

Common Problems and Countermeasures for Pre-settlement of Construction Projects

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Abstract: With the development of economy and science and technology, how to develop the construction industry has always been a very important problem for the country. As one of the industries that support and develop vigorously in our country, the construction engineering is very important to our country's economy. Therefore, the construction project has attracted much attention. The budget and settlement in the project are very important for the whole project. The budget of the project is not only related to the economic incomes of the project, but also on the interests of the state-owned economy of our country. Therefore, it is very important to do a good job in the budget and settlement of the project. At present, problems in the settlement of the construction project still exist in the construction of our country. How to solve these problems effectively is very important.

1. Introduction

In order to better develop our country's economy and help our country keep a steady foothold in the rapid development of the world economy, it is very important to carry out the reform of the state economy system according to the current market condition. However, because we are too eager to develop the economy, there will be a lot of loopholes in the rapid development of the industry. Not the construction project budget, as the main economic artery in the construction project, once the main economic artery problems, then the project will be directly paralyzed, not only is the waste of social resources and economic resources, if the problem is not solved as soon as possible, the damage to our country's construction industry is a lot of loss. In the long run, it is also unfavorable for China's economic development [1].

2. The Problems Existing in the Settlement of Construction Projects at this Stage

2.1 The quotation of the construction unit is too high

At present, because the management of many construction units is not perfect, and the construction units are not strict in the management of the construction units and the quality of the personnel of the construction units are mixed, some construction units are often considered to increase the price of the project in order to gain more benefits.

2.2 There is a deviation in the terms of the contract

Some construction units in order to better earn profits, and then in the contract, drilling the legal loopholes as far as possible to raise the cost.

2.3 Virtual increase in Engineering

In the process of building construction, there will be a phenomenon that the same project can be applied during the different construction process. In order to earn more profits, some construction units will directly calculate the project according to the two times.

2.4 Material price difference problem

During the purchase of building materials, the purchasing personnel of some construction units have chosen low quality but cheap materials to make construction in the process of purchasing materials for their own interests, and make profits by using the difference price, but in the process

of reporting, they are reported in accordance with the original price, or the materials needed to be purchased. But increase the market price [2].

2.5 Calculation of rate calculation problems

There are many auditors because of their lack of professionalism, resulting in the calculation of the rate of calculation problems.

3. How to Solve the Existing Problems in the Settlement of Construction Projects at this Stage

In the process of building construction cost pre settlement in China, there are many problems, such as the non standard settlement method, the lack of its own cost professional ability, and the imperfect construction cost in the relevant system at the present stage, which will directly affect the whole construction workers. The cost settlement of the process and the estimate of the cost. In the face of these different problems, we should not be idle but should take active measures to solve these problems, and better achieve the project cost pre settlement of the present construction project.

3.1 To solve the problem of high set quota

The so-called high set quota, which mainly refers to the use of low standard in the process of building construction projects to work, but in the process of the project budget is used to apply the high standard quota. For example, when making the cast-in-place reinforced concrete floor during the process of construction, the requirement is 30 m² of the total area, and the thickness is 10 cm, and its own surface layer is to use marble and then cast in place, and the cost of using this method is $30 * 0.1 * 454.279 = 1362.837$ yuan. If the construction project is chosen to use the high cast in situ reinforced concrete staircase, the cost of the construction is $30 * 106.098 = 3209.4$ yuan, and the cost of direct difference between the two is 1846.563 yuan. In the process of building the marble floor with low distribution, the cost of its own construction is $30 * 129.58 = 3887.40$ yuan; in the course of the construction of the same project, the price of the marble staircase with a high set is $30 * 207.83 = 6234.90$ yuan, and the cost of direct difference between the two is 2347.50. Yuan. Then we can see from the comparison of the two, if we use a high set of quota in the process of construction, but in the actual working process, we choose to apply the low quota construction method, which is not only to improve the construction cost of the construction project, but also to make the related difference in the enterprise. Price, and then gain more profits. However, in the process of sale after construction, the price of the sale is still sold in accordance with the high quota price. For the consumer, it is directly deceived to some extent. In this case, the only profit is the construction enterprise. In order to better solve this problem, it is necessary for the party to send a person who is familiar with the project to maintain the understanding and supervision of the project during the construction of the project, and the responsible auditors should be familiar and understanding of the engineering calculation rules and related knowledge. The effective avoidance of construction units in the period of the use of high set quotas, this phenomenon, to ensure that the interests of their own enterprises are not damaged, for consumers is also fully responsible [3].

3.2 Issues to be noted in the process of concluding contracts

In the process of concluding the contract with the construction unit, the party giving the budget, first of all, should inspect the construction unit from many aspects to ensure the credibility and credibility of the construction units. At the same time, the personnel with professional knowledge should be analyzed and understood in terms of the terms and conditions described in the contract, and the article of the contract is carried out. In the course of analysis, we must work in a rigorous and standardized manner. A clear and fully clear division of the scope of the construction unit and the scope of the adjustment described in the contract in order to avoid the deliberate repudiation of the construction units in the future; and before the signing of the contract, there is also a person with relevant professional knowledge to pay the price of the construction materials on the current market. To make a clear understanding, in the process of construction, we should also regularly understand

the price of the construction market, understand the price range of the main materials to be used in the whole project, and the price range of the main materials should be clearly and clearly marked in the same. No settlement is allowed in future engineering settlement.

3.3 The problem of the virtual increase in the amount of Engineering

In the process of building construction in China, there is still a very serious and unsolved problem that many construction units will increase the amount of engineering after the end of the construction project. This leads to the sudden increase in the project budget after the end of the project. Therefore, it is very necessary to properly solve this problem. To solve the problem in the following aspects:

(1) In the process of bidding for the enterprise, the list of the construction units must be very strict. At the same time, if the construction unit has lost the item and the wrong item to the listed list after the end of the construction project, if the plot is serious, then we need to investigate the auditor in charge of the project. In the process of making a bill of quantities for a building project, the first thing that the auditor should do is to carry out a full, specific and familiar understanding of the whole construction project, so as to ensure that there will be no mistake in the compilation of the bill of quantities for the construction project. At the same time, it also requires auditors themselves to have skilled computing skills. In the process of finishing the final list of construction projects, once a very serious mistake or leakage is found, the audit company must give a certain punishment to the party who has made the mistake, in order to clarify the relationship between the responsibilities, rights and interests of the whole construction process, and the purpose of the punishment is for the sake of the purpose of the purpose of the punishment. Effectively reduce the frequency of the occurrence of this kind of thing [4].

(2) Repeated computation occurs in the process of calculation. This problem often appears during the construction process of the present stage. For example, in the process of engineering calculation, a certain sub project in the project has been divided into a certain quota before the calculation, and the quota project has already been included in the previous calculation, but a lot of construction is built. In the process of settlement, the team can still be able to calculate it in the list, that is to say, only a construction is carried out in the process of construction, but there are two times in the process of settlement, and two profits are exchanged for one time.

(3) In the course of the construction of the project, the management personnel of the construction unit are responsible for the visa of the constructor at every time. First, it should be clear why the visa needs to be carried out, the reason for the visa is, only the reasons for the visa need to be fully understood. After the visa, it is necessary to organize a reason for the reason for the visa. It requires the staff to keep a clear record of the visa. The construction unit requires the reason for the visa. Once the problem can be better found by which side, if the problem is caused by the construction unit, then the economic losses due to this problem should be all carried out by the construction units, in this case the responsible person in charge of construction does not require a non visa. At the same time, the other purpose of the existence of a visa is to provide a timely and reliable reference for the project to be completed in a timely and accurate manner [5].

(4) Pay attention to the work contained in the quota project itself in a project. In the process of actual project construction, there are many projects and included in some quota projects, although they are not reflected on the surface, but the project has actually been included. In the process of construction of an engineering project, this kind of thing happens, the larger the project, the more easy to appear this kind of problem, which requires the effective distinction between these problems in the process of engineering design. Only in this way can the construction units do not make the guarantee in the process of entering the construction. Two times for the same project, two times for the same project is not only meaningless to the project, but also a waste of social and economic resources. For example, in the cement mortar ground project in the overall surface of the project and the ground project of the terrazzo, it is required to include a 95 m kicking line for every 100 m² surface product. Obviously, it is a project, but many construction units regard it as the two item to settle accounts.

3.4 The price difference between materials

In a construction project, the building product itself has the characteristics of diversity, complexity and complexity, which leads to the change in the price of the building material itself in the process of construction. The price of the building material itself is also relative to the obvious change, because this problem is needed. In addition to the need to subscribe to some architectural related newspapers, special architectural magazines, and often understand the price information of the building materials in the present market, the auditors need to master the new changes in the building material market, the new dynamic and the new. Trend and so on, the best thing for the auditor is to go deep into the building market to understand the price of the building material itself, and the auditor also needs the auditor to take into account the cost of the freight in the process of transportation, and the material loss that may lead to the process of transportation, only in this way. In the process of building engineering audit, we can truly know the difference of material price in engineering [6].

3.5 The problem of taking rates

At present, according to the requirements of China's Ministry of construction, China is going to comprehensively promote and implement the charging rate according to the category of the project. This requires that after the end of the construction project, the relevant auditors must have a clear and accurate grasp of the construction units in charge of the project during the construction of the project. The actual situation of the auditors must be divided into the following aspects: the construction unit. The total number of the fixed assets, the total number of the enterprises in the construction unit, the number of workers, the number of technicians and the number of the managers, and the percentage of the total number, and the auditors need to know the height of the building, the area of the building, the overall structure of the building. It includes the frame structure of the building, the brick concrete structure of the building and so on different structures, and also needs to know the different factors such as the span of the building and so on, in order to judge which types of construction project should be taken by the state to take charge of the rate of the rate, and to better achieve the construction cost of the construction project.

4. Epilogue

According to this article, we can know that it is a very important thing to solve the budgetary problem of construction projects in order to develop a stable and healthy economy in our country. We need to quickly solve the project budget problems that exist in the construction industry and solve the disadvantages as soon as possible. Only in this way can we develop our country's economy better, and also provide an effective guarantee for the safety of the construction industry, and how to solve the problem for the economic development of our country. It is very unfavorable to the social resources. It is very important for the development of the construction industry and the development of our economy to have a thorough solution to the budget problem.

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