THE ROLES OF EXPATRIATE QUANTITY SURVEYORS IN CONSTRUCTIONDISPUTE RESOLUTION IN NIGERIA

(A CASE STUDY OF DONSONS CONSTRUCTION FIRM IILORIN KWARA STATE)

BY

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CERTIFICATION

This is to certify that this research work on has been read and approved as meeting the requirement for the award of Higher National Diploma (HND) Quantity surveying Department, Institute of Environmental Studies, Kwara State Polytechnic, Ilorin.

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DEDICATION

This research work is dedicated to Almighty GOD , the Giver of knowledge my parents, **MR AND MRS ADEGBITE**, my supervisor, **QS ALUKO Y.O.** and to those who ignore their selfish interest to work for the success and interest of the less privilege people.

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TABLE OF CONTENTS

ABSTRACT

Construction projects are inherently complex, frequently giving rise to disputes that hinder project success. This study explores the critical role played by expatriate Quantity Surveyors (QSs) in resolving such disputes, with a focus on the nature of disputes, the roles undertaken by these professionals, associated challenges, and the benefits of their involvement. Common types of construction disputes are first examined, including payment disagreements, contractual and valuation disputes, issues related to delays and extensions of time, variations, and problems concerning quality and workmanship. The research then identifies specific roles expatriate quantity surveyors fulfill in dispute resolution, such as expert analysis, neutral facilitation, document review, negotiation support, independent assessment, and bridging cultural gaps. Despite their contributions, challenges persist, including the technical and contractual complexity of projects, time and cost pressures, communication breakdowns, regulatory inconsistencies, and emotional tensions among stakeholders. Finally, the study highlights the perceived benefits of involving expatriate quantity surveyors in dispute resolution, such as leveraging international experience, accessing global best practices, enhancing credibility, and facilitating clearer communication. Overall, the research underscores the strategic value expatriate Quantity Surveyors bring to mitigating conflicts and promoting resolution in the global construction sector.

Keywords: Disputes, Resolution, Expatriate, Professionals, Construction and Project Management

CHAPTER ONE

INTRODUCTION

1.0 Background to the Study

Construction industries globally developed various disputes that arising from construction projects, this often plagued several factors, such as contractual ambiguities and payment issues within the contract management. Acharya, et al,. (2016), argued that construction industry is a significant contributor to the nation's economic development, playing a crucial role in infrastructure development and the provision of essential buildings and prompts to various disputes. Ayodele, (2017), define the dispute as the context that evaluate the right and wrongs within the specification term in construction contract and capable to the correction or resolution. While,Alrasheed, et al,.(2023), explained that disputes are unavoidable acts that require attention in a manner that resolution are acceptable in the construction project, it involves both the parties in the field of the work. According to Aiyewalehinmi and Nkumah, (2019), further explained that the disputes lead to project delays, cost overruns, strained the relationships among stakeholders, and ultimately hinder the progress of the construction project. Similarly, Agwu, et al., (2025), says that dispute in construction project alter the quality concerns, variations, and delays in the progress of the work.

However, Anteneh, (2018), contend that an effective dispute resolution mechanism are therefore essential for the effectiveness, and efficient functioning of the construction sector, and to ensure the resolution mechanisms adopted. Akume and Abdullahi, (2013), opined that the mechanisms that evaluate the analysis the disputes across the ranges and ensure consideration that allows negotiation and mediation to arbitration and litigation, within management, and the professionals in assessing and resolving construction disputes. According to Adejumo, (2018), posited that effective mechanisms that

integrate professional that well trained in the field of construction and expertise in cost management, contract administration, and valuation and uniquely positioned to contribute significantly to this process. Ekhator, (2016), express that the increasing in the construction disputes involves construction firms and consultants usually in large scale and complex projects. While, Fakhereldin, (2024), added that this dispute has led to the engagement of potential with specialized knowledge in dispute resolution, such as expatriate quantity surveyors with diverse experiences. El-Sayegh, et al., (2020), emphases that the involvement of expatriate quantity surveyors is to raises important questions about their specific roles and ensures contributions that protect the impact of the disputes and resolution within the construction context.

According to Hartl, (2022), opined that roles are crucial for optimizing dispute resolution processes and fostering a more efficient and transparent in the construction industry. Idowu, etal.,(2015), says that expatriate quantity surveyors play a systematically roles by investigate the current resolution of construction disputes and providespositive perceptions within the local stakeholders regarding their involvement and determining how their expertise can be best leveraged to improve dispute resolution outcomes and also promote robust in the construction sectors. While, Illankoon, et al., (2022), posited that expatriate quantity surveyors have the knowledge and capacity to determine the disputes across the contract administration, valuation, and positioned and contribute significantly to these processes andinterpret and context the parties involved.

Ilter, (2012), contend that an expatriate quantity surveyor are to ensure accurate and comprehensive contract documentation from the initial stages of the contract awards and determine some clauses that enhance the roles play by the parties, thereby, guides their activities. While, Jaffar, et al., (2011), explainedthat the quantity surveyors use techniques in order to reducing

ambiguity and potential disputes from onsets of the construction, these promote the relationships within the team and appropriate records are taken for the progress. In addition, Okongwu, et al., (2021) laid emphases that expatriate quantity surveyors integrate a proactive toward cost management, this is established an effective cost management and forecasting, and also help to identify potential issues early, enabling proactive measures to prevent disputes. While, Ross, et al., (2010), pinpoint that quantity surveyors play a crucialroles as expert analysis, by provide expert analysis on cost, valuation, and contractual matters, this evaluate and facilitating informed decision-making, within the team and the concerned parties. While, Koc, and Gurgun, (2022), support that quantity surveyors act as neutral perspective or an independent professionals, that offer a neutral perspective, these helping both parties to reach mutually beneficial agreements and accepted.

However, According to Koc and Gurgun, (2022), added that the documentation and evidence were obtained from the expatriate quantity surveyors, because it maintain detailed records, and providing a crucial evidence in dispute resolution proceedings. Moreover, Kumaraswamy, (2024), says that expatriate quantity surveyors have the potential and knowledge in the dispute within the construction project and guides the through the appropriate record that ensure resolution for the successful completion of the project.

1.2 Statement of the Research Problem

Construction disputes in Nigeria can be protracted, costly, and detrimental to project success and also affected construction team. Various dispute resolution mechanisms exist, and their effectiveness can be hampered by factors such as a lack of specialized expertise, perceived biases, and a limited understanding of complex contractual and financial matters.

The increasing and presence of expatriate quantity surveyors in the Nigerian construction industry suggests a potential avenue for enhancing dispute resolution processes. These professionals may possess specialized skills and experience in areas such as forensic cost analysis, expert witness testimony, and international arbitration procedures. However, the specific roles they play in dispute resolution, the extent of their involvement, and their perceived effectiveness within the Nigerian legal and cultural context remain largely unexplored. Therefore, this study seeks to address this gap by providing a comprehensive assessment of the roles of expatriate quantity surveyors in construction dispute resolution in Nigeria.

1.3 Research Questions

1. What are the typical types of construction disputes encountered in the study area?

2. What specific roles do expatriate quantity surveyors undertake in the process of construction dispute resolution in study area?

3. What are the perceived benefits and challenges associated with the involvement of expatriate quantity surveyors in construction dispute resolution in the study area?

1.4 Aim and objectives

The aim of this study is to assess the roles of expatriate quantity surveyors in the dispute resolution in construction project in Nigeria. The specific objectives are to:

With the followings objectives;

1. To examine the typical types of construction disputes encountered in the study area?

2. To identify the specific roles do expatriate quantity surveyors undertake in the process of construction dispute resolution in study area?

3. To evaluate and recommend the perceived benefits and challenges associated with the involvement of expatriate quantity surveyors in construction dispute resolution in the study area?

1.5 Significance of the Study

This study holds significant value for various stakeholders in the construction industry and also the construction professionals, such as the quantity surveyors, project managers, contractors, consultants and the clients. This will provides insights and ensures the specific roles and contributions of expatriate quantity surveyors in dispute resolution, potentially leading to better collaboration and utilization of their expertise.

The study will offer a deeper understanding of the skills and perspectives that expatriate quantity surveyors bring to the table, potentially enhancing the effectiveness of dispute resolution processes and communication that reflect the dispute resolution practitioners, such as, the arbitrators, mediators, and the adjudicators, who's determine the final on the dispute resolution within the scope the construction. The study will be of remarkable towards the policy makers and the regulatory bodies in the construction sectors and also promote development for the robust dispute resolution frameworks.

However, the study will integrate the better understanding between the clients, investors and others professionals, the roles expatriate quantity surveyors contribute to dispute resolution that ensure more efficient project delivery and reduced financial risks associated with disputes. While, the study will be of added advantages to the limited body of knowledge on the role of international professionals in construction dispute resolution within a developing country context like Nigeria.

1.6 Scope and Limitations of the Study

This study will focus on assessing the roles of expatriate quantity surveyors in the construction dispute and deal with appropriate resolution, that will measures and ensure all the concerned parties have their record. While, the scope will encompass various types of building and infrastructure projects where expatriate quantity surveyors have been involved in dispute resolution processes, and techniques adopted in addressed the dispute, which including negotiation, mediation, arbitration, and litigation support.

However, the study will subject to certain limitations, on the participants on the construction sectors and team of professional, this including: the contractors, the clients, quantity surveyors, the builders' technology, and structural engineers and architectural, these are professional that contributes in construction project on dispute within the construction. The accessibility of data will be obtained from specific dispute cases and the involvement of expatriate quantity surveyors and challenging due to confidentiality clauses and the sensitivity of such matters.

The perceptions of local stakeholders regarding the roles and effectiveness of expatriate quantity surveyors will be determine through the cultural factors, the professionalsand past experiences, also the different legal systems, and construction industry dynamics norms will be adopted in the study area.

This research is limited to Ilorin metropolis,kwara state.

CHAPTER TWO

2.0 Literature Review

This chapter provides a theoretical and comprehensive review of existing literature relevant to the roles of expatriate quantity surveyors in construction dispute resolution. It will examine the highlighted objectives either, typical types of construction disputes encountered in the study area, the specific roles the expatriate quantity surveyors undertake in the process of construction dispute resolution, and evaluate and recommend the perceived benefits and challenges associated with the involvement of expatriate quantity surveyors in construction dispute resolution in the construction sectors.

2.1 Typical Types of Construction Disputes

Mansour, et al., (2020), clarified those typical types of disputes in construction projects, including payment dispute, contractual dispute, valuation dispute, delay and extension of time disputes, quality and workmanship disputes, and variations disputes. Maseko, (2016), pinpoint that expatriate quantity surveyors are the potential professional that ensuring and take proactive measures to prevent or mitigate on the payment for the successful project outcomes.

2.1.1 Payment dispute

According to Odeh and Battaineh, (2012), saysthose payment disputes are the procedures that evaluate from the submission of the unifying cost stated as interim that encompasses require payment to avoid delayed in respect to contractor and sub-contractors for the work assigned. In addition Olanrewaju, (2016), explained those payment disputes are the dispute arises from the withholding, overdue payment amounts, timing of non payment. While, Okeyo, (2021), further explained that payment disputes resulted from disagreements over valuation and payment for variations or changes to the original scope of the contractual project.

2.1.2 Contractual dispute

REF, contend thatcontractual dispute are the dispute emancipated from interpretation of contract terms that failed to understood between the parties, such as the scope, obligation and various assigned responsibilities for the team. Similarly, Shuib, et al., (2011), opined that contractual dispute refer to the concepts that evaluate certain contract agreement in term of contract termination or suspension, notice periods and procedures, these required more details for both the contractors and clients. Kumaraswamy, (2024), argued that contractual disputes contain clauses such that determine the valuation clauses and day-work that enhance contractors performance in a manner to records all it takes to avoid the dispute.

2.1.3 Valuation Dispute

According to REF, says valuation disputes refer to the over measurement in work done by the main contractors, the sub contractors and sub suppliers, as results of pricing and rates. In addition REF, explained that disputes from valuation arises from methodology adopts by the contractors and others submitted claims that avoids details and clauses, which allows for the valuations and pricing rate disagreement, thereby, led to valuation dispute and call for the re measured work and extension of time.

2.1.4 Delay and extension of time disputes

Delay and extension of time, this are the negligent comes from the scheduling and lack integrate program package from onset or commencement of the construction by the contractors and sub contractors, Martin, et al., (2019).while Radi, (2017), opined that the delay and extension of time disputes are concerned virtually the main contractors due to certain entitlement that associated to cost, the clients, contractors and others third parties causes during the construction in order to maintain the standard.

2.1.5 Quality and workmanship disputes

Safari, (2012), pinpoint that quality and workmanships disputes are lack of follows the required specification contained in the contract documents, either the non conformity on the works, materials, and even insurance of the skilled workmanships by the contractors. In addition Maseko, (2016), further explained that quality and workmanship disputes are the defective from the sub-standard use of materials, over the standard of workmanship, and construction methods that involve various sub contractors, suppliers and specialist skilled on the construction disagreement and results into cumulative variations and slowness of the work.

2.1.6 Variations disputes.

Sun and Meng, (2019), says variations disputes are the context from the original scope changes in the designed, work, and the authorization from the construction led variation dispute. While, Winch, (2012), contend that this is disputes involving instructions, the pre contract, post contract, day work, and valuation and payment from the unprepared note with specific assigned roles in the document of the contract.

2.2 Specific Roles undertake by Expatriate Quantity Surveyors in Dispute Resolution

According to Mangese et al., says that expatriate quantity surveyors perform a specific role in dispute resolution, within the construction project, this includes the providing expert analysis, neutral facilitation, document review, negotiation support, independent assessment, and cultural bridging, thereby, help resolve disputes efficiently and effectively.

2.2.1 Expert analysis

Wao and Flood, (2016), exerts that professional quantity surveyors provides and ensure the objective analysis are carried out in respect to the cost, valuation, and contractual matters, by offer an expert analysis based on the executed works and record. While, Zailani, et al., (2024), support that expatriate quantity surveyors guides and quantifying the claims records with the assessment on the financial impact that prevents disputes within the team and communicate such.

2.2.2 Neutral facilitation

Wang, et al., (2023), an expatriatequantity surveyor facilitating communication between the parties these promotes the coordination as neutral expatriate that gives relevant and adequate purposely for the disputes controlling and clarify issues on resolve disputes. However, an expatriate quantity surveyor mediates on the discussion that brings mutual benefits and regains the agreement between the teams.

2.2.3 Document review

Uzougbo, et al., (2023), an expatriate quantity surveyor, document review is a crucial part of the role, ensuring accuracy, compliance, and cost control. It involves scrutinizing all project documents, from initial designs to final accounts, for completeness, clarity, and adherence to local regulations and contractual obligations, this process is vital for managing risks, preventing disputes, and delivering projects within budget and on time.

However, an expatriate quantity surveyor analyzes project records and documentation to support dispute resolution by assessing the validity of claims, identifying discrepancies, and ensuring contractual compliance, they use their expertise in cost estimation, project timelines, and contractual obligations to provide impartial analysis, which can help resolve disputes and ensure fair outcomes for all parties

2.2.4 Negotiation Support

Ebekozien, et al., (2023) explained that expatriate quantity surveyors play a crucial role in supporting negotiations by providing expert advice and understanding of local market conditions and cultural nuances, it also help clients negotiate contracts, manage risks, and ensure projects remain financially viable. However, expertise in cost planning, budgeting, and financial management is vital for successful negotiations, through the diligent cost management that ensures the financial feasibility of the project, also the act as the project's financial compass, ensuring all parties stay on the agreed monetary path.

2.2.5 Independent assessment

Expatriate quantity surveyors can provide an independent assessment of disputes in construction projects, offering an unbiased perspective due to their lack of local biases. This objectivity can be crucial in resolving disagreements, particularly when local interests or politics might influence the outcome (Cheung, 2019).

Cheung and Li, (2019), says the independent assessment are determining the entitlement to claims, extensions of time, and compensation, it analyze project schedules, identify delays, and evaluate the impact of those delays on the project timeline and budget, this analysis helps determine if a contractor is entitled to an extension of time or compensation for losses incurred due to delays.

2.2.6 Cultural bridging

Fellows and Liu, (2008). Expatriate quantity surveyors ensure valuable in bridging cultural gaps through international experience and understanding of diverse in construction practices and facilitate communication and collaboration between parties from different backgrounds, leading to more effective project outcomes. Moreover, Expatriate quantity surveyors play a crucial role in navigating local regulations and customs, ensuring project compliance and

minimizing disputes on international construction projects. They are experts in understanding and applying local laws, building codes, environmental regulations, and labour laws, ensuring projects adhere to legal standardsand minimize potential issues and benefits, manage contracts, monitor project progress, resolve disputes, and manage final accounts, contributing to the overall success of the project.

2.3 Perceived Benefits of Expatriate Quantity Surveyors in Dispute Resolution

Expatriate quantity surveyors offer several advantages in construction project dispute resolution, including objectivity, a wider range of international experience, specialized expertise, and improved communication. Their impartiality, due to not being tied to local biases, helps in reaching fair resolutions.

2.3.1International experience

International experience and expatriate work offer numerous benefits to quantity surveyors, including career growth, cultural enrichment, and potentially higher earning potential. These benefits stem from the global nature of construction, the demand for specialized skills in various markets, and the unique challenges and rewards of working in different cultures.

2.3.2 Specialized expertise

Specialized expertise for expatriate quantity surveyors offers numerous benefits, including enhanced career opportunities, higher earning potential, increased cultural exposure, and valuable skills development. These benefits are crucial for navigating the complexities of international projects and establishing a successful career abroad.

2.3.3 Improved communication

Expatriate quantity surveyors can work on a wider range of projects, including large-scale infrastructure projects, international construction, and specialized sectors like renewable energy or healthcareSpecialized expertise in areas like

cost consultancy, contract management, or BIM implementation can lead to more specialized and challenging roles within the construction industry.

2.3.4 Enhanced credibility

Expatriate quantity surveyors benefit from enhanced professional credibility through international certifications, global standards, and the opportunity to gain experience in diverse project contexts. This increased credibility can lead to a higher professional reputation, better career opportunities, and potentially higher salaries.

Obtaining certifications from reputable international bodies, such as the Royal Institution of Chartered Surveyors (RICS) or the Australian Institute of Quantity Surveyors (AIQS), can significantly boost a quantity surveyor's professional standing. These certifications demonstrate a high level of expertise and commitment to industry best practices, making them more competitive in the global job market.

2.3.5 Access Global Best Practices.

According to Oyedele L. O. (2016), Access to global best practices this significantly benefit an expatriate quantity surveyor by enhancing their skills, improving project outcomes, and increasing career prospects. By adopting international standards, they can ensure consistency in their work, potentially lead to greater accuracy, and boost their reputation within the global construction industry**.** The working in different countries exposes expatriate quantity surveyors to various challenges in cost management and several approaches, techniques, and technologies used in construction to control disputes occurrences.

2.4 Challenges Associated in Dispute Resolution in Construction Sectors

Dispute resolution in the construction sector is challenging due to the complexity of projects, time and cost pressures, technical complexity, contractual ambiguities, communication breakdowns, adversarial nature of

disputes, regulatory frameworks, and emotional factors. Effective dispute resolution requires a deep understanding of these challenges and a strategic approach to overcome.

2.4.1 Complexity of projects

Project complexity arises from multiple interdependent elements, uncertainties, and dynamic changes, creating challenges in planning, execution, and control. These challenges can include scope creep, stakeholder conflicts, resource constraints, and unexpected changes, impacting project outcomes.Complex projects often involve unknowns and rapidly changing information, making it difficult to predict and manage risks. Interrelated issues: Disputes often involve interrelated issues, such as delays, defects, and payment claims, making resolution challenging.

2.4.2 Time and Cost pressures

Time and cost pressures in projects can present several challenges, including inaccurate cost estimations, budget shortfalls, resource limitations, and potential delays, effective cost management, including budget setting, variance monitoring, and spending optimization, is crucial for mitigating these challenges (Venkataraman and Pinto, 2023)

Time and cost pressure in construction disputes necessitates swift resolution to prevent project delays and escalating costs. Prompt conflict resolution minimizes disruptions, maintains project schedules, and helps manage budget overruns, ultimately contributing to project success.

2.4.3 Technical complexity,

Aguocha, (2023), says that technical complexity and the challenges it presents arise from the intricacy and interdependence of various system components, technologies, and processes involved in developing and maintaining a large-scale solution. These challenges encompass areas like managing evolving

requirements, integrating new technologies, addressing security concerns, and ensuring regulatory compliance. Additionally, the complexity can impact communication, collaboration, and coordination among stakeholders, potentially leading to cost overruns and extended project timelines.

Construction disputes often require specialized technical expertise to understand complex issues, as the intricacies of construction projects can involve various technical aspects that require specialized knowledge. This expertise can be crucial for resolving disputes effectively, ensuring fair outcomes, and preventing future conflicts.

2.4.4 Contractual ambiguities

Shivambu, (2024), posited that ambiguous contract terms, characterized by unclear language or poorly defined scopes of work, are a major source of disputes and can significantly hinder contract resolution. This ambiguity arises from various factors, including poorly written clauses, unclear descriptions of responsibilities, and vague performance requirements. Addressing this issue requires careful drafting, using precise language and ensuring all parties understand their roles and obligations. Contract ambiguity is the lack of clarity in a written agreement, making its terms unclear or open to multiple interpretations. This confusion can lead to disputes between parties involved in the contract. Courts often interpret ambiguous terms against the party that drafted the contract

2.4.5 Communication breakdowns,

Oyedele, et al., (2012), says communication breakdowns, where messages are not understood or received as intended, can be challenging because they lead to misunderstandings, delays, and potential conflicts, these breakdowns stem from various factors, this including language barriers, differing communication

styles, and even emotional states that addressing requires clear communication, active listening, and a willingness to clarify misunderstandings

According to Abdalla, et al., (2024).Poor communication between parties can indeed lead to misunderstandings and disputes. These misunderstandings can arise from unclear instructions, misinterpretations of information, or a lack of active listening, ultimately causing disagreements and conflicts. Ineffective communication can also result in decreased productivity, lower morale, and increased errors. While, Metwally, et al., (2023) contend that cultural and language differences can significantly hinder communication by creating barriers to understanding and cooperation. Language barriers, such as differing spoken languages or variations in accent and dialect, can lead to misinterpretations and misunderstandings. Additionally, cultural norms and values can influence the regulatory and how individuals perceive and respond to messages, potentially leading to communication breakdowns.

2.4.6 Regulatory frameworks

Li and Scullion, (2010), express that regulatory framework is a set of rules, standards, and practices established to govern specific industries or activities, ensuring compliance, protecting rights, and promoting fair competition. These frameworks are designed to provide structure and predictability, often established by governments or regulatory bodies**.** it also protect construction disputes frequently arise from the intricate regulatory frameworks surrounding building codes, project requirements, and various industry standards. This complexity can create challenges in resolving these disputes due to the need for specialized expertise to interpret and apply these regulations.

2.4.7 Emotional factors.

Abubakar and Okoli, (2025), disclosed that emotional factors encompass a wide range of feelings that can significantly impact an individual's performance,

behaviour, and well-being, these factors, which can be both positive and negative, influence confidence, resilience, and overall approach to tasks and challengesemotional intensity in disputes can significantly impede rational resolution. Intense emotions like anger, frustration, or hurt often cloud judgment, interfere with communication, and amplify misunderstandings, making it difficult to find common ground and reach a peaceful agreement; effective conflict resolution requires managing emotions and fostering rational dialogue.The pressure to resolve disputes quickly can definitely contribute to stress, making the resolution process more challenging. Stress can impair judgment, reduce patience, and hinder effective communication, all of which can negatively impact conflict resolution.

2.5 Related work

This chapter has reviewed the relevant literature on construction disputes, their resolution mechanisms, the traditional roles of quantity surveyors, and the involvement of international professionals in developing countries. Italso highlighted the potential skills and experiences that expatriate quantity surveyors bring to the resolution of construction disputes. The following chapter will detail the research methodology that will be employed to empirically investigate these roles within the Nigerian construction industry.

CHAPTER THREE

Research Methodology

3.1 Introduction

This chapter outlines the methodological framework that will be employed to assess the roles of expatriate quantity surveyors in construction dispute resolution in Nigeria. It details the research philosophy, research design, study area, population and sampling techniques, data collection instruments, data

collection procedures, and data analysis methods that will be utilized to address the research questions and achieve the objectives of this study.

3.2 Research Methodology

This study will adopt a pragmatist research philosophy. Pragmatism acknowledges that there are multiple ways of understanding and interpreting reality, and the choice of research methods should be guided by the research question and the practical outcomes sought. In this context, a pragmatist approach allows for the integration of both quantitative and qualitative data to provide a comprehensive understanding of the roles of expatriate quantity surveyors in dispute resolution from various perspectives.

3.3 Research Design

This study will employ a mixed-methods research design, combining both quantitative and qualitative data collection and analysis techniques. This approach is deemed appropriate as it allows for the gathering of statistical data on the involvement and perceived effectiveness of expatriate quantity surveyors (quantitative) while also providing in-depth insights into the experiences, perceptions, and challenges faced by various stakeholders (qualitative).

The specific design will be a concurrent triangulation design, where both quantitative and qualitative data are collected and analyzed concurrently, and the findings are then compared and contrasted to provide a more complete and nuanced understanding of the research problem.

3.4 Population of the study

The study will be conducted within Nigeria, focusing on kwara regions due to significant presence of construction firms and where expatriate quantity surveyors are likely to be involved in dispute resolution processes. This may include major urban canters in the study area such as Ilorin central, offa local

government, and areas where many large-scale construction projects are undertaken.

3.5 Sampling Techniques

The target population for this study will comprise professionals involved in construction projects in the study area, where expatriate quantity surveyors have played a role in dispute resolution. This includes:

* Expatriate Quantity Surveyors
* Local Quantity Surveyors
* Project Managers
* Legal Professionals (involved in construction disputes)
* Arbitrators and Mediators
* Representatives of Client Organizations
* Representatives of Contracting Organizations

A purposive and snowball sampling technique will be primarily employed due to the potentially specialized and dispersed nature of the target population:

Purposive Sampling: Key individuals and organizations known to have experience with expatriate quantity surveyors in dispute resolution will be selected. This will include contacting professional bodies (e.g., the Nigerian Institute of Quantity Surveyors - NIQS), international construction firms operating in the study area, and arbitration/mediation.

Snowball Sampling: Initial participants will be asked to recommend other individuals who have relevant experience and can provide valuable insights into the research topic. This will help to reach a wider network of relevant professionals.

The sample size will be determined by the principle of saturation in the qualitative data and the need for sufficient data for meaningful quantitative analysis, considering the accessibility of the target population.

3.6 Data Collection Instruments

The following data collection instruments will be used in this study:

Questionnaires (Quantitative): Structured questionnaires will be developed to gather quantitative data on the roles, skills, perceived, benefits, and challenges associated with the involvement of expatriate quantity surveyors in construction dispute resolution. The questionnaires will utilize a combination of closed-ended questions with Likert scale responses and multiple-choice options to facilitate statistical analysis.

$$n = \frac{N}{1 + N\,(e)^2}$$

n = Sample size; N = Total population(50); e = Level of Precision (0.05)

Semi-structured Interviews (Qualitative): Semi-structured interviews will be conducted with a subset of the questionnaire respondents and other key informants to obtain in-depth qualitative data on their experiences, perceptions, and insights regarding the roles and impact of expatriate quantity surveyors in resolving construction disputes in the study area. The interview guide will include open-ended questions to allow for detailed and nuanced responses.

The data collection instruments will be pilot-tested with a small group of relevant professionals who will not be part of the final sample to ensure clarity, validity, and reliability.

3.7 Data Collection Procedures

Ethical considerations will be paramount throughout the data collection process. Informed consent will be obtained from all participants before their involvement in the study. Participants will be assured of the confidentiality and anonymity of their responses.

The data collection process will involve the following steps:

1. Gaining Access: Establishing contact with relevant organizations and individuals and obtaining their permission to participate in the study.
2. Questionnaire Administration: Distributing the questionnaires through online platforms, email, or in-person delivery, depending on feasibility and participant preference. Clear instructions for completing the questionnaires will be provided. Follow-up reminders will be sent to maximize response rates.
3. Interview Conduct: Scheduling and conducting semi-structured interviews with selected participants, either in person or via telephone/video conferencing, based on their availability and preference. Interviews will be audio-recorded (with the participant's permission) and transcribed verbatim for analysis.

CHAPTER 4 - ANALYSIS AND INVESTIGATION

4.1. INTRODUCTION

This chapter discusses data acquired from the questionnaire survey. These data were analysed using SPSS analysis. The analyses are discussed under three main sections. The first section

discusses in detail the jobs of the respondents, job title and type of organization and size of project managed. The second section discuss the main findings acquired from the research questionnaire which was based on the research questions while the final section presents the discussion and the synthesis of main findings in relation to the correlation between findings and relationship with the literature findings.

Table 4.1 Job Title of the respondents

Job Role	Code	Number of Responses	% of Responses
Architect	ARCH	21	21.88
Quantity Surveyor	QS	29	30.21
Builder	BUIL	14	14.58
Engineer	ENGR	9	9.38
Town Planning	TP	2	2.08
Land Officer	LO	4	4.17
Estate Surveyor	ES	17	17.71
Total		**96**	**100%**

4.1 Job Title of the Respondents

Table 4.1 above shows the job title of the respondents. The result from the table indicates that 30.21% of the respondents were quantity surveyor while 21.88% were architect. 14.58% were builder, 9.38% were engineer and 1.04% was lecturer. This implies that higher number of quantity surveyor participated in the study followed by the architect which means that many quantity surveyors participated in the survey. In other word, most number of the participants is quantity surveyor (nearly 1/3rd of the respondents). The reason for the higher number of quantity surveyors and architects was due to the fact that there are several construction and architectural firms in the study area. In addition, most of the quantity surveyors are available during the questionnaire administration. Although, builders and engineers was found to be 14.53% and 10.42% which indicates relatively low participation of builders and engineers

4.2. Job Title and type of Organization

Table 4.3 below shows the job title of the respondents and the type of organization they worked for. From the table, 8.33% of the architect works in the architectural firms while 11.46% of the builder works as building contractors. Similarly, 5.21% of the estate surveyor works in real estate firm while 15.63% of the quantity surveyors are consultants. This implies

that majority of the respondents are working in their respective field of specialization. This therefore, suggest that majority of the respondents are professionals and will be able to give accurate, professional and non-bias information.

Table 4.2 Job Title and type of Organization

	Types of Organization									
	Architectural Firm		**Building Contractors**		**Real Estate Firm**		**Consultancy**		**Geotechnical Firm**	
Job Title	**No**	**%**	**No**	**%**	**No**	**%**	**No**	**%**	**No**	**%**
Architect	8	8.33	5	5.21	2	2.08	5	5.21	1	1.04
Builder	0	0.00	11	11.46	1	1.04	2	2.08	0	0.00
Civil Engr.	0	0.00	4	4.17	2	2.08	3	3.13	0	0.00
Estate Surveyor	5	5.21	3	3.13	5	5.21	2	2.08	2	2.08
Land Officer	0	0.00	0	0.00	2	2.08	0	0.00	2	2.08
Quantity Surveyor	2	2.08	10	10.42	1	1.04	15	15.63	1	1.04
Town Planning	0	0.00	0	0.00	0	0.00	2	2.08	0	0.00
Total	**15**		**33**		**13**		**29**		**6**	

Table 4.3: Size of Project managed

Type of Project Managed	**Number of Responses**	**% of Responses**
Residential Building Project	24	25.00
Commercial Building Project	14	14.58
Industrial Building Project	8	8.33
All the Above	48	50.00
Others	2	2.08
Total	**96**	**100 %**

From table 4.3 Above: 40.63% of the respondents involved in managing medium size project while 15.63% involved in managing large project. The least, 9.38% of the respondents managed small project. 34.38% of the respondents involved in managing small, medium and large project. This means that majority of the respondents involved in managing small, medium and large project. In addition, it implies that the whole residential, commercial and

industrial building project those has been managed by the respondents currently and before was small, medium and large.

4.4 Typical Types of Construction Disputes

The mean and relative important index of the level of typical types of construction dispute for the roles of expatriate quantity surveyors in construction dispute resolution below, the relative important index (RII) of the construction dispute were calculated and ranked according to the highest number of the relative important index which represent the level of typical types dispute construction industry. The contractual dispute rated higher with 1.135417, and considers the most construction dispute in construction industry, this result agrees with the empirical findings of USGBC, (2003).

Table 4.13: Level of Typical Types of Construction Disputes

Typical Types of Construction Disputes	**Mean**	**∑W**	$RII = \frac{\sum W}{A \times N}$
Payment dispute	3.53125	339	0.810412
Contractual dispute	3.40625	327	1.135417
Valuation Dispute	3.770833	362	0.942708
Delay and extension of time disputes	3.677083	353	0.919271
Quality and workmanship disputes	3.604167	346	0.901042

4.5 Specific Roles undertake by Expatriate Quantity Surveyors in Dispute Resolution

The mean and relative important index of specific roles undertake by expatriate quantity surveyors in Dispute Resolution table 4.5 below. The relative important indexes are calculated and ranked according the level of specific role in the construction industry. The available roles were arranged according to their level of significant.

Table 4.5 **Specific Roles Undertake by Expatriate Quantity Surveyors n Dispute Resolution**

Sustainability Technique	**Mean**	**∑W**	$RII = \frac{\sum W}{A \times N}$
Expert analysis	3.114583	299	1.138194

Neutral facilitation	3.083333	296	1.097778
Document review	3.0625	294	1.080833
Negotiation Support	3.03125	291	1.140417
Independent assessment	3.00000	288	1.10000
Cultural bridging	2.989583	287	0.896528

Table 4.5: the above table shows specific roles undertake by expatriate quantity surveyors in dispute resolution in construction industry with the highest mean value and highest relative important index of 1.140417 and was ranked first in this group. This implies that negotiation support as specific role contribute to dispute resolution. Follow by the expert analysis ranked 1.138194, from the standard deviation and relative important index. While, the cultural bridging ranked the 0.896528, from the specific roles is not available and has little impact on dispute resolution which disagreed with the (Brikke 2000).

4.6 challenges associated in dispute resolution in construction sectors

Challenges Associated in Dispute Resolution in Construction Sectors	**Mean**	**∑W**	$RII = \frac{\sum W}{A \times N}$
Complexity of projects	3.510417	337	1.160139
Time and Cost pressures	3.510417	337	1.150139
Technical complexity	3.71875	357	0.829688
Contractual ambiguities	3.697917	355	0.994479
Communication breakdowns,	3.645833	350	0.891458
Regulatory frameworks	3.635417	349	1.008854
Emotional factors	3.291667	316	0.752917

The mean and relative important index of challenges associated in dispute resolution in construction sectors is presented in table 4.6.The relative important index of these challenges were calculated and listed according to the value of significant which represent the level of importance of each impact challenges in construction industry. Table 4.6 shows that the most challenges comes from complexity with the high mean values, of high standard deviation and relative important index of 1.160139, which implies that many challenges in construction

industry. This result is in agreement with the findings of Azhar et al. (2014) and Peckka (2002). While the least ranked of the emotional factors of standard deviation and relative important index of 0.752917, has les impact on the challenges affect the dispute resolution in construction industry. Loots and Henchie, (2007) and Phifer (2012)

4.7 Perceived Benefits of Expatriate Quantity Surveyors in Dispute Resolution

Benefits of Expatriate Quantity Surveyors in Dispute Resolution	**Mean**	**∑W**	$RII = \frac{\sum W}{A \times N}$
International experience	3.65625	351	1.21875
Specialized expertise	3.645833	350	1.215278
Improved communication	3.625	348	1.208333
Enhanced credibility	3.614583	347	1.204861
Access Global Best Practices	3.510417	337	1.170139

Table 4.7 shows that the of benefits of 'International experience' contribute to the dispute resolution when adopted by expatriate quantity surveyors in dispute resolution, with mean value of 3.65625 and highest relative important index of 1.21875. This means that the benefits of International experience by expertise of quantity surveyors resolved the dispute in the construction industry Zuofa and Ochieng (2016).

4.8 DISCUSSION

This chapter has reviewed the relevant Objectives on construction disputes, their resolution mechanisms, the traditional roles of quantity surveyors, and the involvement of international professionals in developing countries. It has also highlighted the potential skills and experiences that expatriate quantity surveyors may bring to the resolution of construction disputes. The following chapter will detail the research conclusion that will be employed to empirically investigate these roles within the Nigerian construction industry.

CHAPTER FIVE

CONCLUSION AND RECOMMENDATION

5.1 Conclusion

The involvement of expatriate Quantity Surveyors (QSs) in construction dispute resolution has emerged as a critical asset in today's global construction industry. As the study indicates,

construction disputes commonly arise from issues related to payments, contractual obligations, valuations, delays, variations, and workmanship. Expatriate QSs bring a unique set of skills and perspectives to the table, serving as expert analysts, neutral facilitators, and negotiation supporters, while also bridging cultural gaps in international projects.

Despite their significant contributions, they often face challenges such as project complexity, contractual ambiguities, regulatory differences, communication breakdowns, and emotional tensions among stakeholders. Nonetheless, the benefits of engaging expatriate QSs—including their international experience, specialized knowledge, enhanced credibility, and access to global best practices—clearly outweigh these challenges. Their presence not only enhances dispute resolution efficiency but also contributes to more structured and fair outcomes in complex project environments.

5.2 Recommendations

1. **Promote Early Involvement of Expatriate QSs:** Construction firms should engage expatriate Quantity Surveyors early in the project lifecycle to preemptively identify and mitigate potential areas of dispute.
2. **Encourage Cross-Cultural Training and Communication:** To maximize their effectiveness, expatriate QSs should be supported with cultural awareness training and language tools that enable clearer communication in diverse working environments.
3. **Standardize Dispute Resolution Processes:** Adopting internationally recognized dispute resolution frameworks can help expatriate QSs apply consistent methodologies, particularly in multinational projects.
4. **Invest in Continuous Professional Development:** Firms should provide ongoing training in both technical and legal aspects of construction dispute resolution to ensure QSs remain up-to-date with evolving industry standards and legal practices.
5. **Enhance Collaboration Between Local and Expatriate Professionals:** Encouraging knowledge-sharing and collaboration between local QSs and expatriates can strengthen team dynamics, improve contextual understanding, and contribute to sustainable capacity-building in host countries.

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