



**B R Kithsiri Premarathne**  
Senior Quantity Surveyor / Contract Manager

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## Profile Summary

- ❖ A dynamic and result-oriented professional with an overall 24 years of experience including 16 years in the Gulf region, 3 years in Maldives, 03 years in Papua New Guiana, and two (2) years in Sri Lanka as a Quantity Surveyor / Senior Quantity Surveyor / Senior Contract Administrator in the Construction Industry covering Buildings, Infrastructure, Roads, Marine, Interiors and Civil Engineering Projects and responsible for the all commercial disciplines in both Pre-contract and Post-contract phases in a wide range of prestigious projects.
- ❖ Proven experience in Commercial Management, Project costing & controlling, monitoring and resolving the bottlenecks of the project in terms of material and man-hours control.
- ❖ Worked on multimillions and world-famous landmark projects in many countries.
- ❖ Achieved given targets to the satisfaction of all concerned within my organization, consultant's organisation and the specific Clients on Identified work fronts. Lead the available resources to the best of its ability while proposing the required resources for the schedule recovery of delayed projects to uplift the output to achieve the target plans.
- ❖ Wealth of expertise in contractual correspondence & administration, Pre-contract administration, developing & maintaining standard procedures in the Commercial and Contracts Department, in relation to Contracts and Quantity Surveying practice.
- ❖ Possess technical & practical knowledge of all phases of contract development, award, administration, and close-out relating to multi-discipline construction projects.
- ❖ Managed preparation of pre-tender cost estimates, tender documents including bill of quantities, evaluation of tender submissions, and preparing tender evaluation report.
- ❖ A result-oriented leader with skills in swiftly ramping up projects with competent cross-functional skills and ensuring on-time deliverables.

## Job Objective

### Summary

A multi-faceted professional with proven skills, targeting challenging and rewarding opportunities as **Contract Administrator / Project Cost Controller / Contracts Engineer / Quantity Surveyor / Commercial and Contracts Manager** with an organization of high reputation.



### Area of Tasks handle

- 🏠 Quantity Surveying
- 🏠 Contract Administration
- 🏠 Project/ Contract Management (Pre & Post)
- 🏠 Commercial Management
- 🏠 Value Engineering / Cost Management
- 🏠 Cost Validation & Auditing
- 🏠 Billing and Certification
- 🏠 Tendering / Procurement and Planning
- 🏠 Reporting & Documentation
- 🏠 Cross-Functional Coordination

### Soft Skills

Communicator  
Collaborator  
Innovator  
Analyser  
Negotiator

## Professional Qualification

-  **2017** – Course duration 26 months  
Studied for **MBA** from University of Sri Jayewardenepura,  
Postgraduate Institute of Management (PIM), Sri Lanka. (To be  
completed)
-  **1999**  
**National Certificate of Technology in Quantity Surveying**  
(NCTQS) – (Course duration 3 Years – successfully completed)  
The Department of Technical Education and Training, Sri Lanka.

## Certifications & Other Courses

- ❖ Diploma in Draughtsman ship, conducted by the Department of Technical Education and Training, Sri Lanka.
- ❖ National and Professional Development Training Course conducted by Sensei International, UAE (December 2006 to May 2007)
- ❖ Life Long Learning (LLL) /Continuing Professional Development (CPD) events related to Construction Industry / Contract Administration, conducted by RICS – UAE and SLQS – UAE Groups (from 2003 to date)

## Professional Experience Key Result Areas and Duties Involved

Since August 2001: Sultanate of Oman, Dubai / Abu Dhabi, UAE

### Growth Path:



### Key Areas of specialisation:

#### Under Client

- ❖ Recommend the most appropriate type of contract to adopt when placing tenders among various types of Conditions of Contracts such as FIDIC; NEC; CIDA / SBD1,2,3 and Standard Method of Measurement Rules such as SMM7, Principle of Measurement International (POMI) etc.
- ❖ Adopt to the proper tender process and drive until selection of the most eligible Consultants / Contractors for the target projects.

## Under Consultant

- ❖ Analyzing terms and conditions for various risks such as ambiguities, conflicts or deviations from the scope of work and monitoring various site activities/work proceeds and suggesting the Site Manager on remedies for mitigating the risks involved; identifying & collating the costs to develop an overall budget for any project.
- ❖ Monitor the project activities in line with the Contract in place and act accordingly. Reviewing main contractor's payment applications and preparing recommendations for payment and certifying main contractor & nominated subcontractors' variations and other claims.
- ❖ Assisting in the evaluation of prolongation cost claim and other claims, claims against contractor's defaults and commercial reports.
- ❖ Creating the change proposal for the additional works which are not covered in the existing contract and notifying the client for delays, if any.
- ❖ Preparing commercial reports and drafting contractual correspondences.

## Under Main Contractor

- ❖ Preparing commercial reports and drafting contractual correspondences.
- ❖ Preparing interim payment applications including tax and managing valuation of variation and provisional sum.
- ❖ Supervising the delivery of preconstruction services on time & on budget to meet the specified project quality and expectations.
- ❖ Conducting periodical meetings with the Project Manager to access project status, site analysis, safety measures, material, and financial projection and prepared Bill of Quantities for Provisional Sum packages with the help of drawings and specifications.
- ❖ Planning cost in coordination with the design team for arriving at practical solutions and staying within the project budget; executing such other duties as may properly be those of a Quantity Surveyor.
- ❖ Certifying & reviewing client-procured Items, nominated subcontractor's payment application, variation and other claims and sending timely notices for additional Time and Cost claims in association with planners.

## Professional Experience

- **Organization :** **JBS Consulting Engineers Ltd** operates in and is a registered company in Papua New Guinea and has an office in Brisbane, Australia, Suva-Fiji, Honiara-Solomon Islands, and Port Villa-Vanuatu.  
**Project:** Detailed Design and Construction of a 11.97km 4 Lane Road between UMW Roundabout in Kokopo (Ch 0.00km) and Tokua Airport Carpark (Ch11.971km), and Pavement Restoration of Williams Road from Kokopo Secondary Roundabout to UMW Roundabout (4.60km) in Kokopo in East New Britain Province, Papua New Guinea.  
(Due to project policy - Information can be provided on request only).  
**Position :** Contract Manager  
**Period:** From July 2024 up to date.  
**Duties:** Post-contract duties – Review and Recommend contractor's IPC, Variations and Claims; Prepare and advise cost changes to the Employer.  
**Project Value:** USD 55 Million.

## Professional Experience (Continued)

- **Organization:** **Bonifica SPA - Italy in Joint Venture with Renardet S.A. Consulting Engineers Switzerland, works for Department of works and Highways in Papua New Guinea.**  
*(Leading Consulting Companies - work with Asian Development Bank)*  
**Project:** Sustainable Highlands Highway Investment Program, Repair Rehabilitation, Upgrading and Maintenance of the Highlands Highway between Henganofi Bridge and Mangiro Bridge, and from Miunde Bridge to Kagamuga in Mount Hagen Western Highlands Province (161 Km) in **Papua New Guinea** funded by Asian Development Bank.  
**Position :** Project Senior Quantity Surveyor / Cost Quantity Engineer  
**Period:** From August 2022 to June 2024 – (The project was completed successfully.)  
**Duties:** Post-contract duties – Checking contractor’s Interim Payment Applications, Preparing Interim Payment Certificates and Variations and advising the Team Leader on project cost control.  
**Project Value:** USD 75.00 Million.
- **Organization :** **Aima Construction Pvt. Ltd – Maldives and Lian Ho Lee Construction – Singapore, Joint venture** *(Leading Construction Companies in both countries)*  
**Project:** Design, Construction and Completion of Island Resort (Island 1) in Rah Falhu Huraa, Maldives. (Due to project policy - Information can be provided on request only).  
**Position :** Project Senior Quantity Surveyor / Commercial Manager  
**Period :** From May 2019 up to February 2022  
**Duties :** Post-contract duties – Prepare main contractor’s IPC, Variations and Claims; Review and certify IPCs, variations and claims to subcontractors.  
**Project Value:** USD 113 Million.
- **Organization:** **China Harbour Engineering Company, Papua New Guinea.**  
*(Leading Construction Company – Pacific Wing of a Global Chain)*  
**Project:** Improvement Works and Long-Term Performance Based Maintenance Service (LTPBM) for GEWA – GEMBOGL Road at Mount Hagen, Western Highland Province, in **Papua New Guinea.** (Infrastructure works including Roads and bridges).  
**Position:** Project Quantity Surveyor / Commercial Manager  
**Period :** August 2018 to March 2019  
**Duties :** Post-contract duties - Prepare main contractor’s IPC, Variations and Claims; Review and certify IPCs, Variations and claims to subcontractors.  
**Project Value:** USD 30 Million.
- **Organization :** **Rider Levett Bucknal (Abu Dhabi Branch), UAE**  
*(Leading Cost Consultancy Company – Middle East Wing of a Global Chain)*  
**Project:** Al Falah Community Development and Town Center Infrastructure works, in Abu Dhabi, UAE.  
**Position :** Senior Quantity Surveyor  
**Period :** March 2015 to 31 December 2017  
**Duties:** Post-contract duties - Review and recommend Interim Payment Certificates & Variations.  
**Project Value:** USD 90 million

## Professional Experience (Continued)

- **Organization:** **Gulf Dunes Landscaping and Agricultural Services, Abu Dhabi, UAE**  
*(Leading Landscaping Contractor in Abu Dhabi, UAE)*  
**Project:** Landscaping works related to Package - I (Regional areas only) in Reem Island Development, Abu Dhabi, UAE.  
**Position:** Senior Quantity Surveyor  
**Period:** October 2010 to December 2014  
**Duties:** Post-contract duties - Prepare main contractor's IPC, variations and claims; Review and certify IPCs, Variations and claims to subcontractors.  
**Project Value:** USD 50 Million
- **Organization:** **Frayland Construction and Interiors, Dubai, UAE** *(Leading Construction Company)*  
**Project:** Victory Heights – Show Homes and Large Villas in Dubai Sports City project, UAE  
**Position:** Senior Quantity Surveyor  
**Period:** December 2008 to November 2009  
**Duties:** Post-contract duties - Prepare main contractor's IPC, variations and claims; Review and certify IPCs, variations and claims to subcontractors.  
**Project Value:** USD 55 Million
- **Organization:** **EC Harris International Ltd, Dubai, UAE**  
*(Assets Management Company – part of a Global Chain)*  
**Projects:** Tamweel Commercial Tower, Thera Hotel & Residency Towers, Dubai Industrial City, etc.  
**Position:** Asst. Cost Consultant  
**Period:** May 2008 to November 2008  
**Duties:** Pre and Post-contract Works.  
**Project Value:** USD 300 Million
- **Organization:** **Hill International (Middle East) Ltd, Dubai, UAE**  
*(Leading Project Management Company – Middle East Wing of a Global Chain)*  
**Project:** Palm Jumeirah Project at Dubai, UAE  
**Position:** Quantity Surveyor  
**Period:** April 2006 to February 2008  
**Duties:** Administrating various contracts in Palm Jumeirah Project.  
**Project Value:** USD 2 Billion
- **Organization:** **Trafalgar Technical Services / Page Kirkland, Dubai, UAE**  
*(Leading Cost Consultant Company)*  
**Projects:** Dubai Air Port Development under M/s Dubai Civil Aviation in Dubai, UAE  
**Position :** Quantity Surveyor  
**Period:** November 2002 to December 2005  
**Duties:** Seconded to M/s Dubai Civil Aviation and M/s Nakheel and to render Contract Administrating on behalf of the Employer.  
**Project Value:** USD 1 Billion

## Professional Experience (Continued)

- Organization:** **Haifa Construction Company LLC, Ruwi, Sultanate of Oman**  
(Leading Construction Company in Oman)  
**Projects:** Various Building Construction Projects in Oman  
**Position:** Quantity Surveyor  
**Period:** August 2001 to October 2002  
**Duties:** Post-contract duties - Prepare main contractor's IPC, variations and claims; Review and certify IPCs, variations and claims to subcontractors.  
**Project Value:** USD 10 Million
- Organization:** **Samararathne Builders, Rathmalana, Sri Lanka**  
(Medium scale Construction Company in Sri Lanka)  
**Project:** Various Building Construction Projects in **Sri Lanka**  
**Position:** Quantity Surveyor  
**Period:** May 1999 to August 2001  
**Duties:** Preparation of Interim Valuations, agreeing variation with the Clients/Consultants, Finalizing Project Accounts and preparation of Material Delivery Schedules etc.

## Personal Details

Name with Initials : B. R. K. Premarathne  
Name in Full : Baddeyalage Ravindra Kithsiri Premarathne  
Permanent Address : B/186, Kabulumulla, Yatiyantota, Sri Lanka  
Date of Birth : 3<sup>rd</sup> November 1974  
Sex : Male  
Civil Status : Married  
Nationality : Sri Lankan  
Passport No : N10497861 – Date of Expiry – 20 April 2033

## Non – Related Referees

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I do hereby certify that the details furnished above are true and correct to the best of my knowledge.

  
(B. R. Kithsiri Premarathne)

Date: 31 March 2025