

PQSC NEWSLETTER



SEPTEMBER 2025 EDITION



❖ In This Edition:

- ❖ CHAIRPERSON MESSAGE
- ❖ TIME, COST, AND DEFECTS: THE TRIFECTA CHALLENGE FOR QUANTITY SURVEYORS
- ❖ NAVIGATING THE DIGITAL SHIFT: CHALLENGES FACED BY QUANTITY SURVEYORS IN EMBRACING EMERGING TECHNOLOGIES
- ❖ RISING COSTS, RISING CHALLENGES: THE IMPACT OF THE 2025/2026 BUDGET ON THE MAURITIAN CONSTRUCTION SECTOR
- ❖ BRIDGING BARRIERS: INCLUSIVE DESIGN IN THE MAURITIAN BUILT ENVIRONMENT – A QUANTITY SURVEYOR'S INSIGHT

- ❖ EVENTS
 - PRESS CONFERENCE DATED 13 FEBRUARY 2025
 - PRESS NOTICE
 - CPD EVENT – 9 APRIL 2025
 - CPD EVENT – 22 MAY 2025
 - BLOOD DONATION – 12 AUGUST 2025
 - CPD EVENT – 19 SEPTEMBER 2025



Council Members 2024-2026



Chairperson Message

As Chairperson of the Professional Quantity Surveyors' Council (PQSC), it gives me immense pleasure to introduce this newsletter to you ALL. The issue of this newsletter further compounds with the 12th anniversary since the Professional Quantity Surveyors' Council Act was proclaimed, after having been passed in the National Assembly, back in 2013.

Today, the profession of Quantity Surveying is well-regulated with all parameters clearly defined. However, Quantity Surveyors are still required to adjust and update their skills to cope with the continuous advent of new technologies, as is the case for professional peers in other fields.

The current Council was constituted in October 2024 and all members agreed to establish a clear action plan for implementation during the new Council's 2-year mandate. I am pleased to report that several targets, listed below, have already been achieved during the first year:

1. The list of global Universities for Quantity Surveying courses approved by the PQSC was reviewed in January 2025. This exercise had not been carried out for some years now, and the Council had approved to have it updated on a yearly basis.
2. A press conference on climate change was held at Labourdonnais Hotel in February 2025. The purpose of the conference was to sensitise stakeholders of the construction industry as well as the general public on the job description and role accruing to Professional Quantity Surveyors, which is not limited to costs and contractual matters only, but also covers the whole life cycle costing associated with a backdrop of already noticeable climatic changes.
3. An exceptional and first ever decision was adopted in March 2025 by the Council to reduce the annual fee payable to the Council by the PQSs from Rs 6000 to Rs 5000.
4. The PQSC has been promoting the Quantity Surveying profession not only with the stakeholders in the construction industry but also the general public on the role and importance of Quantity Surveyors through press communiqués, which have been widely circulated in several newspapers and other platforms targeting the widest audience.
5. A Continuing Professional Development (CPD) event on "Claims and Variations" was organised at Flying Dodo, Bagatelle, Moka in April 2025 where our chief guest was the Honourable Minister of National Infrastructure.
6. The PQSC was represented on two talk shows on Top Fm radio (March 2025) and Radio Plus (July 2025) respectively, where our representative had the opportunity to discuss on the role and importance of the Professional Quantity Surveyor in the construction industry

thereby further promoting the Quantity Surveying profession.

7. A CPD event/Workshop for applicants and potential applicants for registration as PQS was organised in May 2025 at the Gymkhana Club, Vacoas, where Members of the Registration Board were present and had a highly constructive discussion with prospective PQSs providing advice and guidance to ensure better pre-registration/ interview preparation .
8. As a follow-up to the May Workshop, the PQSC felt the need to hold a working session with the Registration Board and Pool of Assessors, in June 2025, on how to improve the interview process.
9. A blood donation event was organised, with the collaboration of the Ministry of Health and Wellness, in the compound of the Ministry of National Infrastructure at Phoenix on 12th August 2025.
10. A workshop on "Airport Construction in a Live Environment" was organised on 19th September 2025 at Flying Dodo, Bagatelle, Moka.
11. Our code of ethics is currently being reviewed by a sub-committee of the PQSC.

And today, we are proud to launch this newsletter to commemorate the 12th anniversary of the PQSC.

I would like to take this opportunity to thank my Council Members and Registrar who are doing a great job behind the scene. A special thanks to our Members of the Registration Board and Pool of Assessors as well.

I would also like to thank all PQSs who have given their precious time to write an article and share their experiences with us.

To conclude, I would like to say that I had the opportunity to serve my profession as Registrar of the Council for 10 years and since the last one year, I am honoured and deeply privileged to serve as Chairperson.

I know that there will always be room for improvement but I can give you personal guarantee that the Council and myself will continue to give our very best in order to further serve and promote the Quantity Surveying profession.

Keshav Padaruth (Chairperson)

Time, Cost and Defects: The Trifecta Challenge for Quantity Surveyors



In the ever-evolving landscape of construction and infrastructure development, Quantity Surveyors (QS) are increasingly required to act as project guardians – ensuring that **time, cost, and quality** are effectively controlled. Yet, these three pillars often pull in opposing directions. One accelerates, another escalates, and the third deteriorates. The interdependency between **Time, Cost, and Defects** forms a delicate triangle – mismanage one, and the others quickly unravel.

This article has been prompted by over 15 years of experience acting as an **Expert Witness** in numerous cases involving **claims for overpayment, delays and defective works**. In parallel, working closely with several *Syndicats des Co-Propriétaires* provided further insight into the defects that often emerge after handover – triggering disputes between owners and developers..

[Time Delays: The Breeding Ground for Defects and Cost Overruns](#)

Delays are more than mere slippages in schedule – they are often a catalyst for **corner-cutting** and **disruption of sequencing**. When a project runs behind, pressure to recover lost time frequently results in rushed workmanship, improper curing, and the bypassing of essential quality checks. The outcome? Defects.

Moreover, extended durations lead to **inflationary pressures, prolonged site overheads**, and the risk of **liquidated damages**. A competent QS should be able to **identify early warning signs of delay** through tools such as **Earned Value Management (EVM)**, detailed progress reports, and productivity analysis.

[Cost Constraints: When Budgets Become a Defect Generator](#)

Cost constraints are an intrinsic part of every project. However, excessive **cost-cutting** can undermine material quality, reduce skilled labour input, and weaken site supervision. As the adage goes: cheap can be expensive – especially when latent defects surface post-handover.

The challenge for Quantity Surveyors is not merely to **reduce costs**, but to **optimise value**. Through effective **value engineering**, QS professionals must ensure that **performance specifications** are met and that **long-term maintenance liabilities** are minimised.

A key function of the QS is to **balance capital expenditure with lifecycle value**, advising clients when a higher upfront investment can prevent costly rectifications in the future.

[Defects: The Silent Cost Accumulator](#)

Defects do more than tarnish reputations – they incur **hidden costs**: rectification work, disputes, insurance claims, and sometimes litigation. More crucially, defects often **extend project timelines** and **disrupt cash flow**.

Many of these issues are preventable – if **quality assurance protocols** are established early and followed rigorously. Here, the QS plays a crucial role by working closely with the site team to ensure **contract clauses on workmanship, testing, and approvals** are enforced.

Forward-thinking QS professionals are now incorporating **defect forecasting** and **risk-based quality assessments** into their reporting tools – enabling clients to act proactively rather than reactively.

[Closing Thoughts: The QS as the Integrator](#)

As Quantity Surveyors, we are trained to measure and manage. But today's construction climate demands more. We must serve as **integrators**, ensuring that **cost plans are realistic, timelines are achievable, and quality is uncompromised**.

By understanding the interplay between time, cost, and defects – and by deploying robust project controls – the QS becomes an essential agent of **risk mitigation** and **value delivery**.

In this trifecta challenge, the QS is no longer just a cost consultant, but a **strategic partner** in delivering **resilient, efficient, and high-quality built environments**.

Vikram Jeetah BSc (QS) (Natal), MSc (Project Management) UoM, MBA (Wits Univ.), CPLC (Wits Univ.), MRICS, MAMBA(UK), MAQS(RSA)

Navigating the Digital Shift: Challenges Faced by Quantity Surveyors in Embracing Emerging Technologies



The construction industry has always known transformation, and currently, Quantity Surveyors (QS) are standing at the frontline of this paradigm shift. Heretofore focused predominantly on cost estimation, contract administration, and financial control, QS professionals are increasingly called to incorporate emerging technologies into their roles—technologies like Building Information Modelling (BIM), artificial intelligence (AI), machine learning, cloud computing, and blockchain. While these tools promise greater efficiency, transparency, and accuracy, they also present a unique set of challenges.

1. Bridging the Skills Gap

One of the most pressing concerns that the profession is facing is the requirement to transition the skills. A transition is required to adopt new technologies. Numerous Quantity Surveyors, particularly those with decades of experience, were trained in manual or semi-digital environments. The leap to data-centric platforms like BIM or AI powered cost estimation tools can be daunting, especially when combined with daily project responsibilities.

While young QSs entering the field may be more proficient with digital tools, this disproportion in digital eloquence can lead to internal fragmentation within firms. Upskilling programs, though essential, require time, financing, and commitment—resources that not all organisations can spare.

2. Resistance to Cultural Change

The introduction of emerging technologies also challenges ingrained workplace cultures. BIM, for instance, demands a new level of interdisciplinary collaboration and real-time communication, moving away from compartmentalised workflows. For teams adapted to siloed operations and hierarchical structures, this transition can provoke irritation or even reluctance.

Moreover, some professionals fear that automation and AI might render the value of human expertise insipid. Addressing these psychological barriers is just as important as technical training.



3. Managing Cyber Risks and Data Integrity

With the increasing reliance on cloud-based platforms and interconnected systems, QS teams must now address cybersecurity concerns and implement robust data management protocols. Protecting sensitive project data—ranging from tender documents to client contracts—has become a pressing responsibility.

Many QSs, however, have not been traditionally trained in digital risk mitigation. This opens the door to vulnerabilities that can impact not just individual firms but entire supply chains.



4. Financial Barriers to Technological Adoption

The cost of adopting new technologies remains a significant constraint, especially for small and medium-sized enterprises (SMEs). Licensing fees for advanced software, investment in hardware, and the cost of specialised training can be too expensive. In economies where the digital construction landscape is still maturing, these investments may not always guarantee immediate returns.

5. Legal and Ethical Ambiguities

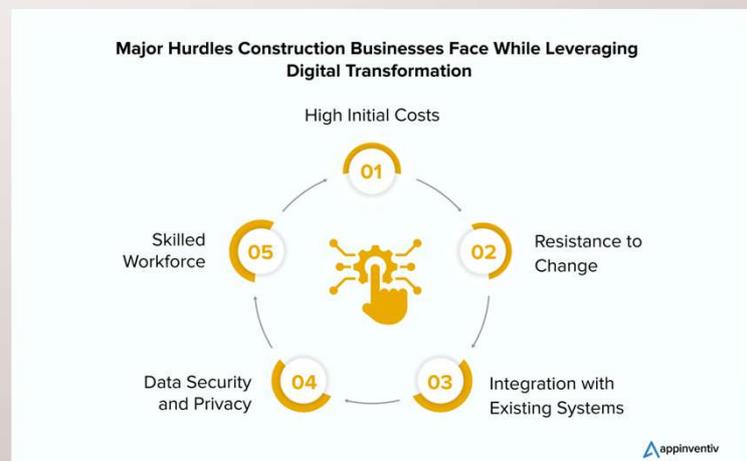
The integration of smart contracts, AI-generated project insights, and automated decision-making raises new legal and ethical complexities. In many jurisdictions, there is still a lack of clear regulatory frameworks guiding the use of these technologies in the construction and especially in the field of Quantity Surveying.

Without standardised protocols, professionals risk falling into grey zones—unsure of liability, data ownership, or compliance requirements. This uncertainty can discourage innovation and delay the industry’s overall digital evolution.

Conclusion

While emerging technologies present an exciting future for Quantity Surveyors—one defined by efficiency, precision, and innovation—the journey toward digital integration is not without barriers. Success will depend not only on adopting tools but also on embracing a mindset shift, fostering continuous learning, and advocating for supportive industry-wide policies.

Eventually, the transformation of the QS profession must be driven by both technological competence and human-centred values—precision, accountability, collaboration, and adaptability.



Rising Costs, Rising Challenges: The Impact of the 2025/2026 Budget on the Mauritian Construction Sector



The construction sector remains a key pillar of economic development in Mauritius supporting infrastructural development, housing projects (including social housing), and employment. However, the 2025/2026 Budget, marked by the removal of VAT concessions, new import duties, and wage-related cost escalations, has cast a long shadow over project viability and sector stability.

At the core of this challenge lies a concerning trend: rising construction input costs, as evidenced by Mauritius' Construction Price Index (CPI). Over the past five years, the CPI has surged by nearly 23%, reflecting compounded increases in labour, material, and plant hire expenses. In an industry already burdened by price volatility and global supply chain disruptions, the new fiscal measures could significantly strain both public and private sector developments. (Government of Mauritius. Budget 2025/2026 Speech. Ministry of Finance, Economic Planning and Development.

Year/Quarter	Q2 2019	Q4 2020	Q4 2021	Q4 2022	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025
CPI Value	115.0	125.0	130.0	132.0	133.4	136.3	137.4	141.5	141.6	145.0	145.5

Table 1 – Construction Price Index Evolution

Key drivers of this trend include:

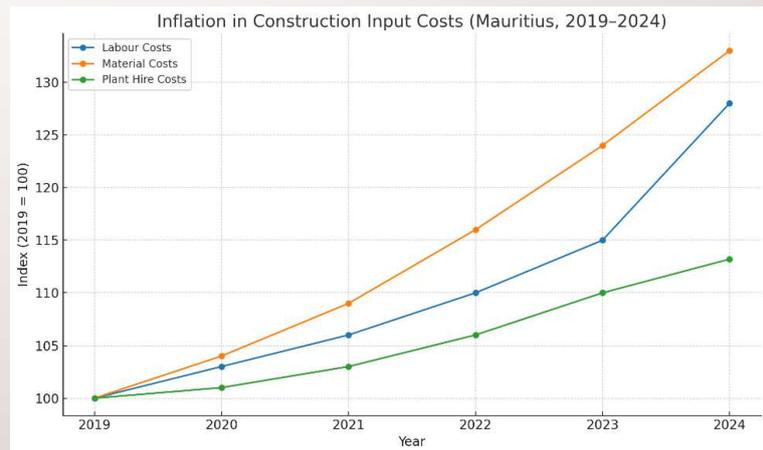
- **Labour costs:** A spike of over 11% in 2024 due to policy-driven wage increases.
- **Material inflation:** Cement, aggregates, timber, and reinforcement steel prices have steadily increased.
- **Plant hire rates:** Up 3.2% in July 2024 alone.

Tracking the Surge: Construction Price Index (2019–2025)

According to Statistics Mauritius, the Construction Price Index (based on a model single-storey house) rose from 115 in 2019 to 141.5 by Q3 (third quarter) 2024. The acceleration has been particularly sharp over the past two years:



Figure 1: CPI Growth in Mauritius, 2019–2025 (Source: Statistics Mauritius. Issue No. 1871 Construction Price Index, Q2 2025. <https://statsmauritius.govmu.org>):



When coupled with Budget 2025's VAT, although the VAT rate has remained unchanged, the removal of key VAT incentives related to construction means developers and buyers are now likely to face increased VAT related costs in practice. As a result, anyone involved in planning, budgeting or executing construction projects could experience a significant financial impact from these changes, which may potentially push total construction costs up by 12%-18% in the short term.

Implications for the Construction Sector

1. Cost Pressures on Projects

Contractors and developers will face significant pricing risks on fixed-price contracts signed before 2024. Without CPI-linked escalation clauses, many could see profit margins eroded or projects stalled due to cash flow constraints.

2. Forecasting & Budgeting Adjustments

Professional Quantity Surveyors (PQSs) must update BOQs and cost plans using real-time CPI data and scenario modelling. Sensitivity analysis is now critical for anticipating financial impact across procurement stages.

3. Contractual Strategy Revisions

PQSs have a central role in revisiting contractual provisions:

- Inclusion of fluctuation clauses tied to CPI movements.
- Risk-sharing models that better reflect current volatility.
- Re-evaluation of contingency allowances for tax-driven cost increases.

4. Design & Value Engineering Relevance

Project teams should:

- Evaluate value engineering options that optimise cost without compromising performance.
- Prioritise labour-efficient construction methods and sustainable materials with long-term

cost/value advantages.

Call to Action: Collaboration Across the Sector

The QS profession must work hand in hand with Architects, Engineers, Contractors, and Governmental institutions to respond proactively. Key recommendations include (*PQSC Mauritius, Professional Guidelines*):

- **Policy flexibility:** Consideration of phased VAT applications or exemption of key construction materials.
- **Public Sector Adjustments:** Align public procurement frameworks with current market conditions.
- **Capacity building:** Enhance QS capabilities & knowledge in cost escalation forecasting and CPI interpretation.

Conclusion

The 2025/2026 Budget has undoubtedly introduced new headwinds for the Mauritian Construction Industry. Yet, within every challenge lies opportunity.

By aligning cost forecasting with CPI realities, revising contracts for risk resilience, and fostering cross-sectoral collaboration, Professional Quantity Surveyors can help ensure that Mauritius continues to build efficiently, fairly, and sustainably even under financial pressure.

Ultimately, our collective ability to plan with foresight, manage with transparency, and build with sustainability will define the next chapter in our built environment (*PQSC Mauritius, Professional Guidelines*).

Shashi RAGNATH, Chartered Quantity Surveyor & Project Manager
Professional Quantity Surveyors' Council (PQSC), Mauritius

Bridging Barriers: Inclusive Design in the Mauritian Built Environment – A Quantity Surveyor’s Insight



As a quantity surveyor and postgraduate researcher, my professional journey has continually drawn me towards the human element behind infrastructure – how our built environment either empowers or excludes. This inspired my thesis: an investigation into the status of **inclusive design in Mauritius**, with a focus on its integration into our construction practices

Inclusive design, simply put, is the principle of ensuring that spaces are accessible to as many people as possible – regardless of age, ability, or circumstance. While the global construction industry has been steadily moving towards more inclusive standards, my research reveals a more sobering picture in Mauritius.

Despite an increasing population of persons with disabilities – **nearly 60,000 as of the 2011 census**, many of whom are above 60 years old – **inclusive infrastructure remains inconsistent and largely underdeveloped**. The data I collected through a nationwide survey of over 300 respondents (both persons with disabilities and those not having impairments) confirmed a troubling gap between awareness and actual implementation.

For instance, **89% of respondents acknowledged the importance of inclusive design**, yet over **70% found Mauritian buildings ill-equipped** to accommodate persons with disabilities. Common barriers included inaccessible entrances, poorly designed ramps, inadequate signage (especially for the visually impaired), and a lack of proper parking facilities.

Moreover, **legal frameworks, although present**, seem to lack enforcement. While Mauritius has ratified international conventions and even launched a National Policy Paper on Disabilities, the translation from policy to practice remains weak. Only a fraction of buildings complies with international standards such as BS 8300 or include features like tactile paving, adequate handrails, or proper fire evacuation procedures for all users.

From a quantity surveying standpoint, this highlights a crucial area for improvement. Inclusive design should not be viewed as an add-on or post-construction amendment but as a **cost-effective, value-enhancing consideration** integrated into early project planning. Contrary to the belief that accessibility features inflate costs, several global studies (and reaffirmed in my own research) show that **inclusive features can represent as little as 1% of the total building cost, when planned from the start**.



For our profession, this opens a pathway to leadership. Quantity Surveyors can – and should – champion inclusive design by advising clients on compliant, user-friendly designs that anticipate diverse needs. We are in a unique position to align **cost planning with social responsibility**.

My research concluded with a set of actionable recommendations, including:

- Strengthening public-private partnerships to promote retrofitting of existing buildings.
- Introducing **mandatory inclusive design modules** in technical and tertiary education.
- Establishing **accessible design auditing systems** as part of regulatory approvals.
- Encouraging the use of **universal design principles** in all public projects.

Mauritius has the talent and policy framework – it now needs the **will and enforcement mechanisms**. As professionals in the built environment, particularly in quantity surveying, we must advocate for a more **inclusive, resilient infrastructure landscape**. After all, true development is not just about what we build, but for whom we build.

Dhavisen Rangasamy (PQS)

➤ PRESS CONFERENCE DATED 13 FEBRUARY 2025



LIVE NEWS

Sensibilisation à l'impact du changement climatique sur le secteur de la construction

A press conference was held on the 13th of February 2025 at Labourdonnais Hotel by the PQSC. The main focus of the press conference was on sustainability and climate change. The objective of this event was to raise public awareness on the evolving roles and significance of Professional Quantity Surveyors, particularly in the context of climate change. During the press conference, emphasis was laid on the multifaceted contributions of Quantity Surveyors, who, beyond their traditional responsibilities in cost and contract management, also play a pivotal role in life cycle cost assessment. This ensures that project costs are strategically aligned with sustainability objectives, thereby promoting resilient and environmentally responsible construction practices.

LE PROFESSIONAL QUANTITY SURVEYORS COUNCIL

Pour un secteur de la construction plus durable

● Les nouvelles constructions doivent s'adapter aux cyclones et à la hausse de la température ambiante

Le Professional Quantity Surveyors Council (PQSC), qui compte 124 Quantity Surveyors professionnels, souhaite rencontrer les acteurs du secteur de la construction pour le redessiner et le réadapter face à l'urgence climatique. C'est ce qui ressort de la conférence de presse de l'organisme chargé de la régulation et l'émission de l'autorisation d'exercer aux Quantity Surveyors à l'Ile Maurice, durant la semaine.

De la conception aux méthodes de construction, en passant par le choix des matériaux et l'entretien, le PQSC estime que toutes les nouvelles constructions à l'Ile Maurice doivent s'adapter aux cyclones qui deviennent plus intenses, à la hausse de la température ambiante et aux flash floods. Pour Keshav Padaruth, président du PQSC, il est important que le regulatory body organise une table ronde avec tous les acteurs du secteur de la construction dans les prochaines semaines et contracteurs ainsi que les ingénieurs et architectes, pour réviser ensemble les défis du changement climatique. « Les nouvelles constructions doivent être conçues et construites de manière à être résilientes face aux cyclones, à la hausse de la température ambiante et aux flash floods », explique Keshav Padaruth. « Souvent, on ne prend pas en compte l'impact du changement climatique lors de la conception et de la construction. C'est ce qui ressort de la conférence de presse de l'organisme chargé de la régulation et l'émission de l'autorisation d'exercer aux Quantity Surveyors à l'Ile Maurice, durant la semaine. »

Des alternatives aux matériaux

Anand Juddoo, vice-président du PQSC, souligne que « la construction durable comprend l'utilisation efficace des ressources, la réduction des déchets, l'efficacité énergétique, en portant ainsi une plus grande attention à la durabilité ». Par ailleurs, l'explication est que les climats chauds encouragent, entre autres, l'utilisation d'alternatives aux matériaux traditionnels, telles que les climats géothermiques ou l'installation de systèmes de ventilation naturelle pour réduire la température intérieure, ou en privilégiant la ventilation naturelle à travers un positionnement optimal.

Concernant les mesures contre les inondations, Anand Juddoo explique qu'il serait intéressant d'opter pour un système mixte de défense contre les inondations, c'est-à-dire, un système de réservoirs de rétention et de réseau de drainage. Il précise que « tout nouvel aménagement doit prévoir son propre réseau d'évacuation et son lien au réseau public ». Le PQSC estime ainsi essentiel de sensibiliser davantage la population quant au rôle du Quantity Surveyor dans le secteur de la construction.

Par ailleurs, Keshav Padaruth invite les étudiants qui veulent étudier leur HSC, de visiter le site web du PQSC (www.pqsc.mu) afin de découvrir les différentes facettes de la profession et éventuellement, de poursuivre leurs études universitaires dans ce domaine.

Selon l'article 43 (1) de la loi sur le statut de la profession de Quantity Surveyor, le PQSC est une personne juridique reconnue par la loi. Elle a le statut de personne morale de droit public. Elle est soumise à la loi de l'Etat. Elle est soumise à la loi de l'Etat. Elle est soumise à la loi de l'Etat.

CONSTRUCTION Les Quantity Surveyors face aux défis climatiques



(De g. à dr.) : Anand Juddoo, vice-président, Keshav Padaruth, président et Kushal Rambojun, Registrar du Professional Quantity Surveyors Council.

Il est urgent d'adapter les nouvelles constructions aux réalités climatiques actuelles, notamment les cyclones plus intenses, la hausse des températures et les « flash floods ». C'est ce que met en avant le Professional Quantity Surveyors Council (PQSC).

L'organisme régulateur des Quantity Surveyors à Maurice, qui a organisé une conférence de presse le jeudi 13 février à l'hôtel Labourdonnais, plaide pour une refonte de l'approche architecturale et structurelle des bâtiments, appartements et maisons afin d'atténuer les effets du changement climatique. Selon Keshav Padaruth, président du PQSC, une table ronde regroupant architectes, ingénieurs, «contracteurs» et représentants du gouvernement est essentielle pour anticiper les défis liés au dérèglement climatique et améliorer le niveau de préparation du pays.

Traditionnellement associés à la gestion des coûts et des contrats, les Quantity Surveyors jouent un rôle plus large en intégrant les considérations environnementales et de durabilité dans leurs analyses financières. «Souvent sollicités uniquement en cas de litige, leur implication dès la phase initiale d'un projet permettrait d'éviter bien des conflits et d'assurer une meilleure gestion des ressources», explique Keshav Padaruth.

Vers une construction plus durable
Anand Juddoo, vice-président du PQSC, met en avant l'importance des pratiques de construction durable. «L'efficacité des ressources, la réduction des déchets et des émissions carbone, ainsi que l'utilisation de ma-

ériaux renouvelables sont des éléments clés de la construction verte», souligne-t-il.

Il présente également des alternatives aux systèmes traditionnels de climatisation, comme les climatiseurs géothermiques et la ventilation naturelle optimisée. De plus, les Quantity Surveyors encouragent l'adoption des normes environnementales internationales telles que LEED, BREEAM ou Green Star, garantissant ainsi la certification des bâtiments écoresponsables.

Concernant les risques d'inondation, Anand Juddoo préconise un système mixte combinant réservoirs de rétention et réseaux de drainage efficaces. «Chaque nouvel aménagement doit prévoir son propre système d'évacuation des eaux afin de ne pas saturer les infrastructures publiques», explique-t-il.

Une profession réglementée

Actuellement, Maurice compte 124 Quantity Surveyors enregistrés au PQSC, dont 20 % exercent dans le secteur public. Le parcours académique pour intégrer cette profession requiert un cursus universitaire de trois à quatre ans suivi d'au moins quatre ans d'expérience pratique.

Le PQSC encourage les étudiants intéressés par cette carrière à visiter son site web (www.pqsc.mu) pour découvrir les débouchés et les exigences du métier. Par ailleurs, l'organisme rappelle que toute personne exerçant illégalement la profession encourt une amende pouvant atteindre Rs 100 000 et une peine d'emprisonnement allant jusqu'à deux ans.

V.M.

➤ PRESS NOTICE

In alignment with the promotion of Quantity Surveying profession, a press communiqué was issued by PQSC and published in the Defi Plus, Week End and L'Express newspapers in March and July 2025 as reported below. The aim of the Public Notice was to bring awareness to the public at large about the Quantity Surveying profession under the PQSC Act.



Professional Quantity Surveyors' Council

c/o Ministry of National Infrastructure

QS Section, Phoenix - Mauritius

Tel: 5828 5585 - Email: registrar@pqsc.mu - Website: www.pqsc.mu

Avis de presse : Le public est informé, à travers cet avis, sur les prestations et responsabilités des 'Professional Quantity Surveyors' comme prévu par le 'Professional Quantity Surveyors' Council Act' de 2013.

Définition

La loi définit le 'Professional Quantity Surveyor' ('PQS') comme toute personne qui offre une gamme de services tel que la consultation, le conseil, ou la prestation de services spécialisés à une clientèle public ou privé, comprenant entre autres :

- L'Analyse de viabilité financière à l'étape de planification d'un nouveau projet.
- Les estimations, planification, contrôle et gestion des coûts de projets de construction tout en identifiant les risques et défis potentiels
- Les conseils sur les méthodes d'approvisionnement
- La préparation des documents d'appel d'offres
- Les évaluations des offres reçues
- Les préparations des certificats de paiement intérimaire des travaux exécutés
- L'accord sur les comptes finaux
- L'évaluation des réclamations de pertes ou des frais additionnels
- Les consultations contractuelles
- Le constat des dégâts causés par les sinistres et estimation des coûts d'indemnisation de l'assuré ayant subi des dommages ou des pertes.
- La prévision des flux de trésorerie

Le conseil

Le 'Professional Quantity Surveyors' Council' ('PQSC') est le conseil qui régleme la profession des 'Professional Quantity Surveyors' au sein de la République de l'île Maurice. Seules les personnes inscrites comme 'PQS' auprès du PQSC peuvent pratiquer cette profession à Maurice. Cela garantit que seuls les professionnels qualifiés peuvent fournir les services susmentionnés dans le domaine de la construction. Les 'PQS' doivent de plus se conformer au code d'éthique établi par le Professional Quantity Surveyors' Council (Code of Practice) Regulations 2016.

Infractions aux Provisions de PQSC Act

Le PQSC tient à rappeler au Public que toute personne non enregistrée auprès du PQSC comme un PQS et qui offre les prestations susmentionnées ou qui fait usage du terme PQS, est passible à des poursuites au pénal et risque d'encourir une amende ne dépassant pas Rs.100,000 et une peine d'emprisonnement n'excédant pas deux (2) ans.

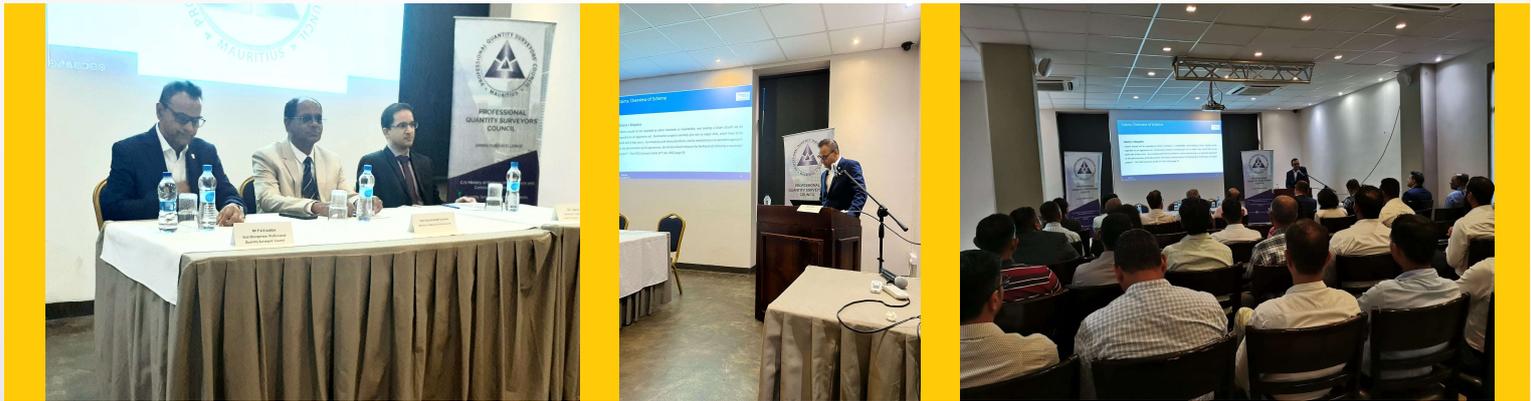
Pour toute information complémentaire, veuillez consulter notre site web : www.pqsc.mu

Professional Quantity Surveyors' Council
c/o Ministry of National Infrastructure
QS Section, Phoenix

➤ CPD EVENT - 9 APRIL 2025

A CPD event was organised by the PQSC on the 9th of April 2025 at Flying Dodo and was titled “Distinguishing between Claims and Variations in FIDIC Contracts: A comparative analysis of the 1999 and 2017 FIDIC Conditions of Contract”. The CPD was presented by Mr Anand Juddoo (Vice Chairperson of the PQSC).

Mr A. Juddoo gave an explicit elaboration on the schemes for Variations and Claims, the comparison between them, and what the new FIDIC Contracts 2017 edition includes with regards to Variations and Claims.



After the presentation of the CPD, Mr N.K Padaruth, Chairperson of the PQSC, gave a noteworthy speech in the presence of the Honourable Mr G. Gunness, Minister of the National Infrastructure, and other distinguished guests, namely the Chairperson of the CIA, the Chairperson of the CRPE, the Registrar of the CRPE, and the Professional Quantity Surveyors (PQSs). He apprised all present about the different events that have been organised by the PQSC and coming events. He emphasised on the prerogative to have PQSs involved in construction projects right from the beginning. He made a special request to the Minister to create posts for Quantity Surveyors in Parastatal Bodies for better cost management.



The Minister of National Infrastructure gave an inspiring speech about the importance of CPD and about Quantity Surveying representing a significant segment of the Construction Industry. He recognised the roles and duties of the PQSs. He further pointed out the unprecedented changes and rapid pace in evolution of the Construction Industry. He stated that Professional Quantity Surveyors have to develop the ability to adapt and stay relevant in face of rapid change. In addition, he talked about the importance of Quantity Surveyors in dealing with disputes and how because of the complex web of stakeholders, disputes are becoming inevitable in many cases. He concluded with a quote from the famous author Robert Greene “The future belongs to those who learn more skills”.

➤ PRESS COVERAGE OF THE EVENT

The CPD event had press coverage in L'express, Week-End and 5-Plus newspapers. The press articles accentuated on the importance of well drafted contract agreements to prevent litigation and cost overrun, in the construction field. The newspapers also elaborated on what should be imperatively included in a Construction Contract, to prevent litigation, per se. The importance of employing a Quantity Surveyor at the start of a project was also highlighted. Mr Anand Juddoo (Vice Chairperson) further provided valuable information pertaining to clauses of a Contract, insurance policy, liquidated damages, variation to the Contract and decennial warranty. The said articles altogether were successful in allowing the public to better understand construction issues, and ways to protect the interest of Clients.

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Atelier du Professional Quantity Surveyors Council : pour des contrats de construction en béton !

Pour mener à bien tout projet de construction, il faut un bon... contrats. Ce n'est pas le Professional Quantity Surveyors Council (PQSC) qui dira le contraire. Il a organisé un atelier de travail portant sur les contrats de construction le 9 avril, suivi d'un cocktail au Flying Dodo, à Bagatelle. Une cinquantaine de personnes étaient présentes pour cet événement marqué par la participation du ministre des Infrastructures, Ajay Gunness, venu prononcer un discours. Ce rendez-vous a été l'occasion de rappeler un professionnel souhaitant s'engager dans un projet de construction doit impérativement lire et analyser en profondeur le contrat avant de le signer. Cela permet de mieux comprendre les implications financières et juridiques, et surtout d'éviter les litiges liés aux coûts ou aux clauses contractuelles.



Kavin Ramsurrun de New Social Living Development, Geerish Sonah de Sonah Partnership, Nitin Ramphul de R & L Consulting et Sandrine Domingue, tous des Quantity Surveyors.



Meelash Sobrun de la firme Ong Seng Goburdhun, Shilpa Jadav de MLC Quantity Surveyors, Ravina Sok Appadu du groupe Mont Choisy et Narveesh Rye Daubhjee de Quantegis Consulting.



Irfan Nuckchady, directeur, J. Nuckchady Associates, Rouvin Nemchand, Quantity Surveyor à ENL, Roy Dhurbarrylall, Quantity Surveyor à Equalize Consulting, et Chetan Purang, directeur associé, d'Etvaro Group.



Anand Juddoo, vice-président du PQSC, aux côtés du ministre des Infrastructures nationales Ajay Gunness, Keshav Padaruth, président du PQSC, et Avinash Mojee, président de la Construction Industry Authority.



Satyan Deepchand, Project Manager à Airports of Mauritius, avec Veerprakash Sadeb, directeur de VS Consulting, Keshav Padaruth, président du PQSC, et Kushal Rambojan, Registrar du PQSC.



Rajkumar Chinnah, directeur exécutif d'Etvaro Cost Consultant, Bernard Rézannah, Senior Quantity Surveyor d'Etvaro Cost Consultant, Shashidev Ragnath, manager de Kuros Construction, et Jassvir Kumar Ujoodha, Quantity Surveyor au New Social Living Development.

PROFESSIONAL QUANTITY SURVEYORS COUNCIL

Construction : un encadrement plus rigoureux des contrats devient indispensable

14 avril 2025, 11:30 Commentaires(s)

Par



Vashish Nuckchhed

PARTAGER CET ARTICLE



(De g. à dr.) : Anand Juddoo, vice-président du PQSC, Ajay Gunness, ministre des Infrastructures nationales et Keshav Padaruth, président du PQSC.

Les litiges dans le secteur de la construction sont fréquents et récurrents. Souvent longs et coûteux, ces différends trouvent majoritairement leur origine dans des contrats mal rédigés, incomplets, voire inexistant. C'est dans ce contexte que le Professional Quantity Surveyors Council (PQSC) – l'organisme régissant la profession de Quantity Surveyor en vertu de la Professional Quantity Surveyors Council Act de 2013 – a organisé un atelier de travail le mercredi 9 avril à Bagatelle. Cette rencontre, destinée aux professionnels du bâtiment, s'inscrivait dans une démarche de formation continue (Continuous Professional Development).

Plusieurs intervenants ont pris la parole pour partager leur expertise et aborder les problématiques majeures auxquelles sont confrontés les acteurs du secteur. Le président du PQSC, Keshav Padaruth, a ouvert les discussions en soulignant un constat alarmant : plus de 95 % des litiges dans le domaine de la construction découlent

actualités

SECTEUR DU BTP (BÂTIMENT ET TRAVAUX PUBLICS):

KESHAV PADARUTH (PRÉSIDENT DU PQSC)

« Plus de 95% des litiges sont liés à des questions de coûts et de contrats »

Le Professional Quantity Surveyors Council (PQSC) a organisé, durant la semaine, un atelier de travail destiné à des professionnels du secteur du BTP dans le cadre de son développement professionnel continu (Continuous Professional Development). Une occasion aussi pour faire le point sur ce secteur en pleine expansion et sur les risques qu'encourent les citoyens mauriciens.

Plus de 95% des litiges dans le secteur de la construction sont liés à des questions de coûts et de contrats, a fait d'emblee, ressortit Keshav Padaruth, président du PQSC. « C'est pourquoi il est crucial d'avoir un Quantity Surveyor impliqué dès le début d'un projet. Malheureusement, nous avons constaté de nombreux cas où les parties concernées n'ont recours aux services d'un Quantity Surveyor qu'après la survenance d'un litige. S'il avait été impliqué dès le départ, il aurait très probablement pu éviter ce litige, ce qui aurait permis de gagner du temps et de l'argent », a-t-il ajouté.

Anand Juddoo, vice-président du PQSC, comptant plus de 36 ans d'expérience comme « construction arbitrator », a, pour sa part, parlé des contrats de construction, de leur évolution au fil des années avec l'introduction des certifications environnementales ou d'efficacité énergétique, ainsi que sur l'interprétation des clauses. « Un contrat verbal, bien qu'il soit légalement valable, risque de manquer de preuves tangibles nécessaires pour défendre un cas », fait ressortir Anand Juddoo. « Un contrat de construction doit être bien défini et par écrit. Il doit comporter des éléments essentiels comme l'identité du contracteur et du client, une description détaillée du projet couvrant entre autres, l'emplacement, la nature des travaux à réaliser et les spécifications techniques. Le montant du marché (forfaitaire ou autre) ainsi que la méthode de calculs doivent aussi être spécifiés. »

Un calendrier de progression ou d'échéances

aux clients un contrat qui le soit rédigé. Le vice-président du PQSC s'est appuyé sur la nécessité d'inclure des clauses de pénalité, en cas de retard de la livraison du projet. « Cela, afin de se protéger de certains contracteurs indisciplinés qui ont tendance à s'engager dans un maximum de projets et qui éprouvent ensuite des difficultés à répartir leurs équipes de maçons entre les différents chantiers, surtout avec, actuellement, le manque de main-d'œuvre spécialisée comme les ferrailleurs et les charpentiers sur le marché du travail », suggère-t-il.

Parmi les pièges à éviter, le PQSC conseille de ne jamais effectuer des avances considérables dès la signature du contrat, sans aucune garantie en contrepartie, et d'assurer que tous les plans de construction sont bien préparés et détaillés à l'avance en termes d'un cahier des clauses ne pas nécessiter d'interprétation en cas de litige plus tard. Un autre aspect qui doit y figurer et qui est souvent l'objet de litiges dans les Cours de justice mauriciennes porte sur les modalités de paiement. « Il faut établir un calendrier de progression ou d'échéances des travaux de construction, afin de savoir à quel moment faire un acompte et de quel pourcentage du total », recommande-t-il.

En outre, afin que le contrat soit équilibré et non en faveur de certains contracteurs qui ont souvent tendance à proposer

Contracteurs enregistrés

« Une clause peut être incluse dans le contrat qui en cas de violations des prix des matériaux ou de la main-d'œuvre, le prix restera inchangé pendant toute la durée du contrat, ce qui est possible avec les gros contracteurs. »

« À noter qu'à Maurice, les contracteurs qui entreprennent les travaux de moins de Rs 500.000 ne sont pas enregistrés. »

« Dans ce cas, le client doit s'assurer que le contracteur est enregistré auprès de la Construction Industry Authority (CIA), à la MRA, et qu'il possède un certificat auprès du Corporate and Business Registration Department (CBRD). Le client doit effectuer un exercice d'évaluation sur le contracteur ou sa compagnie pour s'assurer de son sérieux et demander des compléments d'information sur les travaux en cours et entrepris par celui-ci. Les équipements qui sont à sa disposition, les équipements qui seront tous effectués des visites sur les chantiers terminés, le capital dont le contracteur dispose, son casier judiciaire, entre autres. Certains aspects qui ne traitent pas les autres aspects d'une construction se prêtent contractuellement. »

Concernant les conditions liées aux modifications d'un contrat de construction après avoir débuté les travaux, le PQSC fait ressortir que dans ce contrat, client et contracteur doivent être au courant des procédures à suivre avec les ajustements de délais et de coûts que cela occasionnera. En outre, pour protéger davantage le client, le vice-président du PQSC préconise que tous les détails des travaux à être exécutés soient donnés dans les plans de construction et de signer le contrat après que la municipalité ou le District Council ait approuvé le Building and Land Use Permit pour éviter tout risque de modification unilatérale par le contracteur par la suite.

« Un contrat de construction comprend, selon la loi, une garantie de dix ans du contracteur sur les gros travaux (structure et autres finitions et équipements). Le contracteur devra alors intervenir gratuitement si, par exemple, un mur se lézarde un an après la construction. » Un autre aspect important d'un contrat est de prendre une assurance couvrant les travaux pendant la construction. « Il suffit de faire appel à une compagnie d'assurance », conseille le vice-président du PQSC. Anand Juddoo explique aussi que « pour éviter de longues procédures dans une Cour de Justice et avoir à attendre des années pour obtenir un verdict en sa faveur ou à ses dépens, mieux vaut insérer, dès le départ dans le contrat, les conditions de réalisation du contrat. » D'ailleurs, pour le PQSC, si les gros promoteurs immobiliers ont recours à l'arbitrage pour une résolution rapide des litiges, il invite les particuliers aussi à envisager cette voie. « Les parties s'engagent à soumettre leur différend à un ou plusieurs arbitres qualifiés qui possèdent beaucoup d'expérience dans les domaines de la construction et des litiges. À l'opposé des Cours de justice, l'arbitrage est une Cour privée qui est régie par la loi. La décision est, en principe, définitive avec des possibilités limitées de contestation », précise Anand Juddoo. Il est bon de rappeler que selon la Professional Quantity Surveyors Council Act de 2013, les Professionnal Quantity Surveyors sont habilités à rédiger les contrats d'un projet de construction entre un contracteur et un client, afin de s'assurer de la bonne gestion des travaux, de leur qualité et du contrôle des coûts.

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➤ CPD EVENT – 22 MAY 2025

A CPD event was organised by the PQSC to address the subject of registration of new Professional Quantity Surveyors, at Gymkhana Club on the 22 May 2025, aimed at prospective candidates. The CPD was presented by Mr A. Rampersand (PQS), eminent member of the Registration Board of the PQSC.

The Registrar, Mr K. Rambojun, made an introduction on the Registration and Enrolment processes. The CPD also covered the marking process, the assessment and details on the level of competencies required to pass the interview. Mr A. Rampersand elaborated on the distinction between the levels for the competencies. Accordingly, for Level 1, candidates are required to demonstrate knowledge and understanding of the particular competency. For level 2, candidates are expected to provide evidence of application of knowledge and understanding of the particular competency and, for level 3, candidates have to provide reasoned advice and depth of technical knowledge. The attendees were given opportunity to convey their queries after the presentation and Mr A. Rampersand responded to all questions and concerns of those present.



➤ BLOOD DONATION – 12 AUGUST 2025

A blood donation exercise was organised by the PQSC, in collaboration with the Ministry of Health and Wellness on the 12th August 2025. The event took place in the compound of the Ministry of National Infrastructure, at Phoenix. Around 40 people donated their blood in a symbolic act of solidarity and selflessness. The PQSC wishes to warmly thank all those who showed up for the event.



➤ CPD EVENT – 19 SEPTEMBER 2025

The CPD event, presented by Mr Satyen Deepchand (PQS) and Mr Ajay Gopaul (PQS), on 19 September 2025 took a deep dive into the unique challenges of managing costs and risks in live aviation projects. With Rodrigues Airport on the horizon, the timing couldn't have been better.



Speakers shared valuable insights on financial controls, risk mitigation, and the importance of keeping all stakeholders on the same page. One standout moment was a case study on the Luxembourg Airport upgrade in 2021, which perfectly illustrated how precision, discipline, and strong contractual frameworks make the difference between success and costly delays.



Working in a live airport isn't like any other construction project. Every element from runways and taxiways to aprons and pavements has to meet rigorous standards. Also, the FOD Management is critical. Even small mistakes can result in huge delays or skyrocketing costs. Mr. Ajay Gopaul (PQS) brought the project to life with his first-hand account. The billions Mauritian Rupees Luxembourg Airport upgrade had tight restrictions: construction was limited to just five nights a week, delays could cost up to MUR 136 million per day, and insurance coverage ran into billions. The project showed that beyond technical skill, aviation projects demand meticulous planning, discipline, and solid contracts.



Live aviation projects are not just about construction, they are about operating safely in a high-stakes, time-sensitive environment where every decision matters, both operationally and financially. As Rodrigues gears up for its new airport, these lessons couldn't be more relevant. Success will hinge on careful cost management, proactive risk strategies, and seamless collaboration among all stakeholders. With the right approach, the sky is the limit.

