

The background of the cover is a photograph of a modern building's exterior. It features vertical wooden slats in a warm, reddish-brown hue. Two windows with horizontal blinds are visible, one on the left and one on the right. The top left corner shows a white perforated metal structure, possibly part of a roof or ventilation system. The overall lighting is bright, suggesting daytime.

# BUILT ENVIRONMENT ECONOMIST

AUSTRALIA AND NEW ZEALAND



**FUTURE THINKING**



# VISIONARIES

According to the Cambridge Dictionary, a visionary is a person who has the ability to imagine how a country, society, industry, etc. will develop in the future and to plan in a suitable way.

AIQS has handpicked two members to tell us about their visions for the construction industry and quantity surveying profession.



# FUTURE THINKING



**SHARON YAP MAIQS**

Since its beginnings in the nineteenth century, the profession of quantity surveying has steadily evolved. From decade to decade it has responded to changing clients or industry demands, technology developments, and increased competition of services.

Quantity surveying in the modern era has even been referred to as a 'sunset industry' since the development of BIM and increased automation. With other professions such as project managers and architects now able to provide estimates of construction costs, the survival of the profession has been under question for some time.

In the face of change, Quantity Surveyors need to continue to advance their skills to avoid becoming obsolete. Advancements in BIM and automated measurement can help pave the way for more efficiencies within the profession and should be viewed as an opportunity rather than competition.

My vision for the technologies and techniques that we should focus on include:

## **Cloud Computing**

The adoption of cloud-based software and data storing systems enables us to collaborate efficiently without being limited by location, time and space. Collaborating and creating internal and external efficiencies is more critical than ever with the rise of remote working.

## **Data-Driven Decision Making**

Using facts, metrics and data to increase the accuracy of cost analysis and benchmarking for informed decision

making. Especially during the current unprecedented market conditions, gut instinct is no longer reliable. We need to collect the right data, analyse it and measure the result to better inform for decision making.

## **Environmental reporting**

Increased focus on the reporting of embodied energy during the delivery process will rely on a more accurate assessment of each item of componentry in the construction phase to assess the environmental impact of each asset.

In short, the quantity surveying profession may be changing rapidly in the dawn of the digital era, but technology will never make it obsolete. No single technology can replace human judgement. Quantity surveying is a client-led profession, and so long as we continue to respond to clients needs, we will continue to remain valuable partners within the industry.



**MICHAEL DAKHOUL FAIQS, CQS**

"To improve is to change; to be perfect is to change often." – Winston Churchill.

The construction industry is facing its biggest challenge to date; from a debilitating pandemic to determined legislators and regulators across Australia calling for much-needed improvement. Given the QS is a critical tool in the ecosystem, our response can pave the way for our profession to be universally viewed as an even greater facilitator to produce desired outcomes. Notwithstanding the obvious opportunities (yes, not difficulties) brought

on by the current climate, the solution lies in the opportunity to embrace change.

While the QS is not in the "trenches" (in fact, we are the key to devising functional trenches for victorious outcomes), our responsibilities start at the very beginning – as it should always be. With increased pressures on our clients to deliver projects, we must remain meticulous in our preparation – we don't want to see corners being cut. When the feasibility is wrong, repercussions are significant, affecting all stakeholders. The QS industry has a responsibility to carefully dissect every document before giving the green light. The ultimate goal in addressing this challenge is to be able to provide clients with a personal, tailored service that exceeds expectations. Helping clients understand the critical and immeasurable value of early, ongoing, and increased QS involvement is an exciting future opportunity.

We must be prepared to harness change and utilise technological advancements such as AI and data metrics – as other industries have. Challenging the status quo is never comfortable but there is enormous benefit in continuous improvement.

For us, having a national presence means we must continuously reflect, renew, educate, and advance ourselves for the good of our industry, work collaboratively to lead positive change and be innovative so we are truly an active part of the broader solution.

Sharon Yap MAIQS is a Director at Altus Group and Michael Dakhoul FAIQS, CQS is Founder and Managing Director of Construction Consultants.



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