

## ABSTRACT

Productivity on the construction industries is one of the most important factors, and yet there are many contributing factors that affect the up and down of productivity. Each construction project is unique in nature since its application undergoes different stages that involve man, materials, machine, money and methods. In completing the project, skilled workers play important roles in order to meet the designated costs, quality, and time.

The objective of the study is to identify productivity factors of human resources that affect the time efficiency performance of the Grand Emerald project. Once those factors are successfully identified, some significant measures can be taken to minimize the unwanted effects so that the time required to complete the project can either be sustained or improved without suffering from the time overruns.

The study is intended to be a model for those in charge of construction project so that the productivity of skilled workers can be improved and the time required to complete the project can be minimized as well.

Data is collected by giving questionnaires to experts and stakeholders. The questionnaire data is thus processed by software packages to find out significant productivity factors that may affect time efficiency performance of the skilled workers during the application of the construction project.

The result of the study shows that time efficiency performance of the construction project is highly affected by the lack of availability of the materials; the lack of innovation and creativity; as well as minimum supervision, planning and coordination. Those three major factors contribute 79.10 % delay in completing the Grand Emerald Project.