1 **THE QS ROLE**

The role of QS and how it fits into the industry (in a non-threatening way)
- Role of QS in insurance funded/driven market
- Cost savings vs. fee for PQS & project manager
- More information made available to consult showing the value of a QS on a project.
- Project budget control when using professional QS
- Why are we not the lead consultant on building projects when in reality cost is generally the number one issue for clients?
- Legislation of Quantity Surveying
- Marketing of the QS: To Clients, and also to school leavers!
- Why do so many QSs leave the profession?
- What is the main requirement of the qs
- Why are we such a obscure profession to the general public?
- Level of awareness of QS work by industry
- Evolution of our profession, opportunities to specialise & diversify

2 **RISK MANAGEMENT**

Risk management and allocation early in the project design and construction phases
- Risk Management with LEED
- Project Management
- Management of Risk
- Risk Management
- Industry wide buy-in into early Risk Management
- Additional cost arising from inequitable risk transfer / onerous contract conditions - both risk cost and legal cost of preparing and negotiating bespoke or amended contract forms
- Better contract documents with clearer definition of who is responsible for the risk aspects of the project.
- Construction Cost Risk Management
- Risk analysis in the larger project management discipline
- Benefits & Problems of Performance Design elements and trades (eg facade, envelopes, painting, seismic restraint of services and ceilings etc)
- Keeping lawyers out of the construction process unless entirely necessary
- Excessive demands and risks of last, & bid time frames
- Christchurch impact
- Scope quantification

3 **BIM**

BIM
- BIM
- BIM
- BIM
- BIM
- BIM
- BIM
- BIM and its relation to cost management
- BIM
- BIM
- BIM
- BIM
- BIM
- BIM
- BIM and its effects on execution of QS duties
- BIM
- 5D BIM: Implementation & Opportunities for the QS
- BIM for the QS and across the project, reducing change to the project due to poor coordination
- How important is the qs on bim
- Technology - BIM: Best use. Increase access
- The use of BIM in New Zealand
- QS education: Industry needs re: 5D BIM
- Technology - BIM
- BIM: Cost Vs Benefit
- BIM: Model zoning and labelling for QS use & ease of measurement integration
4  **DESIGN STANDARDS**

- Properly co-ordinated project information and all this entails
- Documentation standards (to build from)
- Incompetent designers & inadequate tender documents
- Quality of Drawings
- Lack of quality design information
- Quality & co-ordination
- Quality and details of drawings due to the high volume of work in NZ at the moment
- Properly co-ordinated project information and all this entails
- Quality of documentation

**Why can designers not write relevant specifications. Master Spec is to generic**

**Why can't the architects provide good documents? We tender on the basis of initial documents but half way through the job, the whole designs have undergone three to four revisions with the owner not prepared to accept variation**

**architects + clients expectations of what they get for nothing during the tender process ie drawings checks, buildability etc**

**Additional cost arising from incomplete / poor design documentation c/w cost of complete documentation**

**Incomplete documentation, the industries curse**

**over engineering for all parts of the country due to the chch events**

**Mickey mouse documentation - the lot, from bid to construction**

5  **PROCUREMENT**

- Cost for bidding work (ie Central and local Govt)
- Procurement systems and risk transfer
- Construction Risk Management
- Best Procurement methods
- Productivity improvement
- Form Of Engagement
- Procurement strategy in Christchurch. What is suitable and when should it be used?
- Special Conditions of Contract and other modifications to NZS's
- Construction law

**Procurement within the Industry**

- Contractor selection practices
- ECI - Early contractor involvement
- Alternative procurement models
- Procurement
- Procurement
- Supply and Demand related to Chch EQ recovery
- Growth of PPP model in NZ
- Procurement
- Procurement methods in a booming market
- Every job is priced MANY times, bid, NTTs, pre-contract alternatives, then VOs
- Voidable transactions and there effect on single purpose development development transactions
- Performance security options

6  **CONTRACT**

- Bias of Engineer engaged by Principal under NZS 3910
- Contracts
- Contract Management and Administration
- Construction Contracts Act
- Design responsibility
- Construction Contract
- Design Risk forced on to Main Contractors
- Contracts - better risk allocation Client - Main Contractor- Subcontractor
- Construction law (contracts and legislation)
- Construction Laws and Acts
- Conditions of Contract standards
- Contract Conditions
- DISPUTE RESOLUTION
- Construction law
- Special Conditions of Contract and other modifications to NZS's

7  **INNOVATION / TECHNOLOGY / METHODOLOGIES**

- Advanced technology in the surveying sector
- Building Technology and Sustainability
- imported materials
- Renewable Energy Resources.
- CONSTRUCTION TECHNOLOGY
- Lean construction - NZ challenges/issuses
- Modular / prefabricated construction
- New technology
- Software and modelling
- Construction Methodologies
- Industry Productivity
- prefabrication
- New materials
- supply chain efficiencies

8  **SOQ**

- Standard Method Of Measurement
- Industry use of SOQ - contract status, how to price
- Is the Qs becoming more valued
- Use of SOQ as a contract document
- How many smaller subcontractors know how to price a schedule of quantities with labour constants?
- Why do very few private sector clients see real value in a schedule of quantities as a tender document, and what actual negative experiences have they had to back up their view
- Tangible value of schedule quantities
- Consistent application of NZS4202 in scheduling by PGSs rather than have them rewrite the rules to disadvantage the contractor.
- SoQ

**The extent of documentation changes that are issued while preparing a schedule of quantities.**

**Formation of a Construction Repairs Method of Measurement / Guideline**

**NZ Methods of Measurement, identify the types, use and prevalence of methods of measurement in use in NZ.**

**The overall cost savings to a client of using a schedule of quantities as against no schedule.**

**The Commercial impact of the SoQ on all project participants when the principal carries the risk on the accuracy of the Schedule**

**Quality of BoQ - Preliminaries tagging measures makes a nonsense of the BoQ.**

**Appetite for a shortened method of measurement**
### Teaching / Training
- Upskill of resources and how this is achieved.
- Trained staffing
- Why are we not more innovative
- Improving productivity in the design and construction process
- Efficiency in construction and how we improve it
- Education
- Productivity
- Promoting practical and industry relevant research in the New Zealand tertiary education sector
- Improving productivity
- Improving construction tertiary education
- Graduate Programs
- More understanding of what is being specified and is it fit for purpose and not just the latest thing that everybody should have.
- Can More be done to maintain the NZ construction skill base in the relatively small NZ economy
- With the building industry becoming extremely complex with regard to products/systems how can we help members meet this challenge?

### Whole of Life
- Life Cycle Costing, are projects delivering on the sustainability promise?
- Property Management
- Property Maintenance
- Green buildings
- Life cycle costing for future developments
- Life cycle costing
- Sustainability
- Whole of life - the real cost of lower capex c/w increased opex (and the benefits, if any, of greater initial capital expenditure)
- Has the green star accreditation program had a measurable impact on the trend toward sustainability in general
- Does our industry recycle enough
- Does sustainability have a future in NZ construction Industry

### Programming
- The time to produce contract documentation from project conception to tender - Programme/timeframes

### Costs
- Costs of Building Materials
- Construction cost indices / forecasts
- Why are construction costs in NZ relatively expensive

### Retentions
- Retentions
- Retention protection for Subcontractors
- Retention for main contractors given impending changes with sub-contractors
- Retentions versus ? to protect clients financial position

### Market Conditions
- Nationwide construction activity broken into City areas
- how to balance workload and resources in an construction industry with extreme peaks and troughs
- Growth industries i.e. Retirement villages, kindergartens etc
- effects of the Christchurch earthquake and subsequent rebuild on the construction industry nationally including
- effects on local labour rates, effects on material supply, effects of additional plant & equipment being imported from overseas, and effects of overseas labour coming in
- sustainable growth resistant to downturns
- The NZ Economy strength
- EQ REBUILD/REPAIR COST PENALTIES
- Currant Market strategy in industry
- building codes / law changes

### Disputes / Claims
- Claims
- How to minimize Disputes
- Reasons why projects get into disputes

### Value
- Delivering better value from projects
- Value engineering
- Value engineering
- What does value for money look like?
- Supply chain competitiveness & avoidance of multiple margins for end client
- Cost and time performance of construction projects

### Contract Admin
- Change Management
- Contract management systems seamless, documents, instructions etc
- what leads to cost over-runs. Is it poor documentation?
- Cost management
- Talking about variations, how do we get the owners to make up their minds as to what exactly they want before commissioning the job?

### People
- Communication
- Better understanding between parties involved in the industry
- Identifying and holding on to Talent in the Labour sector
- Ethics
- Business management
- People Management (tenancies)

### Estimating / Tendering
- Pricing strategies
- What are the tricks for getting jobs? Spend time and efforts on many tenders with little success
- Development of fully integrated estimating / tendering / cost control / document control / document tracking software that is easy to use and works
- Are todays construction costs sustainable in the current Economic Climate
- Accuracy of estimating
- Forecasting costs over long durations
- Measuring for estimates
- current trend of construction costs
LBP for G/Sing is this for us
fletchers monopoly
Ensuring all workers have legitimacy to work in NZ
Registration of all trades
Would removing secured creditor status to banks help reduce the amount of debt clients and contractors accumulate before being wound up.
House Prices vs Incomes
Sum Insured
NEW HOUSE AFFORDABILITY COST/DESIGN
liability should errors occur in your work
residential housing
Insurance
Approach to safety
Legislation and the application thereof.
The cost of compliance in dealing with local authorities in the building industry
Affordable Housing
Seismic. Compliance Vs Cost and Design responsibility