

Buildability: Successful Construction from Concept to Completion

Buildability and Maintainability in Final Account Closing: The Greatest Challenge for Construction Industry

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ABSTRACT

Efficient management is essential in any construction project in ensuring each work at site can be carried out according to the schedule. Strong knowledge on the procedures, guidelines and laws involved in construction will give an advantage to the management of the construction players. Hence, effective interpretation and understanding of the contractual obligations will be much dependent on the clarification of the documents in translating the needs and requirements implied as in the agreement. Therefore, the success of construction projects is also supported by the availability of competent and experienced parties involved in the construction industry. Behind the contractor, there are government bodies that act as controllers and observers for the work to ensure that all undertaken construction work complies with the prescribed law. Thus, the aim of this paper is to distinguish between buildability and maintainability of effective management that can assist in achieving the success of final account closing in construction project. In other word, this paper reveals the process of tender bidding and its efficiency in construction process in successfully closing the final account. The outcome of this paper will provide the knowledge to construction player and academicians about the important process in a construction contract to ensure the construction project is successfully delivered to the end users.

Keywords: Buildability, Maintainability, Construction industry, Final account closing

1. INTRODUCTION

The building and construction industry encompasses housing, commercial, and infrastructure development. This sector comprises various fields including architecture, civil engineering, mechanical engineering, electrical engineering, quantity surveying, land surveying, building contracting, and landscaping, among others. Hence, the construction industry plays an important role for growth of the Malaysia economy, which has contributed approximately 2.5% of gross domestic product (GDP) in the year 2007. In the Malaysia Master Plan 2006-2015, more than 800,000 job opportunities have been created within these industries. Therefore based on this achievement, the efforts towards improving construction efficiency in terms of buildability and maintainability would be implemented from time to time in the construction industry.

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