CHAPTER 1

INTRODUCTION

1.1 Background

The construction sector produces a wide range of products, from individual houses to major infrastructure such as roads, power plants and petrochemical complexes. In most countries output is roughly equally divided between housing, other buildings and civil engineering projects. Although attention is mostly focused on new construction, the renovation and maintenance of existing structures accounts for almost 50% of total construction output in some of the more developed economies and an even greater share of employment. (Bulkeley B, 2004). The enterprises engaged in construction activity are equally diverse. They range from self-employed individuals providing a service to private house owners in the local community to multinational firms operating on a global scale. However, the vast majority of enterprises involved in on-site construction are small and local. Despite much talk of 'globalization' and the existence of an international construction industry, more than 95% of construction activity is still undertaken by firms from within the country, the region or the neighborhood.

There is an increasing tendency among enterprises in construction (as in other industries) to outsource the supply of goods and services required in the production process. Building materials, plant and equipment are generally purchased or hired from
other enterprises. Specialized services are supplied by subcontractors, and labor by 'labor agents'. Design and engineering services are also provided by quite separate professional entities. Drawing the boundaries of the construction industry is therefore not easy. Narrowly defined, the industry comprises only those enterprises 'adding value' through production or assembly operations on the construction site. A broader definition would include firms and individuals involved in planning, design, the supply of building materials, plant, equipment, transport and other services. Some definitions also include the customer, particularly the professional client or 'property developer'. The recent increase in the number of contractor-financed infrastructure projects might make it sensible to include the financial services sectors as well.

Project management is one of the most crucial elements of entire construction process. Construction today involves much more than the physical erection of a project. Project can be saved from fail if the professional project management skills being applied accordingly. In fact project that could have been successful often fail because of attitude. So, it is very essential for the contractor to systematically plan, organize, manage, control and document the jobsite activities. As can clearly see in Malaysia construction industry, there are many work stop running in the middle of the project period. The main problem always obsess the contractor is financial problem when contribute to delay or in the worst cause non completion of the project. Projects also have the same problem where actual budget always run above the planed budget. This matter occurs when the project management is not following as it should. The wastage such as cement, woods, steel, and other construction material can effect the cost of the project overall.

In construction industry, there are 3 important elements that have been concerned. There are the items are quality, cost and time. These 3 elements are important aspect of the construction project. Control of time and cost are two of the most important tasks of the field management team. Controlling the project to minimal time and cost are the contractor's prime objective. Time is relates to cost, as shorter duration should reduce the cost of jobsite overhead on the project. Quality is also very important
element in construction management. Even cost and time are the contractor's prime objective, they don't should ignore element quality because it can involve about the safety of general public. Productivity also directly related to the quality of the contractor work. The quality of the completed project is often used in measuring the quality of a contractor. So, is it the failure method of work process in building construction can affect the 3 element, relationship of quality, cost and time in the construction project?

At the construction site, knowledge of work process in building construction is very useful. Actually, this knowledge can get from experience working at site. But the problem is how to transfer this experience to be a guideline for the contractor or labor? The party admission that experienced work at site is the best knowledge and very useful to apply in the construction work at site. The failure in using this knowledge can lead to more effect to the project especially quality management. For example, when the contractors, carpenter or supervisors do not following the standard or specification of work process to construct the building, it can affect the quality of the construction. So, the method of work process applied in building construction is related to quality. Basically, quality is the characteristic element of an item that can be evaluated as meeting as standard. If the item meets or exceeds the standard, it is deemed to be a good quality, or high quality. If the item does not meet the standard, it is deemed to be of poor quality.

Each installation in construction has several standards of quality: appearance, structural ability, composition, durability, suitability and the quality of workmanship. The acceptability of the installation, and of the project, relies on meeting or exceeding the standard specified. Time and cost are very important elements of the performance in construction project, equally as important as quality. A change in the construction cost or budget can have marked impact on the quality of the project; the duration of the project also can influence the quality of project. So overall, can say that the failure of method the work process in building construction activity is the one part of problem that can influence the importance element in relationship of cost, quality and time in the construction management.