

Key success factors dalam menangani proyek konstruksi di Indonesia

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Abstrak

BACKGROUND

Construction service, as translation of construction industry, is part of the effort of development that aim to achieve realization of welfare's nation. Construction service shall produce a contribution of effort to produce other product, however construction service as well shall receive influence the same feed back.

In the developing countries, the role of construction service of gross domestic product is average reach 3%-8% and value above 50 % of establishment for permanent capital in every years, and according to the world Bank report more than 40 %, since 1980, loan invested for construction work's.

Growth for construction service in Indonesia, of any study ever been carried out by LPEM-UI, for the first Pelita I and II (Five year development Plan I and II) only, have achieved average 20 % per year and on Pelita III average of 15 % per year.

Value added/output of Indonesia from the list of construction service is the highest second number after Thailand, when compared to Malaysia, Philipine, India, and Republic of Korea.

And also the role of this construction service for the future, still shall very dominant in Indonesian development, however management for construction service still very relevant to get the most larger attention, so that it need to be seek a strategy points which may cause its successful in handling any projects and may become a very useful guidance for activators of project management.

METHODOLOGY OF THE STUDY

The research method of this thesis shall use a combination of three methods, namely first shall use a library research, and next shall use a field study by 2 (two) stages.

A conclusion founded from library research deptly shall be assumption as a temporer conclusion and may function asa hipotesis which reality of its application shall be proved and perfected by conforming of experts and practioners who take part in the field in practising of the strategic concepts.

Field study for the first stage shall be executed by interview/questionary appointed to experts and practioners of contruction management consist of foreign and domestic consultants which viewed sufficient experienced and have business scale measurement and reputable name in their field, and also natioanal contractors,for construction service (state owned company and private company) and foreign contractor ,

that have qualification calculated similar, meant to confirm and improve of the key success factors application in the field. In addition, after it is got any conclusion of library research which matched by field study for first stage all at once confirm and improve strategic concepts/hypothesis for key success factors, shall be followed to the second field study by case study of any apartment project in Central Jakarta handled by a foreign company.

CONCLUSION AND SUGGESTION

From this final thesis expected shall be founded any conclusion on key success factors that have operational value/the highest application on the project management handling in Indonesia which is very beneficial for whoever handling a construction service. It also can be given suggestion for apartment project handling that being exist in work in process in order that its handling become more effective and efficient without too many deviation experience in the time problem of its implementation.