

**CENTRE OF STUDIES FOR QUANTITY SURVEYING  
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UNIVERSITI TEKNOLOGI MARA  
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**ISSUES AND CHALLENGES FACED BY  
QUANTITY SURVEYORS DURING FINAL  
ACCOUNT PREPARATION**

Final Project submitted in partial fulfilment of the requirement for  
the award of Bachelor of Quantity Surveying (Honours)

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## DECLARATION OF ORIGINAL WORK

I declare that the work in this thesis/dissertation was carried out in accordance with the regulations of Universiti Teknologi MARA. It is original and is the results of my own work, unless otherwise indicated or acknowledged as referenced work. This thesis has not been submitted to any others academic institution for any degree or qualification.

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Date : 13<sup>TH</sup> SEPTEMBER 2020

# ABSTRACT

Final account closing as a conclusion of sum at the end of the construction project is important. It comprises of all necessary adjustment that an employer has agreed to pay to the contractor for the work done that has been executed under the main contract. Quantity surveyors display their competencies in preparing final account by preparing the certificate without being disputed and in a timely manner. However, issues and problem usually occurred during the rolling of final account which often relates to quantity surveyors' competencies. The purpose of this research is to study challenges faced and competencies displayed by quantity surveyors as well as strategies to be implemented in relation to the final account preparation. This research utilised analysis of court cases obtained from Malaysian Law Journal. In addition, extensive literature review is being conducted to identify challenges faced, quantity surveyors' competencies as well as strategies that can be implemented during final account preparation. Furthermore, questionnaire survey is being adopted to reach research objectives. The study revealed that submission of documents by contractor, improving quantity surveyors' skills in project finance control and reporting and providing enough allocation for cost contingencies are crucial to ensure successful final account closing. This research is expected to provide knowledge related to the preparation of final account by quantity surveyors which then lead to a more satisfactory construction project deliverance.

**Keywords: Final Account, Consultant Quantity Surveyor, Issues and Challenges**

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# CHAPTER 1

## INTRODUCTION

### 1.1 Background of The Study

Contract sum conclusion is being known as final account, which includes all the necessary adjustment that an employer has agreed to pay to the contractor for the works that has been executed under the main contract (RICS, 2016).

Any cost stated in the contract, cost imposed during liability period and addition and omission due to alteration are being included in final account (Ashworth, Hogg and Higgs, 2013). Preparation of final account involved reporting the final cost of construction works, is one of the of services that must be provided by quantity surveyors (RICS, 2016).

Competencies of quantity surveyor in preparing final account is important to prevent management related issues during final account preparation (Zakaria, Ismail and Yusof, 2011). Quantity surveyors are supposed to be capable of controlling the cost and provide advice towards the consultant team to ensure their design abide the cost targeted and not vice versa (Cunningham, 2017).