



NIGERIAN INSTITUTE OF QUANTITY SURVEYORS
The professional construction cost managers.

PROJECT REPORT

PRESENTED TO:

**NIGERIAN INSTITUTE OF QUANTITY SURVEYORS
(NIQS)**

BY

**NNAMAH MRIIAN KIRIAN
OLUCHI P00269N**

**IN PARTIAL FULFILLMENT OF THE REQUIREMENTS
FOR REGISTRATION TO CORPORATE MEMBER**

October 2025

ABSTRACT

This report covers my post – graduation and professional working experience, I have detailed the duration of my working experience in Quantity Surveying practices.

This report would help explain my experience in relation to my career, duties/responsibilities and position held.

NNAMAH MIRIAN KIRIAN OLUCHI

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Lagos.

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BIO DATA:

Date of Birth: 6th August, 1987

Sex: Female

Marital Status: Married

Local Government Area: Idemili North

State of Origin: Anambra

Nationality: Nigerian

Religion: Christian

Language Spoken: English and Igbo

OBJECTIVE / GOAL:

Seeking a challenging position in an organization which offers both professional and personal growth, and building cost effective housing units to help reduce housing problems in Nigeria.

EDUCATIONAL INSTITUTIONS ATTENDED WITH DATES AND QUALIFICATIONS OBTAINED:

S/N	INSTITUTIONS	DATE	QUALIFICATION OBTAINED
	Primary School		
1	Mivara Children school	1994 - 1996	First School Leaving Testimonial (FSLC)

	Secondary School		
2	Mivara Secondary School	2004	West African Examination Council (WAEC)
	Tertiary Institution		
3	University of Lagos.Akoka yaba	2008 - 2014	BSC Quantity Surveying

WORK EXPERIENCE:

In 2016 February, I joined Arch Concept idea Limited as a quantity surveyor and i was able to bring great value to the company. I was overly active in so many building projects. Making sure all projects are delivered to time and within budget, while making considerable profit in delivering quality housing units to prospective buyers.

Project One: Construction of 4 Units of 3 Bedroom Apartments

Project Sum: 58,007,500.00

Project Title: Residential development

Funding: Private Funding

Position Held: Quantity Surveyor

Scope: Building Construction

Status: Completed

Tasks Performed:

- Site visit
- Market survey
- Pricing & Estimating
- Build-up Rate
- Cost Analysis
- Project mounting
- Material procurement
- Report

PROJECT OBJECTIVES:

1. To build the flats within budget and stipulated time frame
2. Harding property development limited is an indigenous company that aims at erecting standard residential & commercial structures for prospective clients & buyers
3. To deliver quality and affordable 4 units of 3 bedroom apartment to prospective buyers

Estimated budget	Project cost	Estimated time	Project time
58,007,500	56,845,900	8 months	7 months 13 days

Project Two: Construction of 6 Units of 3 Bedroom Apartments

Project Sum: N90, 000,000.00

Project Title: Residential Development

Funding: Private Funding

Position Held: Quantity Surveyor

Scope: Building Construction

Status: completed

TASKS PERFORMED:

- Site visit
- Market survey
- Pricing & Estimating
- Prepared Bill of Quantities
- Project monitoring and evaluations
- Materials procurement

PROJECT OBJECTIVE:

- To build the flats within budget and stipulated time frame
- To deliver quality and affordable 6 units of 3 bedroom apartment to prospective buyers
- To make considerably adequate return on investment

Estimated budget	Project cost	Estimated time	Project time
90,000,000.00	91,204,000.00	10 months	10 months

Project Three: **Construction of 3 units of 4 bedroom terraces and a penthouse**

Contract Sum: 580,000,000

Project Title: Residential Development

Funded By: private funding

Position Held: Quantity Surveyor

Status: Completed

TASKS PERFORMED:

- Site visit
- Market survey
- Pricing & Estimating
- Prepared Bill of Quantities
- Project monitoring and evaluations
- Materials procurement
- Organized site meetings with sub-contractors

PROJECT OBJECTIVE:

- To build and complete the project within estimated budget and stipulated time
- To deliver high end quality residential apartments to prospective buyers in the heart of Lagos, Ikoyi to be precise

Estimated budget	Project cost	Estimated time	Project time
580,000,000	573,850,090	18 months	18 months 17days

Project Four: Construction of 3 units of 4 bedroom terraces, 2 unit of 3 bedroom flats and a penthouse

Client: Residential Development

Contract sum: 725,657,350

Position Held: Quantity Surveyor

Fund: Private funding

Status: Completed.

TASKS PERFORMED:

- Site visit
- Market survey
- Pricing & Estimating
- Prepared Bill of Quantities
- Project monitoring and evaluations
- Material procurement
- Organized site meetings with sub-contractors

PROJECT OBJECTIVE:

- To build and complete the project with estimated budget and stipulated time
- To avoid cost inflation that could affect construction cost
- To deliver high end quality residential apartment to prospective buyers in the heart of Lagos, (Ikoyi to be precise)

Estimated budget	Project cost	Estimated time	Project time
725,657,350	732,010,000	18 months	20 months 2 weeks

Project Five: **Construction of 4 units maisonette and a pent house**
Project Title: Residential Development
Contract Sum: N1, 377, 980,620
Position Held: Quantity Surveyor
Fund: Private funding
Status: Completed.

TASKS PERFORMED:

- Site visit
- Market survey
- Pricing & Estimating
- Prepared Bill of Quantities
- Material procurement
- Organized site meetings with sub-contractors
- Prepared specification when necessary

PROJECT OBJECTIVE:

- To build an executive maisonette and luxurious penthouse within budget and time frame
- To avoid cost inflation that could affect construction cost and time
- To deliver high end quality and exquisite residential apartments in Victoria Island Lagos

Estimated budget	Project cost	Estimated time	Project time
1,377,980,620	1,402,109,100	24 months	26 months

Project Six: **Construction of 5 bedroom fully detached duplex with built in swimming pool**

Contract sum: 390,440,000

Project Title: Residential Development

Position Held: Quantity Surveyor

Fund: Private Funding

Status: Completed

TASKS PERFORMED:

- Site visit
- Feasibly studies
- Market survey
- Pricing & Estimating
- Prepared Bill of Quantities
- Material procurement
- Organized site meetings with sub-contractors

PROJECT OBJECTIVES:

- To build executive an executive residential apartment with built in swimming pool and cinema
- To deliver high end quality and exquisite residential apartment in Pinnock Beach Estate to prospective buyer
- To have a fully detached apartment in a highly secured estate

Estimated budget	Project cost	Estimated time	Project time
390,440,000	401,804,600	8 months	9 months

2.0 Duties, roles and responsibilities as a Quantity Surveyor by the above listed projects are as follows:

- a. Preparation of Bills of Quantities, materials schedule, labour schedule in the construction of building and engineering works.
- b. Visit building sites to monitor progress.
- c. Preparation of specifications when required to do so.
- d. Undertaking costs analysis for repair and maintenance project work.
- e. Undertaking feasibility studies.
- f. Performing risk and value management and cost control.
- g. Preparing and analysing costing for building projects.
- h. Advising on procurement strategy.
- i. Identifying, analysing and developing responses to commercial risks.
- j. Allocating work to subcontractors.
- k. Providing advice on contractual claims.
- l. Analysing outcomes and writing detailed progress reports.
- m. Valuing completed work and arranging payments.
- n. Understanding the implications of health and safety regulations.
- o. Preparation of final accounts on completion of projects
- p. Preparing plans for the purchase of equipment and supplies.
- q. Quality control of materials.
- r. Site progress reports.
- s. Responsible for evaluating suppliers and sub-contractors, Consultancy services
- t. Organizing site meetings, if the needs arises.

3.0 RECOMMENDATIONS

In view of my working experience as represented in this report, I wish to kindly put forward the following recommendations to the Nigerian Institute of Quantity Surveyors (NIQS) for consideration:

1. Ensure that the services of quantity surveyors are widely adopted and requested in the pre-construction stage of construction projects and the execution of building/engineering my projects
2. I also request the Institute to put more efforts in ensuring due recognition, and therefore, proper appreciation of Quantity Surveyors in Nigeria.

4.0 CHALLENGES

The major challenges encountered in the discharge of my duties as a Quantity Surveyor are as follows:

- i. Issues with contractors/sub-contractors for their retention payment
- ii. Inflation of construction materials and labour cost due to global economic meltdown
- iii. Undue interference of omo onile (community indigenes) on some of our construction sites in Lagos state
- iv. Delay in release of complete budgeting allocation which invariably affects the execution of projects and construction time

5.0 CONCLUSION

This report contains the academic and professional experience/training i have undergone so far. It also contains the relevant post – graduation working experience I have gained, in the field of both Quantity Surveying and Civil works. An attempt was made to point a vivid picture of my experience resume. It is however my hope that it presents a clear picture of the quality of experience that I acquired over a period of time.