

## **HISTORY**

### **EARLY YEARS**

The first attempt to form an Institute of Architects was made in 1948 with architect Herbert Gonsal as the prime mover. Due to disagreement on some issues, the matter was not pursued at that time. Further attempts were made in 1951 and 1954 by architect Wynne-Jones with architect Herbert Gonsal as the chief proponent. The Ceylon Institute of Architects (CIA) established in 1956 by a small group of foreign qualified architects following several meetings to work out a constitution. This original group also had membership of the Royal Institute of British Architects (RIBA). The inaugural meeting of the institute was held on 11<sup>th</sup> September 1957 at the Tea Propaganda Board on Prince Street in the Colombo Fort with the participation of twelve architects. Oliver Weerasinghe, T. N. Wynne-Jones, Herbert E. Gonsal and G. B. Altham were elected as the first Fellow Members of the CIA. Others who participated at the inaugural meeting were elected as the first Associate Members of the CIA, namely, H. J. Billimoria, Ronald de Krester, S. A. David, Justin Samarasekera, Visva Selvaratnam, O. S. Candaval, P. N. Wijesinghe and Wilson Peiris. The signatures of those who attended this inaugural meeting can still be seen in the attendance register. W. B. Claessen, Neville Gunaratne, J. C. Nilgiria, A. Panditharatne and S. H. Peiris did not attend the inaugural meeting even though they had obtained membership of the institute. As architect Oliver Weerasinghe was due to take up an assignment in the United Nations in a few months, Wynne-Jones requested him to take the Chair and he became the first President of the CIA.

The dedicated founder members, all of whom were senior members of the Architectural profession in Ceylon, were later elected as Fellows of the Ceylon Institute of Architects. They were Messrs. Oliver Weerasinghe, T. N. Wynne-Jones, G. B. Altham, H. J. Billimoria, W. B. Claessen, Herbert E. Gonsal, Neville Gunaratne, J. C. Nilgiria, A. Panditharatne, P. H. Wilson Peiris, S. H. Peiris and Justin Samarasekera. Having adopted a constitution, which followed that of the British Institute of Architects, the intention of the CIA was to obtain the status of an allied society of the RIBA. They achieved this in 1960, by which time the membership of the Ceylon Institute of Architects had risen to 30. The CIA received the encouragement of the then President of the RIBA, Sir Basil Spence and the considerable assistance of C. D. Spragg the then Secretary of the RIBA. In recognition of this assistance, architect Spragg was later elected by the CIA as its first Honorary Fellow. Due to the hard work of these founder members of the institute, a School of Architecture attached to the Institute of Practical Technology, Katubedda was established in 1961.

Having inaugurated the CIA on 1957, it published its first document on 'Condition of Engagement and Scale of Professional fees' in 1966. The position of architect was accepted by the Government with significance by mid 1970's and architects were engaged in many Government projects.

## **INCORPORATION AND NEW RESPONSIBILITIES**

In 1976, through a private member's motion by the then Minister of Housing and Construction, the Hon. Pieter Keuneman, the Ceylon Institute of Architects was incorporated as the Sri Lanka Institute of Architects (SLIA) by an Act of Parliament, called the Sri Lanka Institute of Architects Law No. 1 of 1976.

After incorporation, the Institute was called upon to perform important public duties and to take responsibility for the education and examination of Architects for the purpose of providing a professional qualification. In order to improve the services offered to the members and the general public, the Institute established a permanent office at the premises of the Sri Lanka Association for Advancement of Science (SLAAS) building in April 1978. Since then the Institute has adopted Standing Orders, and a Code of Conduct, and has established a Board of Architectural Education to serve its members and the general public and the construction industry of Sri Lanka. A long overdue amendment to the SLIA Law was presented to Parliament in 1996 by the then Minister of Urban Development, Housing and Public Utilities, Hon. Nimal Siripala De Silva. The Sri Lanka Institute of Architects (Amendment) Law No. 14 of 1996 vested power in the Institute to form an "Architects Registration Board". With the formation of this Board in February 1997 all those who practice the profession of architecture in Sri Lanka are required to register under three categories namely "Chartered Architect", "Architect" and "Architectural Licentiate". The SLIA is grateful to the late Hon. Pieter Keuneman and Hon. Nimal Siripala De Silva for the kind assistance extended to further the Architectural Profession in Sri Lanka.

The CIA office and SLIA office carried on its operations from the private office or residence of the Hon. Secretary until April 1978 when the SLIA office was shifted to a small room in the SLAAS building at 120/10, Vidya Mawatha, Off Wijerama Mawatha, Colombo 07. This was due to the fact that, a twenty perch land adjoining SLAAS, was given on lease by the Government to the SLIA. In 1982, the SLIA Council decided to have their own building. A competition was conducted for the design of the building on a site in Kotte in 1984. Prof. Lakshman Alwis won the competition. However, after carrying out the soil testing, this site was abandoned and Prof. Lakshman Alwis was requested to do another design for the new site at 120/7, Vidya Mawatha, Colombo 07, where the present SLIA head Office is located. Prof. Alwis provided professional services in this regard free of charge through his office – M/S Design Consortium Limited. The construction of the building was commenced when Archt. Mihindu Keerthiratne was President SLIA during the 1991/92. However, construction work of the building went at a slow pace from 1993-1996. In March 1997, then the President of SLIA, Archt. V. N. C. Gunasekera shifted the SLIA office to this new semi-finished building and completed all works by 1998. The SLIA premises now consists of the following facilities: Council Chamber, Committee Rooms, SLIA Secretariat, Library, Members Lounge, Offices of BAE, PAB, BAP, Auditorium and Office of ARB.

In 1982, which was the Silver jubilee year of SLIA, the 1st annual sessions was organized and implemented by Archt./Plnr. Desamanya Dr. Surath Wickremasinghe - Vice president during the presidency of Archt. Lala Adithiya. The annual sessions served as a public affairs forum to discuss construction industry issues, an opportunity to display members work, building products and the trade exhibition. The inauguration of this event by the president of Sri Lanka his Excellency J R Jayawardena, was the first occasions of SLIA that a head of state participated.

Simultaneously the 3rd ARCASIA meeting was held in Sri Lanka. Archt. Lala Adithiya, the new elected Chairman, ARCASIA was the first Sri Lankan elected to this post. The event concluded with the "Architects ball" which was also introduced for the first time.

The success of this mammoth task was backed by the steering committee comprising of Late Prof. Archt. Gemunu Fernando, Archt. Lalith de Silva, Prof. Archt. Lakshman Alwis and several others under the leadership of Archt./Plnr. Desamanya Dr. Surath Wickremasinghe.

A significant development in the history of the Institute was the expansion of the Annual Sessions to include a trade and members' work exhibition. The first such event was organized by Archt. Gemunu Fernando in 1983 when Archt./Plnr. Desamanya Dr. Surath Wickremasinghe was the President.

The annual sessions which is now an annual National Conference in Architecture together with the other activities & public affairs forum has broadened up providing opportunity for the students of Architecture to exhibit their work. In addition to becoming a huge boost to architects, the above events have played a major role in exposing the public to recent work of architects, new materials and products displayed at the building and trade exhibition. The success of these events has made SLIA one of the financially strongest professional institutes in Sri Lanka enabling SLIA to provide members welfare, carrier development opportunities and render service to the society. It has grown over the years to be a much looked-forward to event at a national scale.

## **OBJECTIVES AND POWERS OF THE SLIA**

### **GENERAL OBJECTIVES OF THE INSTITUTE**

The general objectives for which the Institute is constituted have been declared in this Act As:

- (A) Promote and advance the study, practice and application on research in architecture and its kindred subjects and the arts and sciences connected therewith;
- (B) To organize, supervise and control the admission and professional education and training of persons desiring to qualify as Architects, to prescribe or approve courses of study for the qualifying examinations for membership of the Institute, and to conduct or provide for the conduct of such courses and examinations;
- (C) To Prescribe the qualifications and disqualifications for members of the Institute and for Architects and Architectural licentiates who are not members of the Institute, the standards of professional conduct for members of the Institute and to secure the maintenance thereof;
- (D) To protect and promote the interest, status, welfare, rights and privileges of the profession of architecture in Sri Lanka, and the interests of the public in relation to the profession, and of persons desiring to qualify as Architects;
- (E) To establish, regulate and maintain libraries, pension and provident funds and benefit schemes for the members, officers and servants of the Institute and their dependents, and to grant assistance financial or otherwise to societies, students;

## **POWERS OF THE INSTITUTE**

(A) To acquire, hold, take or give on lease, hire, mortgage, pledge, sell and exchange or otherwise alienate, encumber or dispose of, any immovable or movable property for the purposes of the Institute;

(B) To enter into and perform or carry out whether directly or through any officer or agent authorized on behalf of the Institute, all such contracts or agreements as may be necessary for the attainment of the objectives or the exercise of the powers of the Institute;

(C) To invest its funds and to maintain current, deposit and savings accounts in any bank or banks;

(D) To advance or lend and to borrow money for the purposes of the Institute in such manner and upon such security as the Institute may think fit;

(E) To levy fees, subscriptions and contributions in respect of membership, admission to membership, and admission to courses and examinations conducted by the Institute;

(F) To prescribe the terms and conditions of, and to supervise, control and regulate the engagement, training, transfer and dismissal of persons desiring to qualify - as Architects.

(G) To appoint investigation committees and disciplinary committee to inquire into complaints of professional misconduct against Architects or Architectural Licentiates registered under this Law, who are not members of the Institute.

(H) To appoint, employ, transfer, dismiss or take other disciplinary action against officers and servants of the Institute and to prescribe their Terms and conditions of service;

I) Generally, to do all such acts and things as are necessary for, or incidental or conducive to, the carrying out or the attainment of the objectives of the Institute.

II) The act also specifies that, no person shall take and use the title Chartered Architect, Architect or Architectural licentiate unless he is duly registered as a Chartered Architect, Architect or Architectural Licentiate respectively with the ARB.

III) A person who is not registered as a Chartered Architect, Architect or Architectural Licentiate shall not be entitled to Institute, or maintain any action in a court of law for the recovery of any fees for professional services rendered by him as a Chartered Architect, Architect or Architectural Licentiate.

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## **THE CODE OF PROFESSIONAL CONDUCT**

### **MEMBERS OF THE INSTITUTE, CHARTERED ARCHITECTS, ARCHITECTS, ARCHITECTURAL LICENTIATES AND PRACTICES**

(1) Shall at all times be guided by the spirit of this code as well as by its precise terms, Compliance with an undertaking shall not of itself be conclusive evidence that the relevant principle has been honored, nor will the fact that no particular undertaking has been included to prevent a misdemeanor amounting to a contravention of the regulations being judged to have taken place;

(2) Shall have due regard to the need to conserve and enhance the quality of the environment, its natural resources and cultural heritage;

(a) Shall have regard to the provisions of this Code irrespective of their field of activity, contract of employment or membership of any other association for the purpose of the Sri Lanka Institute of Architects Law No 01 of 1976 and the regulations made there under. The Institute shall hold a Member, Chartered Architect, Architect, Architectural Licentiate or a Practice acting through a body corporate or non-corporate responsible for the acts of that body.

(b) Shall be required to order their conduct as required by this Code wherever they are save that in a country where there are accepted standards of professional conduct for the practice of Architecture, they must order their conduct within that country according to such codes and ethical standards.

(3) This Code does not repeal obligations placed upon members of the Institute, Chartered Architects, Architects, Architectural Licentiates and Practices by the General Law.

(4) Members, Chartered Architects, Architects, Architectural Licentiates or Practices may be required to answer inquiries concerning their professional conduct in accordance with the regulations. Members, Chartered Architects, Architects, Architectural Licentiates or Practices shall be liable to reprimand, suspension or expulsion if the conduct is found by the Disciplinary Committee to be in contravention of the regulations or otherwise inconsistent with their status as a member, Chartered Architect, Architect, Architectural Licentiate or Practice, derogatory to the professional standards.

### **Application**

(a) Members of the Institute, Chartered Architects, Architects, Architectural Licentiates and Practices shall be governed by these Regulations in addition to any other law. (b) The Code comprises of three principles, which are of universal in application dealing with competence, integrity and the interests of the public. The principles are amplified by associated undertakings, which illustrate the application of a principle.

### **PRINCIPLES**

#### **Principle One**

(1) Any member of the Institute, a Chartered Architect, an Architect, an Architectural or a Practice shall-

(a) carry out his duties applying the knowledge and experience, due care, efficiency and loyalty towards the clients or the employer as the case may be;

(b) be mindful of the interests of the person who may be expected to use or enjoy the product of the professional works.

(2) To uphold the Principle set out in 5.3.1(1),

(a) when acting between parties or giving advice to exercise the independent professional judgment impartially to the best of the ability and understanding.

(b) shall not abandon a commission

## **Principle Two**

(1) Any member of the Institute, a Chartered Architect, an Architect, an Architectural Licentiate or a Practice shall, at all times, avoid or restrain from any action or situation

(a) which is inconsistent with the professional obligations; or/and

(b) which is likely to raise doubts about the integrity or/and

(c) which brings or is likely to bring disrepute to the Institute or the profession.

(2) To uphold the Principle set out in 5.3.2(1),

(a) Declare in writing to any prospective client or employer any business interest the existence of which, if not so declared, would or would be likely to raise a conflict of interest and or doubts about the integrity by reason of an actual or apparent connection with or effect upon the engagement.

(b) When finding that in circumstances not specifically covered elsewhere in these Regulations, the personal or professional interests conflicts so as to risk a breach of this Principle, either to withdraw from the situation, or remove the source of conflict, or declare it and obtain the agreement of the parties concerned to the continuance of the engagement. In the event of any doubt any Member, a Chartered Architect, an Architect, an Architectural Licentiate or a Practice shall refer the matter to Council for a ruling.

(c) Not to make, support or acquiesce with any statement, written or otherwise, which is contrary to the own knowledge or bona fide professional opinion, or which is known to be misleading, or unfair to others or otherwise may discredit the profession.

(d) Not to disclose, or use to the benefit of himself or to the Practice or others, confidential information acquired in the course of the professional work without the prior written consent of the parties concerned.

(e) Not to give or accept any commissions or gratifications or other inducement in order to show favor to any person or body or allow the name to be used in advertising any service or product associated with the construction or any other industry.

(f) On becoming personally or professionally insolvent or being disqualified under the Company Directors Disqualification Act 1986, to notify the Honorary Secretary, of the Institute of the facts.

### **Principle Three**

(1) A Member of the Institute, a Chartered Architect, Architect, an Architectural Licentiate or a Practice shall undertake in every circumstance to conduct in a manner, which respects the legitimate rights and interests of others.

(2) To uphold the Principle set out in 5.3.3(1) a member of the Institute, a Chartered Architect, an Architect, an Architectural Licentiate and Practice shall-

(a) not offer any discount, commission, gratification or other inducement for the introduction of clients and for procurement of any assignment.

(b) when appointed as a competition assessor, not subsequently act in any other capacity for the work.

(c) not maliciously or unfairly criticize or attempt to discredit another Member of the Institute, Chartered Architect, Architect, Architectural Licentiate or a Practice or the works carried out by the Practices.

(d) respect and maintain confidentiality in any matter involving breaches, either alleged or proven of these Regulations or of the standard of professional performance of a Chartered Architect, Architect, Architectural Licentiate or a Practice.

(e) report to the Institute if convicted for any criminal offence, including a suspended sentence or Court Order and personal or professional disqualification from acting as a Director, or partner of a Practice or in any other organization.

## **PROFESSIONAL SERVICES OF A CHARTERED ARCHITECT**

### **PROFESSIONAL SERVICES OF A CHARTERED ARCHITECT**

SLIA is the sole professional body in Sri Lanka whose members are qualified to design and to provide advice including technical and aesthetic judgment on the built environment.

The title "Chartered Architect" is protected by an Act of Parliament and Chartered Architects are required to register with the Architects' Registration Board in order to practice and with Sri Lanka Institute of Architects (SLIA) annually to register their professional services. In addition to meeting the professional standards, SLIA members adhere to the SLIA code of professional conduct assuring clients and public and allied professionals of their dedication to high standards of professional practice. SLIA members are encouraged to attend Continuing Professional Development (CPD) to maintain their knowledge and their skills related to the profession.

Services of a Chartered Architect can be defined as the responsibilities and services undertaken from designing and providing relevant services commencing from inception, right up to practical completion of a building project. The Chartered Architect therefore is a professional qualified and trained to provide advice on the functional and aesthetic components of a building project, to ensure its ultimate value and functional ease for the client. In most instances, Chartered Architect's role is that of an advisor, mediator, and decision maker and a quasi-arbitrator in matters pertaining to construction of the project.

## **ROLE OF THE CHARTERED ARCHITECT**

Chartered Architects provide services and design solutions with technical competence and aesthetic sensitivity suitable to the physical, social, cultural and economic context, thereby inspiring the community and its citizens towards a better built environment to live. Chartered Architects are trained to explore new and innovative solutions to design problems which are invaluable on any building project and further, the services of a professional are mandatory for many building types as per the building regulations of Sri Lanka.

## **THE VALUE OF A CHARTERED ARCHITECT**

It is interesting to note that the Chartered Architect's role had been valued throughout the history in many ways. Architects not only create designs that fulfill client's requirements but also add value to the projects in terms of social and environmental aspects which on the longer run is beneficial to both the client and the society at large on the longer run.

Sri Lanka Institute of Architects (SLIA) promotes the value addition of a Chartered Architect as a social investment; "Architecture for humanity". In Sri Lanka, the value addition of a Chartered Architect is gaining popularity. With the dawn of a new era of peace and prosperity the Chartered Architect's role in shaping the built environment is recognized more and more. The architect cadre in the state sector is significantly increased to support the welfare projects initiated by the state. Moreover, the private sector architects are finding more work due to ever growing building industry. To bridge the divide between public sector and private sector, SLIA is initiating many projects under the theme "Architecture for social responsibility" in partnership with both public and private sector. Hence the value addition by the Chartered Architect is promoted as an investment in humanity for the future of Sri Lanka. Other similar examples could be sought from around the world. For example, Royal Institute of British Architects (RIBA) promotes the value of a Chartered Architect as "Value of good design". In the British context, the Chartered Architect's value addition is considered as good design. Since a good design improves the quality of life, makes economic sense and provides what clients want, it is a certain value addition to the building industry and society.

"To avoid diminishing the quality of life that good design brings, it is necessary to identify the value created by thoughtful and responsive Architecture" (Extract from President's page of RIBA Journal). Royal Architectural Institute of Canada (RAIC) promotes the services of a Chartered Architect as a value addition to the life cycle of a building. The Chartered Architects value addition to the building is considered as an investment considering the lifetime of the building. In Canada, the average architectural services cost around 10% of the construction cost. This fee can be as low as 0.01% of the life cycle cost for owning and operating a facility. Therefore, this is an inappropriate place to cut cost, particularly when the saving through good design can be significant over the life cycle of a building (Extract from "A Guide to Determining Appropriate Fees for the Service of an Architect" of RAIC).

## **CONDITIONS OF ENGAGEMENT AND FEE SCALE**

The fee scale set and recommended by the Sri Lanka Institute of Architects stipulates a fair percentage of the construction cost as professional remuneration given to qualified Chartered Architects for the professional services rendered by them. This percentage is worked out based on the prevailing construction cost involvement of each individual building project. The basis of a



percentage of the construction cost is considered a fair percentage as payment due to the fact that the construction cost is a sound indicator of the scale magnitude and value of the project being handled by the Architect. Not only is the service provided taken into account when stipulating THE fee scales but in addition the typology of the building project. The SLIA has categorized buildings according to Classes based on their complexity in design and execution. SLIA has produced documents pertaining to Conditions of Engagement & Client Architect Agreement which, define,

- 1) Architect's Services
- 2) Conditions of Engagement
- 3) Scope of Architectural Services/Consortium Services and Applicable Fees
- 4) Form of Agreement
- 5) Mandatory Minimum Fees for Architectural/Consortium Works in Consultancy Practice
  - a) Appendix-1 for new works- Basic services
  - b) Appendix-2 for existing buildings- Basic services
  - c) Appendix-3 Suggested guides to the classification of buildings

The fee scale is set by taking in to account the many varying components of the services provided by an architect. Basic services go through following stages of a building project from inception to completion.

**Schematic Design | Design Development | Contract Documentation Bidding & Negotiation | Contract Administration | Post-Construction**

The list of other services which may be provided are as follows;

- Site analysis services
- Project programming
- Project financing
- Special presentations
- Cost consultants' services
- Environmental studies
- Interior architecture
- Non-building equipment selections
- Project promotions/Public relations
- Expert witness
- Materials/systems Testing and research
- Expert consultancy for building defects

Survey and Demolition Services

Mock-up services

Photography

Special opinions of probable cost

Examination of drawings and documents

Building and equipment maintenance

Planning and building appeals

Post-occupancy evaluation

Building certification services

Acoustics

Special disciplines co-ordination

Administration and management of building Construction phase etc.