

A Study on the Constraints Encountered by Quantity Surveyors in the Process of Preparation of Interim Payment

Prepared by: Tan Siok Hooi, Sophia

ABSTRACT

Periodic payments to contractors are an essential part of modern contractual arrangements. Such payments are meant to assist contractors to overcome cash flow problems and provide a source of self-financing in respect of their own commitments to suppliers and sub-contractors. However, there remains a chronic problem of delayed and non-payment to the Contractors in the Malaysian construction industry affecting the entire delivery chain.

The purpose of this study is to identify the constraints encountered by the Consultant QS in the process of preparation of interim payment certificate which may lead to delayed payment and to recommend appropriate solutions to avoid the constraints determined. The target respondents of this study were the Consultant QS. Due to the time constraint, only those Consultant QS firms located within Klang Valley was chosen. The instrument used to obtain the primary data was to utilize a questionnaire survey method.

Results obtained from the questionnaire survey were analysed using descriptive statistic. From this study, it was found that the respondents have highest ranked five main constraints out of a total of fifteen constraints: a) sufficiency of adequate supporting documents; b) time available for valuation and certification; c) errors in submitting claims; d) quantity of Contractor's work done; and e) trust and faith relationship between parties. On the other hand, from the data collected, there were five recommendations to solve the identified constraints.