

**REPORT ON MY PROFESSIONAL POST-QUALIFICATION WORKING  
EXPERIENCE AS A QUANTITY SURVEYOR WITH KADUNA STATE  
DEVELOPMENT AND PROPERTY COMPANY LIMITED (KSDPC)**

**BY**

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**BEING SUBMITTED TO**

**NIGERIA INSTITUTE OF QUANTITY SURVEYORS (NIQS),  
FOR THE REQUIREMENTS OF THE AWARD OF PROFESSIONAL  
MEMBERSHIP INTO THE INSTITUTE**

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## **1.0 INTRODUCTION**

This technical report provides a comprehensive overview of my professional experience as a Quantity Surveyor with Kaduna State Development and Property Company Limited (KSDPC) from 2015 to -date. It has been structured to align with the competency requirements of the Nigerian Institute of Quantity Surveyors (NIQS) and the Quantity Surveyors Registration Board of Nigeria (QSRBN) for professional registration.

The primary objective of this report is to demonstrate my proficiency in the key areas of quantity surveying practice. These include cost planning and budgeting, measurement and documentation, preparation of tender and contract documents, procurement advisory services, contract administration, cost control, financial reporting, preparation of final accounts and other administrative duties. The report also reflects my understanding of professional ethics, regulatory compliance, industry standards, and my commitment to continuous professional development.

My role within a government-owned property development organization has exposed me extensively to public sector procurement systems, statutory compliance requirements, and the coordination of projects involving multiple stakeholders, regulatory bodies, and community interests. The environment has strengthened my ability to manage complex processes, ensure transparency and maintain accountability throughout the project lifecycle.

Over the past decade, I have contributed to the planning, execution, monitoring, and financial management of numerous public and private sector construction projects across Kaduna State and surrounding regions. These projects involve residential housing schemes, commercial developments, mixed-use buildings, educational facilities, infrastructural works, building renovations and estate improvement initiatives. Each project has enhanced my technical competence, practical judgment and ability to deliver value-driven cost management solutions.

Through continuous engagement in professional practice, adherence to ethical standards and commitment to self-improvement. I have developed robust technical, analytical and managerial capabilities. These competencies form the basis of my qualification for professional registration with the NIQS and QSRBN.

## **2.0 ACADEMIC AND PROFESSIONAL**

I obtained a Higher National Diploma (HND) in Quantity Surveying from a recognized Nigerian Polytechnic. My academic training provided me with a solid foundation in:

- Construction technology
- Measurement of Building work and services
- Engineering measurement/Value Engineering
- Construction cost control
- Contract law
- Procurement systems
- Construction project management
- Building services engineering
- Professional practice and procedures

Upon graduation, I completed my National Youth Service Corps (NYSC), after which I joined Chiroma Nigeria Limited as a Graduate Quantity and later joined Kaduna State Development and Property Company Limited as a Graduate Quantity Surveyor. Over the years, I progressed through various levels of responsibility to my current role as a Senior Officer Quantity Surveyor.

My professional growth has been strengthened through attending seminars, workshops and mandatory continuing professional development (CPD) programmes organized by the state chapter.

### **3.0 ORGANIZATIONAL PROFILE – KADUNA STATE DEVELOPMENT AND PROPERTY COMPANY LIMITED**

Kaduna State Development and Property Company Limited (KSDPC) is a government-owned limited liability company responsible for property development, estate management, housing schemes and infrastructure projects primarily within Kaduna State.

The company's primary functions include:

- Development of residential housing estates
- Commercial property development
- Infrastructure provision
- Public-private partnership (PPP) housing schemes
- Renovation and upgrading of facilities
- Joint Ventures Partnership

As a Quantity Surveyor within the organization, I am part of the Project Department under Project Evaluation Unit, where I provide financial and contractual advisory services for all construction projects executed by the company.

### **4.0 SUMMARY OF PROFESSIONAL EXPERIENCE (2015 – Date)**

Within these period under review, I have participated in numerous construction projects of varying sizes and complexities. The total cumulative value of projects handled exceeds billions of Naira.

My responsibilities include:

#### **4.1 Pre-Contract Services**

- Preparation of preliminary cost estimates based on concept designs.
- Development of detailed Bills of Quantities using Building and Engineering Standard Method of Measurement.
- Cost planning and cost modelling at various design stages.
- Feasibility studies and financial viability appraisals for housing and commercial projects.
- Budget preparation and cost benchmarking for estate developments.
- Preparation of tender documents including Instructions to Tenderers, Conditions of Contract, Specifications and Pricing Schedules.

- Participation in tender evaluation and preparation of tender reports.
- Advising management on procurement strategies (Traditional, Design & Build, Selective Tendering, Negotiated Procurement and Direct Labour).

#### **4.2 Post-Contract Services**

- Interim valuation and preparation of payment certificates.
- Measurement and valuation of variations.
- Cost control and financial reporting.
- Preparation of fluctuation claims and adjustments where applicable.
- Assessment of contractor's claims.
- Preparation and agreement of Final Accounts.
- Contract administration support and compliance monitoring.
- Dispute resolution support through negotiation and documentation review.

#### **4.3 Project Financial Management**

- Monitoring project cash flow forecasts.
- Budget performance tracking.
- Financial risk assessment and mitigation strategies.
- Cost reporting to management and board-level committees.
- Auditing contractor claims and expenditure reconciliation.

### **5.0 DETAILED PROJECT EXPERIENCE**

#### **5.1 Remodeling and Renovation of Kaduna State Development and Property Company Limited (Head Office) At No. 5 Lafia Road, Kaduna North Local Government Area of Kaduna State. (2015-2016)**

**Project Value:** ₦250,000,000.00 Million

**Location:** Kaduna Metropolis

**Scope:** Construction of a new entrance gate and blockwork perimeter fence, renovation of all the offices and 5 additional toilets and remodeling of the main building.

#### **My Responsibilities:**

- Preparation of Schedule of Dilapidation.
- Condition surveys and cost assessment.
- Cost estimation.
- Preparation of Schedule of Rates.
- Supervision of cost control based on phased renovation.
- Final account settlement.

### **Technical Contributions:**

Attention was given to the new toilets that were attached to the existing structure. I ensured accurate quantification of substructure works, reinforcement schedules and finishes.

### **5.2 Residential Housing Estate Development (Mass Housing Scheme) At Sobawa along Kaduna-Zaria Express Road, Igabi Local Government Area of Kaduna State. (2021)**

**Project Value:** ₦380,000,000.00 Million

**Location:** Kaduna Metropolis

**Scope:** Construction of 35 housing units comprising 1-bedroom, 2-bedroom, and 3-bedroom expandable units with drilling of 3-solar powered borehole.

### **My Responsibilities:**

- Preparation of preliminary cost estimates during feasibility stage.
- Development of elemental cost plan.
- Detailed measurement and preparation of Bills of Quantities.
- Preparation of tender documents.
- Tender evaluation and preparation of tender report.
- Post-contract cost management.

### **Technical Contributions:**

I carried out detailed measurement using the Building and Engineering Standard Method of Measurement (BESMM). Particular attention was given to earthworks due to varying soil conditions across the site. I ensured accurate quantification of substructure works, reinforcement schedules and finishes.

During construction, I prepared milestone interim valuations and assessed variations arising from design changes and site conditions. Through effective cost control measures, the final account was concluded within 3% of the original contract sum.

### **5.3 Residential Housing Estate Development (Housing) At Abidjan Street, Ungwan Rimi, Kaduna North Local Government Area of Kaduna State. (2022)**

**Project Value:** ₦210,000,000 Million

**Location:** Kaduna Metropolis

**Scope:** Construction of 2 Blocks of 5-bedroom executive duplex.

### **My Responsibilities:**

- Preparation of preliminary cost estimates during feasibility stage.
- Development of elemental cost plan.
- Detailed measurement and preparation of Bills of Quantities.
- Preparation of material and Labour Schedule.
- Procurement of building materials.
- Supervision of the project.

### **Technical Contributions:**

I fully participated in the procurement of building material and Labour during the execution of the project and general supervision.

#### **5.4 Commercial Shopping Complex Development (Uptown Mall) At Barnawa Phase I, Barnawa, Kaduna South Local Government Area of Kaduna State. (2021)**

**Project Value:** ₦1,300,000,000.00 Billion

**Location:** Kaduna Metropolis

**Scope:** Construction of shopping mall, stalls and cinema with lift and mechanical/electrical installations.

### **My Responsibilities:**

- Preparation of project documentation.
- Tender analysis.
- Contract Administration.
- Variation assessment.
- Project Supervision.

### **Technical Contributions:**

- Standardization of building components.
- Bulk procurement cost evaluation.
- Quality control.

#### **5.5 Residential Housing Estate Development (Urban Renewal Scheme) At Malali Phase II, Malali, Kaduna North Local Government Area of Kaduna State. (2022)**

**Project Value:** ₦1,500,000,000.00 Billion

**Location:** Kaduna Metropolis

**Scope:** Construction of 200 housing units comprising 5-bedroom executive duplex, 4-bedroom executive duplex, 4-bedroom duplex and 4-bedroom duplex terraces units with infrastructure works.

### **My Responsibilities:**

- Preparation of preliminary cost estimates during feasibility stage.
- Development of elemental cost plan.
- Detailed measurement and preparation of Bills of Quantities.
- Preparation of tender documents.
- Tender evaluation and preparation of tender report.
- Post-contract cost management.
- Project Supervision.

### **Technical Contributions:**

- Standardization of building components.
- Bulk procurement cost evaluation.

- Comparative cost analysis of alternative materials.
- Optimization of structural systems.

### **5.6 Urban Infrastructure Project (Urban Renewal Scheme) At Malali Phase II, Malali, Kaduna North Local Government Area of Kaduna State. (2024)**

**Project Value:** ₦107,000,000.00 Million

**Location:** Kaduna Metropolis

**Scope:** Construction of 1.8km surface dressing estate road, drainage system, culverts and perimeter blockwork fence.

#### **My Responsibilities:**

- Preparation of preliminary cost estimates during feasibility stage.
- Detailed measurement and preparation of Civil Engineering Quantities.
- Preparation of material and labour schedule.
- Procurement of material.
- Project Supervision.

#### **Technical Contributions:**

These projects required coordination with civil engineers and urban planners, as well as detailed measurement of earthworks, concrete works. Bulk procurement cost evaluation and comparative cost analysis of alternative materials.

### **5.7 Commercial Car Park Area (Urban Renewal Scheme) At Malali Phase II, Malali, Kaduna North Local Government Area of Kaduna State. (2024)**

**Project Value:** ₦25,000,000.00 Million

**Location:** Kaduna Metropolis

**Scope:** Construction of concerted paved drive way and parking area for 50 cars, landscaping, gate house and perimeter blockwork fence.

#### **My Responsibilities:**

- Preparation of preliminary cost estimates during feasibility stage.
- Detailed measurement and preparation of Civil Engineering Quantities.
- Preparation of material and labour schedule.
- Procurement of material.
- Project Supervision.

#### **Technical Contributions:**

These projects required coordination with all the building team members, as well as detailed measurement of earthworks, concrete works, laterite filling. Procurement cost evaluation and comparative cost analysis of alternative materials.

**5.8 Malali Modern Market (Urban Renewal Scheme) At Malali Phase II, Malali, Kaduna North Local Government Area of Kaduna State. (2023)**

**Project Value:** ₦350,000,000.00 Million

**Location:** Kaduna Metropolis

**Scope:** Construction of 8 blocks of shop space, administrative block, public convenience, parking lots and perimeter blockwork fence.

**My Responsibilities**

- Tender evaluation and preparation of tender report.
- Post-contract cost management.
- Project Supervision.

**Technical Contributions:**

General supervision of the project and advice on a financial modelling to ensure investment returns and sustainability of the development.

**5.9 Residential Development (Maisonette Project) At Kabala Costain, Kaduna North Local Government Area of Kaduna State. (2023)**

**Project Value:** ₦375,000,000.00 Million

**Location:** Kaduna Metropolis

**Scope:** Construction of 17 housing units comprises of 12 units 4-bedroom duplex terraces and 5 units of 5-bedroom duplex terraces with perimeter blockwork fence, gate house, water reticulation and landscaping.

**My Responsibilities**

- Preparation of material and labour schedule.
- Tender evaluation and preparation of tender report.
- Post-contract cost management.
- Project Supervision.

**Technical Contributions:**

General supervision of the project and advice on a financial modelling to ensure investment returns and sustainability of the development.

**5.10 Residential Development (Housing) At Dabino Road, Malali, Kaduna North Local Government Area of Kaduna State. (2023)**

**Project Value:** ₦369,000,000.00 Million

**Location:** Kaduna Metropolis

**Scope:** Construction of 4 housing units comprises of 3 units 5-bedroom executive duplex, 1 unit 4-bedroom executive duplex with perimeter blockwork fence, gate house, water reticulation and landscaping.

## **My Responsibilities**

- Preparation of preliminary cost estimates during feasibility stage.
- Development of elemental cost plan.
- Detailed measurement and preparation of Bills of Quantities.
- Preparation of material and labour schedule.
- Project Supervision.

## **Technical Contributions:**

General supervision of the project, procurement of building materials, financial advice and selling strategy of the projects.

## **6.0 CORE COMPETENCY DEMONSTRATION**

### **6.1 Measurement and Quantification**

Measurement remains the foundation of quantity surveying practice. Over the years, I have demonstrated high proficiency in:

- Taking-off quantities manually and electronically using QsCad.
- Preparing Bills of Quantities.
- Measurement of complex structural elements.
- Measurement of building services.

I adhere strictly to Building and Engineering Standard Method of Measurement (BESMM) guidelines and ensure accuracy and clarity in descriptions.

### **6.2 Cost Planning and Cost Control**

I have prepared elemental cost plans for numerous projects. My approach includes:

- Establishing cost limits.
- Cost benchmarking.
- Value engineering.
- Life-cycle cost considerations.

During project execution, I monitor:

- Cash flow projections.
- Budget variance.
- Cost-value reconciliation.
- Procurement of building materials.

### **6.3 Procurement and Tendering**

I have been involved in:

- Preparation of tender documents.
- Prequalification of contractors.

- Tender opening procedures.
- Tender evaluation reports.
- Recommendation for award.

I ensure transparency and compliance with public procurement regulations.

#### **6.4 Contract Administration**

My contract administration duties include:

- Preparation of interim payment certificates.
- Assessment of claims.
- Extension of time evaluation.
- Liquidated damages calculation.
- Dispute resolution support.

I am familiar with commonly used conditions of contract in Nigeria including JCT-based and locally adapted forms.

#### **6.5 Final Account Preparation**

Final account preparation involves:

- Re-measurement of executed works.
- Agreement of variations.
- Reconciliation of provisional sums.
- Negotiation with contractors.
- Preparation of final account statement.

I ensure fair and equitable settlement in line with contract provisions.

#### **6.6 Risk Management**

I identify and manage risks such as:

- Price fluctuation.
- Delay in funding.
- Contractor insolvency.
- Design changes.

Risk mitigation strategies include contingency allowances and careful contract drafting.

#### **6.7 Value Management**

I participate in value engineering sessions to:

- Optimize material selection.
- Improve functional efficiency.
- Reduce life-cycle costs.

## **7.0 PROFESSIONAL ETHICS AND REGULATORY COMPLIANCE**

As a practicing Quantity Surveyor, I adhere strictly to the code of conduct prescribed by NIQS and QSRBN.

I uphold:

- Integrity.
- Transparency in financial dealings.
- Confidentiality of financial data.
- Professional independence.
- Avoidance of conflict of interest.
- Compliance with procurement laws.
- Accountability in certification of payments.

I ensure that all cost advice provided is objective and in the best interest of the client.

## **8.0 CONTINUING PROFESSIONAL DEVELOPMENT (CPD)**

In the past ten years, I have attended multiple CPD programmes including:

- Construction cost management workshops
- Public procurement seminars
- Contract administration training
- Value management conferences

I regularly update my knowledge on construction trends, digital measurement tools, and regulatory changes.

## **9.0 MANAGEMENT AND LEADERSHIP EXPERIENCE**

As a Senior Quantity Surveyor, I supervise junior staff and graduate trainees. My responsibilities include:

- Reviewing measurement work.
- Providing mentorship.
- Quality control of contract documentation.
- Participating in projects management meetings.
- Negotiating with potential investor/developer.
- Manage multi-million-naira construction projects.
- Provide accurate cost advice at strategic management levels.
- Administer contracts effectively.
- Prepare and agree complex final accounts.
- Implement financial control systems.
- Contribute to public sector infrastructure development.

## **10.0 CHALLENGES AND PROFESSIONAL LEARNING**

Throughout my professional career as a Quantity Surveyor, I have encountered several practical challenges on construction projects. These challenges have not only tested my

professional competence but have also contributed significantly to my technical development, decision-making ability and professional maturity.

One of the major challenges experienced in project delivery is

**10.1 Inflation and Instability in The Prices of Construction Materials.** The construction industry is highly sensitive to fluctuations in the cost of materials such as cement, reinforcement steel, tiles and finishing components. Sudden increases in prices often affect project budgets and may lead to cost overruns if not properly managed. In several projects, this situation required careful cost monitoring, constant market surveys and the application of fluctuation clauses where applicable. Through this experience, I developed the ability to prepare realistic cost forecasts, advise clients on cost implications and recommend alternative materials without compromising project quality.

**10.2 Delay in Project Funding.** Many construction projects depend on periodic funding from clients or government institutions. When funds are not released according to schedule, it disrupts the construction programme, affects contractor cash flow and may slow down project progress. In such circumstances, I learned the importance of effective financial planning and communication between the client, consultants and contractors. I also gained experience in preparing interim valuation reports and advising clients on prioritizing critical work items to minimize delays.

**10.3 Contractor Performance Issues.** Also present a major challenge in construction project management. Some contractors experience difficulties related to inadequate manpower, poor site supervision, lack of equipment, or weak financial capacity. These challenges may affect workmanship quality and the timely completion of projects. In addressing such situations, I developed stronger contract administration skills, including monitoring work progress, evaluating contractor performance, issuing instructions where necessary, and ensuring compliance with contract specifications. These experiences strengthened my ability to enforce contract provisions while maintaining a professional working relationship with contractors.

**10.4 Design Coordination Problems.** At times, inconsistencies may occur between architectural, structural and services drawings. Such discrepancies can lead to delays, variations and additional project costs if not properly resolved. My role often required reviewing drawings carefully, identifying possible conflicts and participating in coordination meetings with the design team to ensure that issues were resolved before construction progressed too far. This process improved my attention to detail and strengthened my understanding of interdisciplinary coordination in construction projects.

Through these professional experiences, I have developed several key competencies. These include strong negotiation skills, which are essential during valuation discussions, variation assessments and contract negotiations. I have also enhanced my analytical abilities, particularly in cost analysis, budgeting and financial control of projects. In addition, I have adopted a proactive problem-solving approach, which enables me to anticipate potential project challenges and provide practical solutions before they escalate.

Overall, the challenges encountered in practice have played an important role in shaping my professional growth. They have improved my technical competence, strengthened my

confidence in project decision-making and enhanced my ability to contribute effectively to successful project delivery.

## **11.0 CONTRIBUTION TO ORGANIZATIONAL DEVELOPMENT**

I have contributed to:

- Development of internal cost databases.
- Standardization of BOQ templates.
- Implementation of cost reporting formats.
- Improvement of tender evaluation procedures.
- Reviewing measurement work.
- Providing mentorship.
- Quality control of contract documentation.
- Participating in projects management meetings.
- Negotiating with potential investor/developer.
- Manage multi-million-naira construction projects.
- Provide accurate cost advice at strategic management levels.
- Administer contracts effectively.
- Prepare and agree complex final accounts.
- Implement financial control systems.
- Contribute to public sector infrastructure development.

## **12.0 CONCLUSION**

Being a Quantity Surveyor with Kaduna State Development and Property Company Limited, I have gained substantial professional experience in all core areas of quantity surveying, construction and project management practices. I have demonstrated competence in measurement, cost planning, construction procurement, contract administration and financial managements.

My professional practice aligns with the standards and ethical requirements of the Nigerian Institute of Quantity Surveyors (NIQS) and the Quantity Surveyors Registration Board of Nigeria (QSRBN). I have consistently maintained integrity, objectivity and professionalism in the discharge of my duties.

Based on the depth and breadth of my experience, I respectfully submit that I have satisfied the professional competency requirements for registration and corporate membership.

I therefore present this technical report in support of my application for professional Membership registration with the Institute.