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LIMITATION TO THE GROWTH OF THE QUANTITY SURVEYING PROFESSION IN EKITI STATE

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ABSTRACT

The Quantity Surveying (QS) profession plays a vital role in cost management and project delivery within the construction industry. However, the growth of the profession in Ekiti State, Nigeria, has been limited by several persistent challenges. The research examined the limitations to the growth of the Quantity Surveying profession in the state and proffered practical measures to address these challenges. A survey design was adopted, targeting Quantity Surveyors and other construction stakeholders through structured questionnaires. A total of eighty-four questionnaires were administered, from which seventy-nine were retrieved. Data were collected using a convenient random sampling technique and were analyzed using frequency distributions and Mean Item Score. The findings reveal major limitations, which include poor implementation of regulatory frameworks, low public awareness of the QS role, and limited market opportunities, among others. The study recommends the enforcement of stronger regulatory policies by the government and professional bodies, targeted public sensitization campaigns, and increased access to state-funded construction projects. Additionally, strategic marketing, adherence to professional ethics, and continuous professional development through workshops and seminars are identified as essential for revitalizing the profession. The study concludes that a supportive policies, Quantity surveyors must form a consortium and professional alliance to meet emerging construction demands, and proactive institutional efforts are critical to enhancing the relevance and growth of the Quantity Surveying profession in Ekiti State.

Keywords: Quantity Surveying, Professional Practice, Professional Growth, Cost Management

1.0 INTRODUCTION

The relevance of the Quantity Surveying (QS) profession in the construction sector of any nation cannot be underestimated. Being the cost expert in the construction industry, her roles span from the inception of any project to its completion and even beyond its commissioning. Nevertheless, the effective and efficient practice of the profession in Nigeria, and especially in Ekiti State, is faced with some critical challenges. Frei (2017) also submitted that the Quantity Surveying (QS) profession had faced a lot of challenges that threaten its existence, growth and success over the years considering the revolution in QS primitive services, Olatunji, (2016) revealed that, the advent of Building Information Modeling (BIM) could be viewed as a threat to the traditional services of quantity surveyors and other construction-related disciplines. Ogunsina, (2018) listed numerous challenges confronting the Nigerian QS profession.

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Ben, (2018) further explained that it is expedient for quantity surveyors to look into perceived opportunities in the construction industry so as to minimize the imminent threats. This study, therefore, aimed at investigating the growth challenges of Quantity Surveying practice in Ekiti State and suggest measures to address the limiting hurdles. In the construction industry, quantity surveying firms (QSFs) are service based organizations, providing cost and value management services with expertise on infrastructure procurement (Aje, 2019). The growth of the Quantity surveying profession requires the capacity to utilize and explores resources to overcome various challenges limiting its effectiveness, (Ramdav, & Harinarain, 2020) . In view of this, Gupta, (2020) asserted that the growth of a quantity surveying depends on the defined professional responsibilities, year of practice and impact level in the construction industry..

2.0 Literature Review

2.1 Limitations to the Growth of Quantity Surveying Profession

There has been little evidence in the recent literature regarding the profession of Quantity Surveying (QS) in the Ekiti State, which implies the existence of knowledge and research gap in these areas. Nevertheless, research conducted in various parts of Nigeria reveals widespread restrictions to the growth of quantity surveying profession and most likely in Ekiti state (Ojo, Ibrahim, Oke, & Akindeinde, 2020). The major limitations are inadequate marketing and visibility of the profession leading to a lack of awareness among students and clients particularly where there is little professional outreach, Financial resources, high cost of software and hardware systems, coupled with reluctance to adopt ICT restrict drive into advanced technology by practitioners of QS, which affects productivity and modernization (ABAH, & Imoter, 2025).

Moreover, Inter-professional breakdown (especially engineers), rampant corruption and quackery services among non-professionally certified. Also, lack of empirical research on the Ekiti QS practice is a disabling factor to evidence-based investment and policy development to the profession in the region. The existence of such barriers requires further studies in identified location (ADEBAYO, 2024).

2.2 Educational and Skill Development Challenges

One of the fundamental limitations to the growth of the quantity surveying profession is related to education and skill development. Several authors highlight that curriculum content in many regions is outdated and does not adequately prepare quantity surveyors for the evolving demands of the construction sector. According to Akintoye and Main (2007), traditional quantity surveying education prioritizes cost estimation and measurement, but

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insufficiently addresses emerging disciplines such as project management, sustainability, and digital construction techniques. This gap reduces the relevance of QS graduates in modern construction projects. Additionally, the slow pace of continuing professional development (CPD) programs restricts professionals from acquiring new skills necessary to keep pace with innovations (Elzarka, Dawood, & Hassan, 2019). Without continuous up skilling, QS professionals struggle to adapt to evolving client expectations and technological tools, which limits their effectiveness and diminishes their perceived value within multidisciplinary teams.

2.3 Resistance to Technological Adoption

Technological advancements such as Building Information Modeling (BIM), artificial intelligence (AI), and various cost estimation software have transformed the construction industry (Succar, 2009). However, the quantity surveying profession has been slow to fully integrate these innovations. According to Arayici et al. (2011), although some quantity surveyors have adopted BIM for cost estimating, widespread adoption is hindered by resistance to change, lack of training, and insufficient investment in technology. This resistance impacts growth negatively by restricting efficiency and accuracy in QS work. Chan et al. (2012) argue that the failure to embrace digital tools places QS at a disadvantage compared to other construction professionals who increasingly use these technologies to improve project delivery. Moreover, as clients demand faster and more transparent cost management, QS professionals' inability to match these expectations may lead to reduced roles in projects.

2.4 Professional Recognition and Status

Another critical limitation is the relatively low professional status and recognition of quantity surveyors in some regions. In many developing countries, quantity surveying is undervalued and often confused with general cost estimating or clerical roles (Aibinu & Odeyinka, 2006). This lack of clear professional identity affects both recruitment and retention of talent. Adafin et al. (2020) emphasize that poor public awareness and misconceptions about the scope of QS services limit the profession’s opportunities for growth. Furthermore, the fragmented nature of professional organizations and the lack of unified global standards hinder the establishment of a strong professional identity (Kartam, 2002). In contrast, professions such as engineering and architecture enjoy higher prestige and clearer career pathways, which attract more skilled entrants. Without enhancing professional recognition, quantity surveying struggles to compete effectively for expertise and influence in multidisciplinary teams.

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2.5 Market Dynamics and Economic Constraints

Economic factors and market conditions significantly limit the growth potential of the quantity surveying profession. In times of economic downturn or reduced construction activity, demand for QS services contracts sharply (Ofori, 2013). This cyclical nature leads to job insecurity and discourages new entrants from pursuing a QS career . Moreover, competitive tendering and pricing pressures from clients affect the profitability and viability of QS firms (Lam, 2000). Quantity surveyors often face challenges from low-cost providers that may not uphold professional standards, thereby undermining industry reputation and reducing opportunities for sustainable growth (Love, Holt, & Li, 2002). Additionally, the commoditization of QS services, where professional advice is commoditized and viewed as a cost rather than value addition, diminishes the perceived worth of QS contributions (Woldie & Duguma, 2016).

2.6 Globalization and International Practice Issues

Globalization presents both opportunities and challenges for quantity surveying growth. While it facilitates knowledge transfer and expands markets, it also exposes the profession to intense competition and varying regulatory environments (Smith, 2007). Quantity surveyors in less developed economies often face difficulties aligning local practices with international standards, leading to inconsistencies and hindered professional mobility (Kumaraswamy & Ling, 2007). Furthermore, the migration of skilled QS professionals from developing to developed countries results in a “brain drain,” weakening local capacity building and profession development in source countries (Oyedele, 2020). This imbalance contributes to uneven growth of the QS profession worldwide.

3.0 Research Methods

The research method utilised in this study is quantitative research techniques. Moreover, to accomplish the research objective, the following Table 2 specifies the details of data collection

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Table 1: Specifies the details of data collection.

Research Objectives	Research Instrument	Research Method
1.To identify the limitations to the growth of Quantity surveying profession in Ekiti state 2. To profer solutions to the limitations to the growth of Quantity Surveying profession in Ekiti State	Questionnaire survey	Quantitative

Data for this study were collected with the aid of structured questionnaires which were administered in south west Nigeria. Ekiti was chosen because it was taken as case study for this research and being a developed state with a greater opportunities for infrastructure development, and good number of construction professionals. The quantitative statistical analysis was done using Statistical Package for Social Sciences (SPSS) version 22 and Excel sheet. The data collected were analyzed with the aid of descriptive statistical methods which includes: frequency, percentage, mean item score, relative importance index and ranking analysis.

The population for the study are registered Quantity Surveyors in Ekiti state, A total of 84 questionnaires were distributed to respondents in the target population, 79 were returned and found appropriate for the analysis.

4. Results and Discussion on Data Analysis and Presentation

4.1 Response Rate

Table 4.2: Response Rate from respondents

Questionnaires	Frequency	Percentage
Number Distributed	84	100
Total Number Collected	79	94.05

Table 4.2 above shows that seventy nine (79) questionnaires were administered, and sixty eight (68) were retrieved and good enough for analysis, with a response rate of 86.08%. Hence the findings are reliable

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4.2 Respondents Information

Table 4.3: Demographic Information of Respondents

Variables	Classification	Frequency	Percent
Organizational Type	**Government owned**	**46**	**58.22**
	Private (Consulting Firm)	**33**	**41.78**
	Total	**79**	**100.0**
Professional qualification of respondents	**Fellow NIQS**	**4**	**5.06**
	Registered Member QSRBN	**55**	**69.62**
	Corporate members NIQS	**20**	**25.32**
	Total	**79**	**100.00**
Academic Qualification of Respondents	**B.Sc/B.Tech**	**27**	**34.18**
	M.Sc/M.Tech	**42**	**53.16**
	Ph.D	**10**	**12.66**
	Total	**79**	**100.0**
Years of experience in the profession	**1-5**	**3**	**3.80**
	6-10	**10**	**12.66**
	11-15	**14**	**17.70**
	16-20	**28**	**35.44**
	20 and above	**24**	**30.40**
	Total	**79**	**100.0**
Numbers of projects handled already	**1-5**	**1**	**1.27**
	6-10	**11**	**13.92**
	11-15	**16**	**20.25**
	16-20	**22**	**27.85**
	20 and above	**29**	**36.71**
	Total	**79**	**100.0**

The demographic information of the respondents is presented in Table 4.2 above. The table provided the necessary information to check the quality of the obtained data.

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From table 4.3 above, it can be seen that of the total respondents assessed. 58.22 percent works in Government sector engagement while 41.78 percent works in Private (Consulting Firms). It can also be seen from the table that most of the respondents are in level of professional categories as Quantity Surveyors , Fellows QS 5.06, Registered QS 6.62, Corporate member of NIQS 25.32 respectively, while 34.18, percent of the respondents have B.Sc/B.Tech certificate, 53.16 percent of the respondents have M.Sc/M.Tech certificate while only 12.66 percent of the respondents have Ph.D. certificate,. More than 60 percent of the respondents have more than 16 years of experience and have handled at least 20 construction projects in their professional career. Based on the findings above, it c can be affirmed that the data provided by the respondents are reliable. for data analysis fir the study.

4.3 Limitation to growth of Quantity Surveying Profession in Ekiti State

Table 4.4: Limitation to growth of Quantity Surveying Profession

Limitations	Std. Dev.	MIS	Rank
Inadequate regulation enforcement and control of QS practice	0.884	4.60	1
Underutilization of adopted Modern Technologies	0.802	4.59	2
Lack of general awareness of the role of Quantity Surveyors	0.819	4.54	3
Unstable economic condition	0.854	4.45	4
Lack of professional preferences and exposure	0.862	4.41	5
Competitor from other professionals	0.96	4.40	6
In- efficient project management	0.86	4.39	7
Increased client expectations	0.912	4.36	8
Poor mounting of the profession	1.023	4.34	9
Adaptor of new technology such as BIM	0.952	4.34	10
Opposition from engineer and other professionals	0.916	4.32	11
Poor construction planning	0.876	4.29	12
Poor marketing	0.932	4.25	13
Change of demand of the market	0.929	4.24	14
Poor remunerations	0.808	4.22	15

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Table 4.4 above shows the limitations to the growth of Quantity Surveying profession in Ekiti State. It can be seen from the table that: Inadequate regulation enforcement and control of QS practice with a Mean Item Score of 4.60 was ranked first, Underutilization of adopted Modern Technologies with a Mean Item Score of 4.59 was ranked second, Lack of general awareness of the role of Quantity Surveyors with a Mean Item Score of 4.54 was ranked third, Unstable economic condition with a Mean Item Score of 4.45 was ranked fourth, The least ranked limiting factors to the growth of Quantity surveying profession in Ekiti State are Change of demand of the market with a Mean Item Score of 4.24 was ranked fourteen , and Poor remunerations with a Mean Item Score of 4.22was ranked the least.

4.4 Measure to limitation to the growth of Quantity Surveying profession in Ekiti State.

Table 4.5: Measure to limitation to the growth of Quantity Surveying profession.

Measures	Std. Dev.	MIS	Rank
Enforcement of government and professional body regulatory policies on professional practice	0.894	4.70	1
Adequate and appropriate sensitization marketing strategies of the profession	0.842	4.69	2
Improving capital project opportunities by state government	0.829	4.54	3
Sustainable economic policies that favors professional practices	0.834	4.44	4
Provision of digital technologies in construction project	0.851	4.43	5
Adequate professional preferences exposure	0.96	4.40	6
Provisional of professional of professional skills	0.86	4.39	7
Good construction management center	0.912	4.38	8
Good relations with clients	1.023	4.37	9
Provision of pre design feasibility Good consultation from the consultant	0.952	4.35	10
Good functional dimensional requirements	0.916	4.32	11
Provision of sophisticated techniques	0.876	4.29	12

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Table 4.5 above shows the possible solution to the challenges facing Quantity Surveying practices in Ekiti State. Enforcement of government and professional body regulatory policies on professional practice with a Mean Item Score of 4.70 was ranked first, Adequate and appropriate sensitization marketing strategies of the profession with a Mean Item Score of 4.69 was ranked second, Improving capital project opportunities by state government with a Mean Item Score of 4.54 was ranked third, Sustainable economic policies that favors professional practices with a Mean Item Score of 4.44 was ranked fourth, Provision of digital technologies in construction project with a Mean Item Score of 4.43 was ranked fifth, The least ranked solutions to the limitations to the growth of Quantity surveying profession in Ekiti State are Provision of pre design feasibility with Mean Item Score of 4.35,and Good functional dimensional requirements with Mean Item Score of 4.32 . .

5. Conclusion and Recommendations

In this study, limitation to the growth of Quantity Surveying profession in Ekiti State was examined using empirical data from a field survey. From the results presented above key conclusions are made. First is that there is inadequate enforcement on regulations and control of QS practice, Underutilization of adopted Modern Technologies and Lack of general awareness of the role of Quantity Surveyors. Furthermore, that there is need for the enforcement of government and professional body regulatory policies on professional practice, adequate sensitization and improved marketing strategies of the profession, and key-in to capital project opportunities from state government.

In conclusion, it is recommended that Quantity surveyors must form consortium and partnership alliance to meet up with emerging construction demands, regular workshop and seminars must be organised by the professional bodies in order to educate members on expected roles in a changing economy. In addition, government must create an enabling environment for industries to strive in the state by formulating good policies that will enhance infrastructural development, while Professional ethics and conduct must be emphasized in the practice of quantity surveying profession.

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