

# **ABSTRACT**

*This study aims to determine the factors that need to be considered by the building contractor in Jakarta for achieving accuracy on schedule that has been agreed with the owner in a contract. Many factors cause delay risk of a project and there are some of the most influential factors, so if it happens in the implementation process and allowed to be long draw out, of course it makes a project delayed or done behind schedule. Those factors should be executed and be part of the construction process, but if not done, will cause problems that affect project delay. How big project delays that occur, depending on how quickly and precisely the contractor to take action against the growing problem. This study uses survey method through questionnaires taken from respondents who directly involved in construction. Of the 60 questionnaires sent, 42 questionnaires were returned, and 40 questionnaires were used for analysis. The method that is used are correlation analysis, regression, and test the model. The results obtained were the dominant factors affecting the delay of the project are: design changes, Site Manager does not monitor the detail of time schedule, lack of availability of labor, and Site Manager does not plan the vertical transportation well. Given those results, it is expected for future projects, these four factors are given special attention, so there would be no delayed project anymore.*

*Keywords: Plan, monitor, implement, evaluation.*