

PROBLEMS FACED BY QUANTITY SURVEYORS DURING PRE-TENDER
STAGE

HIU SIOK FUN

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ABSTRACT

Construction industry in Malaysia is facing tough challenges during the economic slowdown, including acute cash flow shortage, scarcity of local projects, stiff competition overseas and difficulty in procuring project financing. Today's quantity surveying practice plays an important role in any construction development project, quantity surveyor play similar responsibility as civil engineer in construction project. The accuracy of pre-tender building cost estimate is important information when making decision at the project planning and design stage; however the problems of construction estimating errors may happens at anytime, it can be very expensive and embarrassing. The failure of QS in this stage will affect the overall construction project. The objective of this study is to identify the problems faced by QS during pre-tender stage and to identify the impacts of these problems on cost and time to the construction project. The respondents for this study cover registered QS working in QS consultant firm during the pre-tender stage in Selangor and Johor. This study is carried out through questionnaire. Analysis of this research was carried out by using Microsoft Excel 2007. In conclusion, this research shows that there are numerous problems faced by QS during the pre-tender stage. The most frequently problem according to the ranking are general problem, followed by uncontrolled problems and problems caused by QS.

ABSTRAK

Industri pembinaan di Negara Malaysia sedang menghadapi cabaran selama kemerosotan ekonomi, termasuk kekurangan aliran tunai, kekurangan projek tempatan, persaingan dari luar negeri dan kesulitan dalam menyediakan projek pembiayaan. Pada masa kini, juruukur bahan memainkan peranan yang penting dalam setiap projek pembangunan pembinaan, juruukur bahan memainkan peranan yang penting seperti jurutera awam dalam projek pembinaan. Ketepatan anggaran kos bangunan pada peringkat pra-tender merupakan sumber maklumat yang penting ketika membuat keputusan pada peringkat perancangan dan rekabentuk. Namun, masalah ketidaktepatan anggaran pembinaan bangunan boleh berlaku pada bila-bila saja, ianya boleh menyebabkan kesan serius dan kos yang tinggi. Kegagalan juruukur bahan pada peringkat ini akan mempengaruhi projek pembinaan secara keseluruhan. Penyelidikan ini bertujuan untuk mengenalpasti permasalahan yang dihadapi oleh juruukur bahan pada peringkat pra-tender dan mengenalpasti kesan dari masalah-masalah tersebut pada kos dan masa dalam projek pembinaan. Responden penyelidikan ini merangkumi juruukur bahan berdaftar yang bekerja di syarikat konsultan juruukur bahan pada peringkat pra-tender di Johor dan Selangor. Penelitian ini dilakukan melalui soal selidik. Analisis kajian ini dilakukan dengan menggunakan Microsoft Excel 2007. Kesimpulannya, penyelidikan ini menunjukkan bahawa terdapat banyak masalah yang dihadapi oleh juruukur bahan pada peringkat pra-tender. Masalah yang paling sering berlaku mengikut keutamaan adalah masalah umum, diikuti oleh masalah yang tidak terkawal dan masalah yang disebabkan oleh juruukur bahan.