ABSTRACT

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RISK MANAGEMENT OF COST AND TIME ON UPPER STRUCTURE HIGH-RISE BUILDING PROJECT FROM GENERAL CONTRACTOR PERSPECTIVE WHO EXECUTE THE PROJECT AT JABODETABEK

(xvi + 106 pages : 21 pictures; 42 table; + 4 appendix)

In this modern era, high-rise buildings could be found in various countries. In Indonesia, constructions of high-rise buildings are being done in Jakarta and the cities around it, such as Depok, Bogor, Tangerang, and Bekasi. Every construction of high-rise building has some risks that need to be noticed, because high-rise building construction has weight work and height structure. Furthermore, upper structure of the high-rise buildings works has high risk level, as it has a long time to complete.

The objectives of risk management in high-rise buildings involve risk identifications, risk analysis, and risk responses. The purpose of risk identification is to know that events have risks. Risk analysis is to determine the level of risk. Risk response is to develop the action in reducing the level of dominant risks.

The research surveyed the main contractors to identify the cost risk and time risk. Then, the cost and time risks are analyzed by Analytical Hierarchy Process (AHP) to get the level of risk. The objective of analysis is to find the dominant risks, which is a risk variable that marked as “high” level. The results of the dominant risks showed similarities variables in cost and time. The similarities variables are “change of shop drawing”, “additional work from the owner”, “low manpower productivity”, and “less manpower availability”. The research must found the response for every dominant risks variable. Surveyed are conducted to the experts in construction to get their response. Most of the response from the experts in construction for variable “change of shop drawing” and “additional work from the owner” are “mitigate”, and then most response for “low productivity of manpower” and “less availability of manpower” are “transfer”.

Keywords: Risk Management, Risk Identification, Risk Analysis, Risk Response