

VACANCY FOR:

QUANTITY SURVEYOR

JOB TITLE	Quantity Surveyor
REPORTS TO:	Head, Climate Infrastructure / CEO
ENGAGEMENT PERIOD:	12 months (Renewable)



MARKET CONTEXT

Nigeria currently has an estimated population of 220 million and the United Nations estimates that by 2050, Nigeria would have reached a 400 million populace and added 189 million urban dwellers which translate into an annual housing requirement over the coming decades of at least 900,000 units to keep up with growing housing demand and urban migration. Based on current forecast construction, Nigeria's overall accumulated housing deficit is about 28 million units#, as of 2024. The estimated annual cost to bridge the housing gap is about \$6.25 billion# (NGN10 trillion). Appropriately structured financing mechanisms are therefore required to make home financing more affordable and accessible to homebuyers, at a greater scale, providing access to housing but also solving the challenge of offtake for property developers..

Despite the housing deficit which creates a significant opportunity for developer financing in Nigeria, the market is constrained by offtake risk inherent in housing infrastructure projects occasioned by an absence of an effective mortgage solution that provides prospective homebuyers access to affordable home loan products. This situation has continued to weaken developers' ability to access sustainable funding and scale their construction activities.



PROBLEM STATEMENT

As part of its strategic development initiatives, InfraCredit, with the support of development partners established the Green Resilient Housing Enhancement Facility (GRHEF or “the Facility”), a project preparation facility designed to address persistent challenges that limit access to long-term domestic institutional capital for housing delivery in Nigeria. Despite a growing pipeline of climate-resilient housing projects, many developments continue to face delays in reaching financial close due to critical gaps in project preparation, particularly in technical, environmental, financial, and legal readiness. These challenges often extend transaction timelines, increase development costs, and undermine overall project bankability.

To bridge these gaps, GRHEF provides early-stage project preparation support and technical assistance to housing developers. Through its Project Development Facility (PDF), GRHEF supports project sponsors in conducting feasibility studies, integrating climate-resilient design, and improving project documentation and investment readiness in line with InfraCredit’s eligibility criteria. In assessing housing developers and their respective projects, InfraCredit conducts comprehensive Technical and Commercial Due Diligence (TCDD) alongside financial, legal, and environmental and social (E&S) assessments. The TCDD process involves engaging an external consulting firm comprising qualified housing professionals across architecture, quantity surveying, structural and civil engineering, environmental and geotechnical assessment, and mechanical and electrical systems. These experts evaluate, validate, and provide recommendations on the technical soundness and compliance of proposed projects with international green building standards (such as IFC’s EDGE) and relevant local building laws and codes.

The consulting team’s work typically spans various construction stages and disciplines, including (but not limited to) environmental and geotechnical assessments, land and topographical surveys, civil and structural engineering, mechanical and electrical systems, architecture, urban design, quantity surveying, construction management, real estate, and property and facility management. The independent assessments and recommendations produced by the due diligence consultant are submitted to InfraCredit for review and alignment with its housing programme criteria.

To ensure seamless project preparation, execution and effective implementation of the TCDD process, InfraCredit seeks to engage the services of an in-house Quantity Surveyor. This role will provide technical support to clients (developers) in project preparation and investment-readiness activities under GRHEF, before interactions with TCDD consultants to ensure housing projects meet InfraCredit’s standards and increase the number of transactions reaching financial close. The Quantity Surveyor will work closely with the transaction team, including Transactors, Transaction Legal, and Transaction E&S, to manage the technical and sustainability components of housing deals from origination through project readiness, consultant engagement, TCDD reviews (desktop and site), credit approval and ongoing project monitoring after financial close.



SCOPE OF WORK

The Quantity Surveyor’s responsibilities shall include, but not be limited to, the following:

A. Project Preparation and Appraisal

- Review and evaluate developers’ project documents, including feasibility studies, cost estimates, and bills of quantities (BoQs).
- Assess project cost assumptions, materials specifications, and design efficiency for value for money and constructability.
- Identify cost-related risks and recommend cost optimization or mitigation measures.
- Support developers in preparing detailed project budgets and cash flow projections.
- Review integration of climate-resilient and green building measures into project design and cost planning.

B. Technical and Commercial Due Diligence (TCDD) Coordination

- Coordinate with prequalified TCDD consultants during the due diligence process.
- Review consultants' reports and ensure completeness, consistency, and alignment with InfraCredit's technical and investment criteria.
- Track and resolve technical queries raised during the due diligence review.
- Facilitate site inspections and validation of project cost, design, and implementation readiness.
- Ensure adherence to international green building standards (e.g., IFC's EDGE) and applicable local building codes and standards.

C. Transaction Support and Financial Close

- Provide technical inputs to transaction documentation, including cost summaries and risk assessments.
- Support the transaction team (Transactor, Legal, E&S) in structuring and negotiating technical components of deals.
- Validate final project costings, budgets, and timelines prior to approval.
- Participate in internal investment committee reviews to present technical findings and recommendations.

D. Project Monitoring and Post-Financial Close Support

- Track project progress against approved cost plans, milestones, and timelines.
- Review progress reports, variation orders, and claims for reasonableness and compliance with agreed terms.
- Advise on cost deviations and recommend corrective actions.
- Support periodic technical site visits and prepare monitoring reports for InfraCredit's management and investors.

E. Capacity Building and Knowledge Support

- Support InfraCredit in developing standardized project cost templates, benchmarks, and cost databases.
- Provide input to internal capacity-building workshops and knowledge-sharing sessions on project preparation and cost management.
- Contribute to the continuous improvement of InfraCredit's housing technical due diligence framework.



DELIVERABLES

The Quantity Surveyor shall be responsible for providing the following key deliverables:

- Technical appraisal reports and cost review summaries for assigned projects.
- Reviewed and validated BoQs and project budgets.
- Periodic project monitoring and variance reports.
- Technical sections of investment memoranda and TCDD summaries.
- Contributions to InfraCredit's internal project costing and monitoring tools.
- Documented lessons learned and re-occurring costing-related issues from all housing transactions
- Developed e-learning modules focused on green affordable housing cost planning, bill of quantities, and value engineering considerations.



EXPECTED OUTCOMES/ RESULTS

The work stream is expected to deliver the following outcomes:

- Improved project quality, cost efficiency, and bankability through robust technical reviews and cost optimization.
- Increased number of housing projects meeting InfraCredit's due diligence criteria and achieving financial close.
- Enhanced internal capacity to assess and quantify incremental climate-resilient costs in housing projects.
- More streamlined coordination of Technical and Commercial Due Diligence (TCDD) processes, ensuring timely delivery of consultant outputs.
- Strengthened project monitoring, cost control, and risk management throughout project implementation.
- Developed internal technical capacity, tools, and benchmarks to support future housing transactions.



QUALIFICATIONS AND EDUCATION REQUIREMENTS

Candidates for the role should meet the following requirements:

- Bachelor's degree in Quantity Surveying, Building Economics, Construction Management, Civil Engineering, or a related field.

- Professional certification and membership in a recognized body such as the Nigerian Institute of Quantity Surveyors (NIQS) or Quantity Surveyors Registration Board of Nigeria (QSRBN) (mandatory).
- Minimum of 5 years of relevant experience in quantity surveying, cost management, or project development within the housing sector.
- Demonstrated experience in project appraisal, feasibility assessment, and cost estimation for residential or mixed-use developments.
- Proven ability to conduct or review Technical and Commercial Due Diligence (TCDD) and manage consultant engagements.
- Familiarity with international green building standards (e.g., IFC EDGE, LEED) and local building codes and regulations.
- Strong analytical, financial modeling, and reporting skills, with proficiency in MS Excel, MS Project, and cost estimation software.
- Excellent communication, coordination, and stakeholder engagement skills, particularly in multi-disciplinary project teams.



KEY PERFORMANCE INDICATORS

The performance of the Quantity Surveyor will be measured against the following key indicators to ensure alignment with InfraCredit's objectives under the Green Resilient Housing Enhancement Facility:

1. Timeliness and Quality of Deliverables

- Completion of project cost appraisals, BoQ reviews, and technical reports within agreed timelines.
- Accuracy, quality, and completeness of cost assessments and recommendations in line with InfraCredit's technical and investment standards.

2. Technical and Commercial Due Diligence (TCDD) Support

- Active participation in TCDD reviews, site visits, and coordination with consultants.
- Relevance and reliability of cost-related inputs and validations provided during the due diligence process.

3. Project Readiness and Financial Close Support

- Contribution to improving project quality, cost efficiency, and readiness leading to faster financial close.

- Effective validation of project budgets, cost estimates, and material specifications to ensure value for money.

4. Sustainability and Cost Optimization

- Integration of green building and climate-resilient cost components into project appraisals.
- Recommendations on cost optimization measures resulting in measurable efficiency gains for developers.

5. Project Monitoring and Compliance

- Regular review of project progress and timely submission of cost monitoring and variance reports.
- Identification and resolution of cost-related risks, deviations, and inconsistencies during project implementation.

6. Capacity Building and Knowledge Sharing

- Development of standardized cost templates, benchmarks, and costing tools for housing projects.
- Active participation in internal workshops, knowledge sessions, and contributions to enhancing InfraCredit's due diligence and cost management framework.
- Documentation of lessons learned and recommendations to strengthen InfraCredit's due diligence and monitoring framework from cost planning, bill of quantities, and value engineering perspectives.
- Development of e-learning modules focused on cost planning, bill of quantities, and value engineering considerations for green, affordable housing projects.
- Digitisation of workflows, including end-to-end digital reviews, standardised templates, and efficient document management with reduced turnaround times.



COMPENSATION

Negotiable and Competitive



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