BUILDING SURVEYING DEPARTMENT
FACULTY OF ARCHITECTURE PLANNING AND SURVEYING
UNIVERSITY TECHNOLOGY MARA
SHAH ALAM
SELANGOR DARUL EHSAN

RISK ON DESIGN AND BUILD FOR CONSTRUCTION PROJECT FACED BY DEVELOPER

This dissertation is submitted as in partial fulfilment of the requirement for the award of Bachelor of Building Surveying (Hons.)

PREPARED BY:
MUHAMMAD SYAKIRIN BIN ISMAIL
2001 467483
DECEMBER 2002 - MAY 2003

WRITER SIGNATURE : ..................................
CHECKED AND APPROVED BY : ..................................
ABSTRACT

As mentioned by Daniel Tan (2000) in his study, Design and Build contracts appears to be a phenomenon trend in Malaysia for developments. It is becoming evident that a significant proportion of both public and private projects are adopting the Design and Build construction procurement route.

However, a tremendous growth of Design and Build was limited by some risks and problems. To address this matters, this study consisted of a literature review, a survey to examine knowledge level and perception of developers to risk in Design and Build. Various significant sources and the main contributors of risk that affect the implementation of Design and Build were also studied. Besides that, it also identified stages in construction, which have high extent of risk and main contributors of risk.

It was found that most respondents have high knowledge of risk. Five significant sources of risk were identified, these include: Insufficiency of client's brief, inexperience of contractor, changes in requirements, lack of communication, and performance contractor failure. Further
more, the construction phase has been identified as a high extent of risk in Design and Build projects. It is also the conclusion of this study that clients appears as a main contributor of risk in Design and Build compared to other parties.

Keywords:
Design and build, procurement route, risk, significant sources, and main contributors
CHAPTER 1:
INTRODUCTION

1.0 GENERALLY
1.1 OBJECTIVES OF STUDY
1.2 SCOPE OF STUDY
1.3 PROBLEM STATEMENT
1.4 METHODOLOGY

CHAPTER 2:
DESIGN AND BUILD PROCUREMENT METHOD

2.0 INTRODUCTION
2.1 OVERVIEW OF CONSTRUCTION INDUSTRY IN MALAYSIA 12

2.2 DESIGN AND BUILD PROCUREMENT METHOD 14

2.2.1 The Historical Development of Design and Build In Construction Process 14
2.2.2 Design and Build In Malaysia 16
2.2.3 Design and Build; Definition and Concept 17
2.2.4 Structure of Design and Build 18
2.2.5 Approach of Design and Build 19

2.3 CHARACTERISTIC OF DESIGN AND BUILD 20

2.3.1 Risk 21
2.3.2 Enhancement of Buildability 22
2.3.3 Communication 25
2.3.4 Responsibility 26
2.3.5 Quality 27
2.3.6 Price And Time Certainty 28
2.3.7 Completion of Project 29
2.3.8 Cost 30
2.3.9 Complexity 31