

## ABSTRACT

*Consultant planner holds a very important role in the success of a construction project. Planning is the first and the most important process. If planning is not smooth, it can be ascertained will occur building failure. Building failures are problems that occur after the final delivery of the building to the user. As a result of buildings failure ranging from building malfunction to the building collapse.*

*The purpose of this research is to find the dominant cause of building failure caused by consultant planners, as well as preventive actions. Data of this research obtained by distributing questionnaires to the consultant planners and contractors. Results of this research obtained from factor analysis may reduce or even prevent building failure by considering influence factors in this research.*

*Keywords: building failure, consultant planner, influence factor, construction projects*