94.6% of the respondents have heard about the Profession and majority of them are aware of the profession for over 5 years. The study concluded that the awareness level of quantity profession among the non-construction professionals is high although, they are not well patronized by the public due to the cost of hiring the professionals. Also, there were low level of awareness in few of quantity surveyors' duties and roles. It is recommended that there is the need for the Professionals to work hard to improve their image so as to attract patronage.*

Keywords— *Nigeria, Non-allied, Perception, Professional, Quantity Surveying.*

I. INTRODUCTION

A Quantity Surveyor is the Professional that is saddled with the cost accountability and financial probity of the construction industry (Babalola and Anifowose, 2015). Moses and Abiola (2015) assert that there is increasing pressure on the construction sector with rising trends in client demand and ever dynamic procurement processes has called for a cost management experts. The progressive influence of the informal sector on the economy of Nigerian is giving it a strategic significance (Caldentey

and Vernengo, 2013). Moses and Abiola (2015) stated that Quantity surveying is one of the professions that offer services to clients in the construction industry. In the same vein, Olatunde (2006) highlighted the duties of Quantity surveyors to include measuring and valuing construction work carried out under a traditional building contract where there is complete drawings to advise on likely costs, prepare tender documents, itemize the work to be carried out, negotiate construction contracts, value work as it proceeds and prepare final accounts.

Olanrewaju (2015) declared that the profession of quantity surveying has suffered a lot of setbacks in terms of appointment from clients, variation of services, remuneration, and lack of awareness among other factors. He further stated that the profession is currently faced with the fear of being extinct; and most Nigerians are unaware of the name or role of the professionals and their relevance in the construction industry. Kadiri and Ayodele (2013) confirmed that young school leavers misunderstood quantity surveyors for both land or estate surveyors; and only 8.1% of them were aware of the role quantity surveyors play in the construction industry. The level of awareness and patronage level by clients engaging the services of quantity surveyors in construction projects is low (Babalola, 2006)

Similar but separate research have been conducted in the South-South and South- West of Nigeria respectively by Olatunde and Okorie (2016) and Kadiri and Ayodele (2013), to determine the awareness level of secondary school students on quantity surveying profession. Similarly Nnadi, Okeke and Alintah-Abel (2016) evaluated the marketing practice of quantity surveying profession in South-Eastern Nigeria with a view to ascertaining the awareness level among students, school leavers and the educated observes in the region.

All the aforementioned studies neglected the non-allied construction professionals on the awareness level of quantity surveyors roles and quantity surveying

profession in general. Therefore, this study tend to fill in this knowledge gap by appraising the perception of Quantity Surveying Profession by Non-allied construction professionals in Nigeria, with a view to determining the level of awareness on the existence and roles of the quantity surveyors in Nigeria. The work covers the perceptions of the Quantity Surveying profession by non allied construction professionals within Abuja, Nigeria. Non construction professionals have not properly recognized the place of the Quantity Surveyor in the construction industry, and this has led ultimately to the delegation of the duties of the Quantity Surveyor to other construction professionals within the industry. This could ultimately be because of their insufficient level of awareness of the knowledge of the roles of Quantity Surveyors. The outcome of this study is significant to Quantity Surveying Firms, Nigerian Institute of Quantity surveyors, Quantity surveyors' registration Board of Nigeria to embark on aggressive marketing strategies. To develop policies that will further bring the profession to the level at which the value of the Quantity surveyors would be known and appreciated, especially among non-allied construction professionals in Nigeria.

II. LITERATURE REVIEW

A Quantity Surveyor is a professional in the built environment that has the training and ability to analyze cost components and practical physical construction works of a project in a successful way so as to solve the problem peculiar to each project (Nnadi, Okeke & Alintah-Abel, 2016; Badu & Amaoh, 2004). The estimates and costing of Olding days magnificent construction in the ancient Egyptian civilization were done through diligent and dedicated personnel (Nnadi, Okeke and Alintah-Abel, 2016). Different countries addresses and called Quantity surveyors different names, to some; cost experts, cost engineers, construction economists, cost managers, building accountants, etc and many writers have used these different names in different research (RICS, 1991; Seeley, 1997; Seeley and Winfield, 1999; Kelly and Male, 2006) and in Nigerian authors has followed suit (Ajanlekoko, 2004; NIQS, 2004; Ogunsemi, 2004; Babalola, 2006; Odeyinka, 2006; Ogunsemi, 2006; Oke, 2006; Oke, Timothy and Aje, 2010). In all of these writers, "quantity surveyors" is the most common name for this professional in Nigeria. Quantity surveyor according to Oke, Timothy & Olaniyi (2010) is "a professional trained, qualified, and experienced in handling construction cost, construction management and construction communication on behalf of the client". We cannot talk about an appraisal of awareness of a profession without looking at the historical background of such vocation first. This we enable one to know or have a

picture of where we were coming from, where we are and the future that lies ahead. It is therefore imperative to dig in to the past of this great noble profession called Quantity Surveying. The origin of Quantity Surveying as a profession started with the British (Odeyinka, 2006; Oke, Timothy & Olaniyi, 2010). Though, First ever reference to a Quantity Surveyor is solidly rooted in the Bible according to the record given by Luke 14:28-30 that says

"For which of you, intending to build a tower, sitteth not down first, and counteth the cost, whether he has sufficient to finish it? Lest haply, after he hath laid the foundation, and is not able to finish it, all that behold it begin to mock him, Saying, This man began to build, and was not able to finis " (king James version of the Holy Bible)

2.1 Historical reflection of quantity surveying profession in Nigeria

The origin of Quantity Surveying as a profession started with the British (Odeyinka, 2006; Oke, Timothy & Olaniyi, 2010). The Nigerian Institute of Quantity Surveyors was founded in 1969 by a group of Nigerians who trained, qualified and practiced in the United Kingdom but upon returning to Nigeria sensed the urgent need to develop the profession of Quantity Surveying in Nigeria by establishing a parallel body to the Royal Institution of Chartered Surveyors of United Kingdom. The Profession of Quantity Surveying is practiced in Nigeria along the same pattern as in the United Kingdom and other Commonwealth countries (NIQS, 2004; Odeyinka, 2006; Oke, Timothy & Olaniyi, 2010). In America, they are referred to as Cost Engineers. Quantity surveying functions are carried out in other countries under a variety of names. Thus, the role is universal. According to NIQS (2004) the regulated and other Professions (Miscellaneous Provisions) Act 1978 recognized Quantity Surveying profession as one of the scheduled Professions while the decree No.31 of 1986 gave legal backing and recognition to the Quantity Surveying profession and also set up the Quantity Surveyors Registration Board of Nigeria (QSRBN) to regulate the Profession.

2.2 The professionals in construction industry

Construction industry is an industry that envelopes different professionals. A professional is a person who is paid to take over a specialized set of tasks and to complete them for a fee. Education, work culture, morals, work ethics, positive thinking, open mind make anybody into a professional (Ukessay, 2015).

According to Owolabi and olatunji, (2014), the list of the professionals actively involved in the construction industry includes but not limited to, Architects, Builders, Estate surveyors and valuers, Land surveyors, Quantity

surveyors, Town planners, Civil, Electrical, Mechanical and Structural Engineers. UKessay (2015) explained that this professional knowledge and experience are needed for the successful completion of projects. And also they have vital responsibilities and duties within their entire roles; for example, They Prepare drawings, Specifications, BOQ, Contract Conditions and Agreements. They also deal with the Time, Money, Technology, Equipments, operatives and materials for managing of construction projects and organize the project resources. Most construction projects or firms employ reputable professionals to get proper management process in order to achieve projects goals (Ukessay, 2015).

2.3 Roles and duties of professionals in construction industry

The construction industry comprises of many stakeholders such as clients, design professionals, construction professionals and operational teams (Olanrewaju and Anahve, 2015). They also added that the major professionals in the industry in terms of their initial contact with the clientele and involvement with the design and construction stages of the construction projects includes engineers (notably civil, electrical and mechanical), Building engineers (project managers), Quantity surveyors and Architects.

Architect

Anyanwu (2013) pointed out two roles of Architect which are linked to site activities. First, the architect helps the client to formulate his requirements in an understandable form, bearing in mind any statutory conditions that may apply. The second is during the construction stage where the architect visits the site periodically for inspections to ensure that in general, the work being carried out on site is in compliance with architectural design and specifications. Olanrewaju and Anahve (2015) further added that the architects are specialist in the development of building concepts and design and that during the construction phase, the architects continuously revise plans, drawings, and specifications to meet the requirements of the clients and statutory regulations.

Engineer consultant

Engineers are very important members of the design team whose responsibilities are to assist in the overall design of the project within the scope of their specialist fields (Anyanwu, 2013). Olanrewaju and Anahve (2015) stated that the civil engineers are most concerned with public constructions (i.e. roads, bridges and marine works); building engineers are involved in calculating the strength and forces of the proposed construction and preparing structural drawings and specifications from architectural drawings and other relevant contract documents. They

further mentioned that the mechanical and electrical engineering are often termed together as services engineering and are an important aspect of modern constructions contributing up to 30% of the total contract sum for a standard building. Bamisile (2004) added that during the construction phase Engineers (Civil, electrical, mechanical, geotechnical and structural) should visit the site often for inspections, and to ensure that all activities going on are in compliance with their engineering drawings, specifications and schedules.

The construction project manager

The project manager is one of the main parties in the role of the construction industry, a Successful construction project manager should have a wide variety of skills and experience to help them to lead a team and oversee various project (Zakaria et al (2015). Based on the review of Hussin and Hamid (2006), the role or responsibilities that should be on every project manager are Providing Feasibility Studies, Project Summary, and Project Strategy, Planning Activities, Tasks, Schedules and Budgets, Managing the Human Resource, Manage the Project Quality and Safety and Health, and Monitoring the Project Progress. According to Zakaria et al (2015) to have skill in planning and setting target on the construction project is seen as the most important skill acquired by a project manager.

The quantity surveyor

Ashworth and Hogg (2007), in his book Willis's Practice and Procedure for the Quantity Surveyor, the role of the quantity surveying has been defined by Royal Institution of Chartered Surveyors (RICS, 1971) as "ensuring that the resources of the construction industry are utilized to the best advantage of society by providing, inter alia, the financial management for projects and a cost consultancy service to the client and designer during the whole construction process."

Roles played by quantity surveyors as one of the construction professionals within the built environment are enormous. Jagboro (2016) in his inaugural lectures stated that quantity surveyors are construction cost experts that is concerned with financial probity from the onset up to the execution of both new development projects and refurbishment works.

Quantity Surveyors Registration Board of Nigeria in the just concluded annual conference of the registered Quantity Surveyors held in Reiz continental Hotel, Abuja, in his opening speech by the president, outlined the role or services of a Quantity Surveyor as contained in Quantity Surveyors Registration Board of Nigeria (QSRBN) Act No. 31 of 1986 (CAP Q1 LFN, 2004) These services include but not limited to: Preliminary Cost Advice, Advising on Construction Methods, Advising on Contractor Selection, Preparing Tender

Documents, Obtaining or negotiating tenders/bids, Cost Planning, Valuing Construction Works, Preparing and agreeing accounts with contractors, Preparing expenditure statements for taxation and accounting purposes, Technical Auditing, Cost controls and Post-Contract Management, Project management and Co-ordination, Value Management, Analysis and Engineering, Procurement Management, Life Cycle Costing Contract Auditing, Estimating among others

Perception of Quantity Surveying

Dada (2007) as cited by Usman and Sani (2015) defines perception as the way human beings gives meaning to things base on the information gathered, Although quantity surveyor was initially considered as the main profession for quantifying construction works in projects, today it undertake a spectrum of work ranging from providing investment appraisals to construction project management (Olawumi and Ayegun, 2016). The roles that the quantity surveyors perform today have diversified into industries including petrochemical, manufacturing, automobile, mining, telecommunication, shipping, transport, and agriculture (Olanrewaju, and Anahve, 2015).

For Quantity surveyors in the construction industry , the most important core functions are to deliver a Professional service in: Giving cost advice and planning to the client; procurement of projects and contract documentation; Tendering procedure and contractual relationships between parties to contract; Contract services; Specialist skills related to quantity surveying services; Engineering services related to Quantity surveying in civil and heavy engineering projects; and Building and construction/property development(The Quantity Surveying Profession Act 49 of 2000). Traditionally, services offered by are cost advice, procurement and management and cost control. The Profession according to Kadiri and Ayodele (2013) faces various challenges that affect its awareness, such as the young age of the profession, the climate of corruption and the attitude of Quantity Surveyors themselves. They further explained that the immense benefits of the profession are yet to be fully appreciated in Nigeria.

III. RESEARCH METHOD

The populations of the study are mainly Non-construction professionals working in hospital, banks, law firms, Non-Governmental organizations NGOs and Corporate Administrative offices, in the study areas. The choices of the areas were based on the fact that Abuja is the capital and administrative city of Nigeria. Most administrative and business firms and companies have their head office and/or branch offices in Abuja.

One hundred (100) questionnaires were distributed; eighty-five (85) were completed and retrieved. Eleven (11) of the questionnaires were discarded for wrong assent. Seventy-four (74) were properly filled and used for the analysis as it was considered adequate. This represents a response rate of 74%. In performing a statistical analysis in a survey in which the response rate is greater or equal to the threshold of thirty (30) is acceptable (Sutrisna, 2009 and Dainty, 2008). The data collected were analysed using simple descriptive statistics such as mean item score and percentages. Tables and figures were also used to display the findings. The data were analyzed using statistical package for social science (SPSS) 16th edition.

a. Reliability check

The consistency of the data was checked using SPSS 16.0. Conbrach's Alpha was used to determine the internal consistency of the various variables contained in the questionnaire. According to George and Mallery (2003) where the computed values of Conbach Alpha is greater than 0.7, there is consistency and the questionnaires are highly dependable. Similarly, Oyedele, Jaiyeoba and Fadeyi (2003) opined that a higher Cronbach Alpha value of greater than 0.7 means greater reliability of data. The cronbach's Alpha value of this study is 0.881.

IV. ANALYSIS AND DISCUSSION OF RESULTS

4.1 Respondents' demographical information

Result from the analysis of demographical data indicate that 10.8% of the respondents were up to 20 years of age, 28.4% were between 20-30 years of age, 47.3% were between 30-40 years, 6.8% were between 40-50 years and 6.8% are above 50 years. This therefore means that majority of the respondents are old enough to make or give an informed decision and reliable response.

The analysis of education qualification of the respondents' shows that 13.5% of them were OND holders, 12.2% are HND holders, 52.7% of them were either B.Sc/B.Tech/MBBS/LLB holders, 8.1% have Masters Degree, and 13.5% of them are PhD holders. This shows that majority of them are well informed and educated.

The analysis of the respondents' profession shows that 13.51% of them were medical doctors/Pharmacist, 20.27% were lawyers, 41.89% of them were accountants/financial experts, 5.41% were Nurses, and 18.92% were Business Administrators. This shows that virtually all the Non-constructions professionals were covered.

Analysis of the work experience of the respondents shows that 13.5% have up to 5 years working experience, 48.7% were between 5-10years experience, 20.3% were 11-15

years experience, 10.8% were 16-20 years experienced, and 6.8% were above 20years experienced. This shows that majority of the respondents are experienced enough in their various fields.

Also, the analysis of the type of firm/company shows that 21.6% work in Hospital, 28.4% work in banks, 25.7% work in Law firms, 13.5% work with NGOs, and 10.8% work in corporate/administrative offices

4.2. Knowledge of the profession

From Table 1 below it can be seen that 94.6% of the respondents know and have heard of the Quantity surveying profession, while 5.461% were unaware or have not heard of the profession. This clearly indicates that Quantity surveying profession is well known by Non-construction professionals. This finding is inconsistent with the findings of Onyeri (1989) that 95% of Nigerian populace had neither heard about the existence of quantity surveying profession nor understood the functions performed by quantity surveyors within the built environment. This is a reflection of changes which has taken place since the study was carried out. This implies that people are more aware of the profession in present days. Also, this result contradicts the finding of Olatunde and Okorie (2016) which state that 66.3% of the respondents have not heard about the quantity surveying profession. This could be attributed to the fact that students at that level do not even know a profession like quantity surveying exist.

Table.1: Respondents asked if they have heard about Quantity Surveying Profession.

	Frequency	Percent
Yes	70	94.6%
No	4	5.4%
Total	74	100%

Source: Researchers' Field Survey, 2016

From Table 2, it can be seen that 16.2% of the respondents have known the profession for less than 5 years, 45.9% of them between 6-10 years, 24.3% of them between 11-15 years, 9.5% of them between 16-20 years, and 4.1% of the respondents have known the profession for over 21 years and above. This shows that majority have known the profession for over 5years.

Table.2. Respondents Responses on how long they have known the Quantity Surveying Profession.

	Frequency	Percent
Less than 5 years	12	16.2%
6-10 years	34	45.9%
11-15 years	18	24.3%

16-20 years	7	9.5%
21 years and above	3	4.1%
Total	74	100%

Source: Researchers' Field survey, 2016

4.3 Place of first contact with the quantity surveyor profession

Table 3 shows that 37.8% of the respondents have their first contact with the Quantity Surveying profession in the maintenance Department of the company/firm, 20.3% of them from the facility management Department of their firm/company and 41.9% of them have their first contact with the Quantity surveying profession from the Works Department of their company.

Table.3: Respondents Place of first contact with the Quantity Surveyor Profession

	Frequency	Percent
Maintenance department	28	37.8%
Facility management department	15	20.3%
Works department	31	41.9%
Total	74	100%

Source: Researchers' Field survey, 2016

4.4. Impact of quantity surveyor in the construction industry

Table 4 shows that 73.0% of the respondents strongly agree that the Quantity Surveyors are part of the construction team. This implies that the participation of Quantity Surveyors is recognized by non-construction professional.

Table.4: Respondents Level of Agreement on Whether The Quantity Surveyors are Part of The Construction Team?

	Frequency	Percent
Strongly Agree	54	73.0%
Agree	18	24.3%
Undecided	2	2.7%
disagree	0	0.0%
Strongly disagree	0	0.0%
Total	74	100%

Source: Researchers' Field survey, 2016

Table 5 shows that the study population strongly rated the performance of the profession as very good with a percentage of 63.5% and about 31.1% rating the performance good with a frequency of 23. This implies that the profession is doing very well in the construction industry.

Table.5: Respondents Perception of The Rate of Performance of The Profession In The Construction Industry

	Frequency	Percent
Very good	47	63.51%
Good	23	31.1%
Undecided	2	2.7%
Fair	2	2.7%
Non Satisfactory	0	0.0%
Total	74	100%

Source: Researchers' Field survey, 2016

Table 6 shows that 68.9% of the respondents strongly agree that Quantity surveying services should be employed at all stages of the construction, and 25.7% of them agrees that it should be employed at all stages of construction. This implies that the services of the Quantity Surveyor are necessary and important at all the stages of construction

Table.6: Do you agree that it is important to request for the service of the Quantity Surveyor at all stages of construction.

	Frequency	Percent
Strongly Agree	51	68.9%
Agree	19	25.7%
Undecided	3	4.1%
disagree	1	1.4%
Strongly disagree	0	0.0%
Total	74	100%

Source: Researchers' Field survey, 2016

Table 7 is concerned with the respondents' perception of the level of patronage of quantity surveyors by the public. The analysis shows that 17.6% of the respondents strongly agree, 28.4% agree, 5.4% are undecided, 45.9% disagree and 2.7% strongly disagree. The respondents believed that the services of the Quantity Surveyors are not well patronized by the public. This is consistent with the finding of Babalola (2006) that majority of Nigerians were yet to benefit from the services rendered by quantity surveyors. Also, Ashworth (1982) observed that the full potential of quantity surveying had not yet been realized due to the fact that profession is still at its young age when compared to accountancy and other built environment professions.

Table.7: Do you Agree that Quantity Surveyors are Patronized By The Public?

	Frequency	Percent
Strongly Agree	13	17.6%
Agree	24	28.4%
Undecided	4	5.4%

disagree	31	45.9%
Strongly disagree	2	2.7%
Total	74	100%

Source: Researchers' Field survey, 2016

4.5 Information required first before undertaking building project

Table.8: If you were to build a house what information would you be interested in first?

	Frequency	Percent
Budget	44	59.5%
Design	20	27.0%
Duration	2	2.7%
Survey of land	8	10.8%
Total	74	100%

Source: Researchers' Field survey, 2016

Table 8 shows that the majority population (59.5%) would be interested in the budget/cost if they were to undertake a building construction project, 27.0% would be interested in the design, 2.7% would be interested in the Duration, and 10.8% would be interested in the Survey of the land. This implies that while survey of land and building design are necessary, the Cost of the building projects is more important. This finding affirmed the assertion by Moneke (2001) that no wise person has ever embarked on a construction project without first guess estimating the cost implication of its proposals.

4.6 The engagement level of the services of quantity surveyors

Table. 9: If you intend to build a house to what capacity would you want to employ the service of the Quantity Surveyor?

Response	Frequency	Percent
Large scale	8	10.8%
Medium scale	43	58.1%
Small scale	21	28.4%
No need	2	2.7%
Total	74	100%

Source: Researchers' Field survey, 2016

Table 9 shows that 10.8% of the public would employ the services of quantity surveyors on a large scale, 58.1% would employ the services of the Quantity surveyors on a medium scale, 28.4% would employ them on a small scale, and 2.740% of the population are of the opinion that they wouldn't employ the services of the quantity surveyor at all. This finding implies that the value of the Quantity surveyors is necessary but not engaged on a large scale as one would expect in the construction

industry. This further confirm the finding of Kadiri and Ayodele (2013) that the immense benefits of quantity surveying profession are yet to be fully appreciated by Nigerian populace. The level of awareness of the quantity surveyors is evident on the view of the respondents. A total of 13.5% consisting of ('Large scale' and 'No Need' responses), show that lack of public awareness, inter professional rivalries and government policies hinders the involvement of quantity surveyors in major projects in Nigeria. This gap further confirms the findings of Awodele (2006) and Mogbo (2000). They found that lack of public awareness; inter professional rivalries and government policies were the major factors hampering the engagement of Quantity surveyors in engineering projects in Nigeria.

4.7 Perceptions of the role of quantity surveyors

From table 10, the first ten (10) duties of the quantity surveyor as perceived by the respondents are that "Quantity Surveyors prepare Bill of Quantities for both New and Refurbishment projects" with mean score of 3.96 is ranked 1st, "Quantity Surveyors carryout feasibility Study of proposed projects" with mean score of 3.91 is ranked 2nd, "Quantity Surveyors prepare Preliminary cost and advise the clients" with mean score of 3.82 is ranked 3rd, "Quantity Surveyors carryout Cost Planning and contract budget synthesis" with mean score of 3.80 is ranked 4th, "Quantity Surveyors Advice on Contractual methods and Tendering Procedures" with mean score of 3.73 is ranked 5th, "Quantity Surveyors Advice on Selection of Contractors" with mean score of 3.68 is ranked 6st, "Quantity Surveyors carryout analysis of Contractors bid/tender and product tender Reports" with mean score of 3.62 is ranked 7th, "Quantity Surveyors do Contract Documentations" with mean score of 3.55 is ranked 8th, "Quantity Surveyors prepared Valuation of Variations (change requests)" with mean score of 3.47 is ranked 9th, and "Quantity Surveyors prepared Interim Payment (Valuations)" with mean score of 3.39 is ranked 10th.

Nnadi, Okeke and Alintah-Abel (2016) assert that Quantity surveyors are responsible for cost engineering and financial management on construction projects. And that they are in a better position to assist in the establishment of higher standards of transparency and accountability in the administration of construction projects. The quantity surveyors create mechanisms for ensuring greater financial transparency and probity on projects.

This finding is inconsistent with finding of Olatunde and Okorie (2016) on the level of understanding of the role of quantity surveyors among senior secondary school students in the south-South Geo-political zone of Nigeria. This is attributed to the fact that at secondary school level,

virtually all the students do not even know that quantity surveying profession exist. They get to be aware as the advanced in their studies, after graduating and joining the labour market. According to Olusoga (2006) the Nigerian Quantity surveyors of older generation were more of experts in the costing, cost monitoring and control as it relates to building projects which they were respected for among their allied professionals.

The last five (5) duties of the Quantity surveyors as can be seen from table 11 are; "Quantity Surveyors carryout Evaluation of Life Cycle cost of construction projects" with a mean score of 2.84 is ranked 17th," Quantity Surveyors carryout Technical Auditing of renderers" with mean score of 2.82 is ranked 18th, "Quantity Surveyors act as Expert witness in Arbitration and Mediation and dispute management" with mean score of 2.74 is ranked 19th, "Quantity Surveyors performs facilities management functions" with mean score of 2.08 is ranked 20th, and "Quantity Surveyors Prepare Expenditure Statements for Tax and Accounting" with mean score of 1.99 is ranked 21st.

From the finding, the respondents are of the opinion that they are not aware that the quantity surveyors duties could involve the Evaluation of Life Cycle cost of construction projects, Technical Auditing of renderers, expert witness in arbitration and mediation and dispute management functions, facilities management functions, and Prepare Expenditure Statements for Tax and Accounting.

This is consistent with the finding of Oke, Timothy and Olaniyi (2010) that Taxation and grant allowance and facilities management are areas that are neglected by the quantity surveyors in Nigeria and this have highlighted the reasons for their performance. Nnadi, Okeke and Alintah-Abel (2016) confirmed that non marketing and conservative attitudes of the quantity surveyors are the major factors hindering the awareness of the roles of the profession in Nigeria.

Table 10: Respondents' Perceptions of Role of Quantity Surveyors

Duties and Responsibility	MIS	Rank
Are you aware that Quantity Surveyors carryout feasibility Study of proposed projects	3.91	2
Are you aware that Quantity Surveyors prepare Preliminary cost and advise the clients	3.82	3
Are you aware that Quantity Surveyors prepare Bill of Quantities for both New and Refurbishment projects	3.96	1
Are you aware that Quantity Surveyors carryout Cost Planning and contract	3.80	4

budget synthesis		
Are you aware that Quantity Surveyors Advice on Contractual methods and Tendering Procedures	3.73	5
Are you aware that Quantity Surveyors Advice on Selection of Contractors	3.68	6
Are you aware that Quantity Surveyors carryout analysis of Contractors bid/tender and product tender Reports	3.62	7
Are you aware that Quantity Surveyors are involved in Budgetary Cost Control	3.14	15
Are you aware that Quantity Surveyors do Contract Documentations	3.55	8
Are you aware that Quantity Surveyors carryout Project Management functions	3.32	12
Are you aware that Quantity Surveyors prepared Interim Payment (Valuations)	3.39	10
Are you aware that Quantity Surveyors Prepare Expenditure Statements for Tax and Accounting	1.99	21
Are you aware that Quantity Surveyors prepared Valuation of Variations (change requests)	3.47	9
Are you aware that Quantity Surveyors are involved in the Assessment of Building Replacement Value for Insurance	3.28	13
Are you aware that Quantity Surveyors act as Expert witness in Arbitration and Mediation and dispute management	2.74	19
Are you aware that Quantity Surveyors carryout Technical Auditing of renderers	2.82	18
Are you aware that Quantity Surveyors carryout Evaluation of Life Cycle cost of construction projects	2.84	17
Are you aware that Quantity Surveyors can represent the Employer/Client in Design and Build Contract	3.35	11
Are you aware that Quantity Surveyors Monitors of capital project	2.99	16
Are you aware that Quantity Surveyors performs facilities management functions	2.08	20
Are you aware that Quantity Surveyors prepare of schedule of Dilapidation	3.20	14

Source: Researchers' Field survey, 2016

V. CONCLUSION AND RECOMMENDATION

This study indicates that more that 80% of the population are aware of Quantity surveying profession and it's been known to them for over 5years. Quantity surveyors are part of the construction team and that they are doing very well in the construction industry. Simply put, non

construction professionals perceive quantity surveyors as relevant and performing its role satisfactorily.

Quantity surveyor is important at all stages of construction. Despite how important the services of quantity surveyors are necessary; they have not well been patronized by the public.

Study population showed interest in the financial aspect of project, and would engage the quantity surveyor on a small and medium scale. But will not implement the proper procedure of taking care of this aspect by the use of the correct professional which is the Quantity surveyor. This is because they do not want to incur the cost of a Quantity Surveyor.

The duties of Quantity surveyors are; Quantity Surveyors prepare Bill of Quantities for both New and Refurbishment projects, Quantity Surveyors carryout feasibility Study of proposed projects, Quantity Surveyors prepare Preliminary cost and advise the clients, Quantity Surveyors carryout Cost Planning and contract budget synthesis and Quantity Surveyors Advice on Contractual methods and Tendering Procedures. Also, the respondents were not aware that the quantity surveyors are involved in Evaluation of Life Cycle cost of construction projects, Technical Auditing of renderers, expert witness in arbitration and mediation and dispute management functions, facilities management functions, and Prepare Expenditure Statements for Tax and Accounting. As a consequence of this awareness level, quantity surveyors are not employed on a large scale by the public. The profession is actually still facing challenges which to an extent results from non-challant attitude of the public over the need to employ the services of a Quantity Surveyor

Quantity Surveyors must wake up from their slumber and contribute their quota to the development of the profession by using their intellectual gifts, training and skills, public relations, connections, positions and many other ways. They must speak to be heard, stand to be seen and act to be known as Quantity surveyors. Quantity Surveyors should work hard to know what clients are looking for and work to win their confidence. Non-construction professionals should try to employ a Quantity Surveyor in their construction activities to give them better management in cost and value. The government should encourage and support the Quantity Surveyors in their struggle to enhance their profession.

REFERENCES

- [1] Ajanlekoko, J. O. (2004). Branding the quantity surveying profession to meet the challenges of built environment. *The Quantity Surveyor*. 49, 3-7.
- [2] Anyanwu, C.I. (2013), the Role of Building Construction Project Team Members in Building

- Projects Delivery. Journal of Business and Management, 14(1), 30-34.
- [3] Ashworth, A. (1982). "The future of Quantity Surveying", The Quantity Surveyor, 237-238.
- [4] Ashworth, A. and Hogg, K. (2007) *Willis's practice and procedure for the quantity surveyor*, 12th ed. Oxford, Blackwell Science.
- [5] Awodele, O. A. (2006). "An Assessment of the Involvement of Quantity Surveyors in the Execution of Civil Engineering Projects in Southwestern Nigeria", the Quantity Surveyor 54(1), 28-36.
- [6] Babalola, A. A., and Anifowose O.S. (2015). A Study of the Compliance of Practising Quantity Surveyors with the Professional Code of Conduct in Nigeria; IOSR Journal Of Humanities And Social Science (IOSR-JHSS, Volume 20, Issue 1, Ver. IV (Jan. 2015), PP 16-20. e-ISSN: 2279-0837, p-ISSN: 2279-0845.
- [7] Babalola, O. (2006). Harnessing the opportunities at the grassroots to make quantity surveying profession competitive at the national and international markets. Paper presented at the 22nd Biennial conference/general meeting on Quantity surveying in the 21st Century – Agenda for the Future. Nigerian Institute of Quantity Surveyors.
- [8] Badu, E. and Amoah, P. (2004) Quantity Surveying Education in Ghana, the Ghana Engineer.
- [9] Bamisile, A. (2004) Building Production Management. Foresight Publishers, Lagos
- [10] Biennial conference/general meeting on Quantity surveying in the 21st Century – Agenda for the Future. Nigerian Institute of Quantity Surveyors.
- [11] Caldentey, E. P. and Vernengo, M. (2013). An Odd Couple? Prebisch, Keynes and the Dynamics of Capitalism. The Ideas Working Paper Series, Paper No. 02/2013.
- [12] Danity, A. R. J. (2008). Methodological pluralism in construction management research, In: Knight, A. and Ruddock, L. (Eds.): *Advanced research methods in the built environment*, Oxford: Willey-Blackwell.
- [13] George, D. and P. Mallery, 2003. *SPSS for Windows Step by Step: A Simple Guide and Reference 11.0 Update*. 4th Edition. Allyn and Bacon, Boston, MA.
- [14] Holy Bible, King James Verse. Luke 14:28-30.
- [15] Hussin, M.M. and Hamid, M.A. (2006). *The Work Ethics of Malay Construction Project Managers in Malaysia*. (Institut Penyelidikan, Pembangunan Dan Pengkomersialan Universiti Teknologi Mara, 2006).
- [16] Jagboro, G.O. (2016) Unmasking the Tower of Babel and the Scourge of Abandoned Projects in Nigeria, Obafemi Awolowo University, Ile-Ife, Inaugural lecture series 286.
- [17] Kadir, D. S., and Ayodele E. M. (2013). Constraints to Quantity Surveying Awareness In Nigeria. Civil and Environmental Research. ISSN 2224-5790 (Paper) ISSN 2225-0514 (Online) Vol.3, No.11, 2013.
- [18] Kelly, J. and Male, S. (2006). Value management. In Kelly, J., Morledge, R., & Wilkinson, S. (Ed.), *Best value in construction*, United Kingdom: Blackwell publishing, pp 77-99.
- [19] Mogbo, T. C. (2000). "Civil/Highway projects implication on the Quantity Surveying profession in Nigeria", Paper delivered at the 19th Biennial Conference of the Nigerian Institute of Quantity Surveyors, 15th –18th Nov., Sheraton Hotels and Towers, Abuja, Nigeria.
- [20] Moneke, G. O. (2001). "Quantity surveying profession of the millennium: Problems and prospects", The Quantity Surveyor 36(3), 27-31.
- [21] Moses, A. U., & Abiola, A. H. (2015). An Assessment of the Role of Quantity Surveying Profession In The Development Of Nigeria. Knowledge Review Volume 33 No. 1, December, 2015: ISSN 1595-2126.
- [22] Nigerian Institute of Quantity Surveyors (NIQS) (2015), Vision Statement, 2015 Dairy.
- [23] Nigerian Institute of Quantity Surveyors. (2004). who is a quantity surveyor? What can he do for you! Programme of the 21st biennial conference/general meeting on Adding Value to a Reforming Economy – Challenge for the Quantity Surveying Profession in Nigeria. Nigeria Institute of Quantity Surveyors
- [24] NIQS Ogun State Chapter website 2015 (<http://niqsogun.org/image/measurement2.pdf>).
- [25] Nnadi, E. O. E., Okeke, F. N. & Alintah-Abel, U. (2016). Marketing Quantity Surveying Profession in South-Eastern Nigeria. IOSR Journal of Mechanical and Civil Engineering (IOSR-JMCE) e-ISSN: 2278-1684, p-ISSN: 2320-334X, Volume 13, Issue 3 Ver. III (May- Jun. 2016), PP 12-20.
- [26] Odeyinka, H. A. (2006). The role of the quantity surveyor in value management. Paper presented at the 22nd
- [27] Ogunsemi, D. R. (2004). Meeting the challenges of national development – A case for review of quantity surveying curriculum. Paper presented at the 21st biennial conference/general meeting on Adding Value to a Reforming Economy – Challenge for the Quantity Surveying Profession in Nigeria. Nigeria Institute of Quantity Surveyors.
- [28] Ogunsemi, D. R. (2006). Time-cost model for construction projects in Nigeria. Construction Management and Economics. 24(3), 253-258

- [29] Oke , A.E., Timothy,I.O. and Olaniyi, A.I. (2010); Perception of Construction Professionals to the Performance of Nigerian Quantity Surveyors. *Journal of Building performance*; Vol. 1, Issue 1 2010
- [30] Oke, A. E. (2006). Effect of Quality of Materials and Workmanship on Building Collapse In Nigeria. An unpublished B.Tech thesis, submitted to Department of Quantity Surveying, Federal University of Technology, Akure.
- [31] Olanrewaju, A. and Anahve, P. J(2015) Duties and responsibilities of quantity surveyors in the procurement of building services engineering. *Creative Construction Conference 2015*
- [32] Olanrewaju, A. T. (2015). Mode of Business Agreement with the Quantity Surveyor in the Informal Sector Economy of Nigeria: The Sustainability of Professional Standards. *J Civil Environ Eng* 5: 181. Doi:10.4172/2165-784X.1000181.
- [33] Olatunde, J. (2006) New Opportunities for Quantity Surveyors in Nigeria Business Environment, 21ST Century Quantity Surveying, Agenda for the Future, NIQS Biennial. 1- 3 November.
- [34] Olatunde, N. A. and Okorie, V. N. (2016). Appraisal of Awareness Level of Quantity Surveying Profession among Secondary School Students in Benin City, Nigeria. *International Journal of Advanced Engineering, Management and Science (IJAEMS)* [Vol-2, Issue-8, Aug- 2016].
- [35] Olawumi, T. O. and Ayegun, O. A. (2016) Are Quantity Surveyors Competent to Value for Civil Engineering Works? Evaluating QSs' Competencies and Militating Factors, *Journal of Education and Practice*. Vol.7, No.16, 2016.
- [36] Olusoga, J. R. (2006). Key note address of a 2-day national seminar on Ethical issues and the challenges in construction professionals' service delivery. Nigerian Institute of Quantity Surveyors, Ondo state chapter.
- [37] Onyeri, F. O. (1989). Survival Strategy for Quantity Surveyors, the Nigerian Quantity Surveyor, 8, 30.
- [38] Owolabi, O. S. B. and Olatunji, A. S. (2014). The Roles of Construction Professionals in the Nigeria's Construction Industry. *IOSR Journal of Humanities and Social Science (IOSR - JHSS)*. Volume 19, Issue 11, Ver. VIII (Nov. 2014), PP 05-10
- [39] Oyedele, L.O., Jaiyeoba, B. E. and Fadeyi, M. (2003). Design Factors Influencing Quality of Building Projects in Nigeria: Consultants' Perception. *The Australian Journal of Construction Economics and building*, Vol. 3, No.2.
- [40] Quantity Surveyors Registration Board of Nigeria (QSRBN) at the opening ceremony of the 2016 annual conference of registered quantity surveyors on Thursday, 13th October, 2016 at Reiz continental hotel, abuja, Nigeria.
- [41] Royal Institute of Chartered Surveyors. (1991). Quantity surveying 2000 – The future role of the chartered quantity surveyor. Retrieved December 12, 2016, from <http://www.rics.org/Practiceareas/Builtenvironment/Quantitysurveying>
- [42] Seeley, I. H. (1997). *Quantity surveying practice*. 2nd edition, Macmillan press, London.
- [43] Seeley, I. H. and Winfield, R. (1999). *Building quantities explained*, 5th edition, Macmillan press, London.
- [44] SPSS (2007) *SPSS 16.0 for Windows*, SPSS Inc., Chicago, IL.
- [45] Sutrisna, M. (2009). Research methodology in doctoral research: Understanding the meaning of conducting qualitative research, Working Paper presented in ARCOM Doctoral Workshop, Liverpool, John Moores University, 12 May.
- [46] UKessays, (2015). The Professionals of Construction Industry Construction Essay. Retrieved:30/01/2017 from (www.ukessays.com/essays/construction/the-professionals-of-construction-industry-construction-essay.php).
- [47] Usman, N. And Sani, A. (2015). Construction Professionals Perceptions' On Contract Auditing System In Building Projects. *Journal Of Multidisciplinary Engineering Science And Technology (JMEST)* ISSN: 3159-0040 Vol. 2 Issue 4, April – 2015.
- [48] Zakaria,I. B., Mohamed, M. R. B., Ahzahar, N. and Hashim, S. Z. (2015) A Study on Leadership Skills of Project Manager for a Successful Construction Project ,*International Academic Research Journal of Social Science* 1(2) 2015, Page 89-94