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Effect Of Delays In The Rusun Ujung Menteng House Project On The Progress Of Time

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Abstract

The work of the East Canal Flood Rusun Project (BKT) Ujung Menteng East Jakarta experienced delays that should have been dated December 22, 2021, in fact not achieved, many things were a factor in the delay in this project. The purpose in this study is to want to know what factors have to do with the delay in the construction of the Ujung Menteng Flats Project. As well as what factors have an effect in the delay to the construction work of the Ujung Menteng Flats project. The determining factors in the overlongness are the Factor of Emigrant value t calculated by 2,242 > 2,014, with a significant .030 < 0.05, the Cost Factor of the calculated value of 10,113> 2,014, with significant at .000 < 0.05, the Labor Factor has a calculated value of 5,895> 2,014, with a significant amount of 000 < 0.05, the Weather Factor has a t value of 4,598> 2,014, with a significant amount of 000 < 0.05. The Tool Factor has a t value of 7,861 with a significant of 000 < 0.05. Factor Management has a t value of 4,913 >2,014, with a significant amount of 000 < 0.05.

Keywords: Eastern Canal Flood Project, Pandemic, Materials, Weather, Cost, Tools, and Management

Introduction

Along with Indonesia's economic growth is increasing, especially in DKI Jakarta, infrastructure development of buildings, public transportation and others has a very important role. The smooth development of infrastructure will have a considerable impact on people's lives. Jakarta is a city that continues to grow with a level of development that never shows a decrease. The development of increasing development gave birth to the rapid development of construction companies. Therefore, the construction of construction projects is increasingly actively carried out by developers to meet the needs of Jakartans. In fact, the implementation of construction project construction always has obstacles that result in delays in completion of work, so that the completion time of the work is not in accordance with what has been set out in the work contract document (Wirabakti et al., 2014).

The success of a construction project can be measured from two things, namely the profits obtained and the timeliness of completion. The faster the construction project is completed the faster the prospective buyers or owners use the building and the faster the developer benefits. In the event of a delay, the delay can be an obstacle to development and can be caused by several factors Sakinah (2015). Delays will cause losses for the relevant parties, especially owners and contractors, because

they are generally accompanied by conflicts, time and cost demands, and deviations in the quality of project completion. Various ways are done to avoid problems that cause delays and losses (Bakhtiyar et al., 2012).

According to Praboyo (1999) delays in project implementation generally always cause adverse consequences for both parties, because the impact of delays is conflict that occurs and debates about the causes, as well as the demands of time, and additional costs. The beginning of the construction process of Ujung Menteng Flats began on December 4, 2019 signed by the contractor with a target of 100% implementation on 626 calendar days of implementation in order to meet the needs of low-income people in Jakarta with available land and realize a comfortable building and have supporting facilities to have occupancy, as well as improving services for the citizens, so that the people of Jakarta have a decent place to live. In the process of implementing this project, there is a deviation of minus -0.271%. Until the 103rd week of the progress plan 92.672% was only achieved 92.401% realized in the field.

According to Schwalbe, dimyati & Nurjaman (2014) explained that the project is a temporary effort to produce a unique product or service. In general, a project involves several interconnected people whose activities and the main sponsor of the project is usually interested in the effective use of resources to complete the project efficiently and on time. Nurhayati (2010) explained that a project can be interpreted as an effort or activity organized to achieve important goals, goals and expectations using the budget of funds and available resources, which must be completed within a certain period of time.

Rental flats are multi-storey buildings built in one environment that is divided into functionally structured parts in horizontal and vertical directions and is a unit of units that are each used separately, the status of ownership of rent and built using the State Revenue and Expenditure Budget and / or the Regional Revenue and Spending Budget with its main function as occupancy. Rental flats are a government program to improve the welfare of the community by reducing the level of squalibility of the city and creating decent housing and environment. Rental flats are more suitable in urban areas because rental flats save more land area, provide access to the development of communal spaces and green open spaces so as to improve environmental quality and more efficient in the construction of basic infrastructure so that people can easily access it. Rental flats provide convenience to reach low-income community groups. It can reduce the poverty of the city.

The definition of delay according to Ervianto (2005) is as a time of implementation that is not utilized in accordance with the activity plan so as to cause one or more activities to follow to be delayed or not completed exactly according to the schedule that has been planned. According to Levis and Atherley (1996), if a job is targeted must be completed at a predetermined time but for some reason cannot be fulfilled then it can be said that the work is delayed. Delays that occur in a construction project will extend the duration of the project or increase costs or both. The impact of delays on clients or owners is the loss of opportunity to put their resources into other projects, increasing direct costs incurred which means that increased spending on employee salaries, equipment rents and so on and reduces profits. According to Callahan (1992), delay (delay) is if an activity or activity of a construction project undergoes additional time, or is not held in accordance with the expected plan. Project delays can be clearly identified through the schedule.

In a construction project many may occur that can result in increased time from an activity or a retreat in the completion time of a project as a whole. Some of the most common causes include changes in field conditions, changes in design or specifications, changes in weather, unavailability of

labor, materials, or equipment. In this section will be explained some of the opinions of experts on the causes of delays.

According to Levis and Atherley in Langford (1996) tried to group the causes of delay in a project into three parts, namely:

- Excusable Non-Compensable Delays, the causes of delays that most often affect project execution times in this type of delay, are:
- Act of God, such as natural disturbances including earthquakes, tornadoes, volcanic eruptions, floods, fires and others.
- Forse majeure, including all the causes of the Act of God, then war, riots, demonstrations, employee strikes and others.
- Weather, when the weather becomes unfriendly and exceeds normal conditions then this becomes a factor causing excusing delays.

A time schedule is a detailed division of time provided for each part of the work, from the work sections to the final parts of the work. The work reneana and project time schedule are the backbone of the overall construction process so it must be made based on clear targets and achievements. By using the right work plan schedule, adequate resources can be available at the right time. Each stage of the process of getting enough time aloksi with various activities can be started at the right time as well.

Research methodology

This research uses a quantitative approach with survey methods

Result and discussion

The correlation test is one of the statistical tests used to determine the intensity of the relationship of free variables and bound variables. First, look for the table's r value first. To find the value of the product moment table is to look at the number of samples, in this case the number of samples 55, then look at the table N = 55, with a significance of 0.05 %, it will be able to be = 0.266. The magnitude of the relationship can be analyzed as follows: Pandemic factor has a value of 0.845 = 85.5%, meaning it has a very strong relationship because it is at the level of > 80%. Cost factor 0.672 = 67.2% has a strong relationship because there is an interval of 60-79.99%. Labor factor 0.948=94.8%, meaning it has a very strong relationship because it exists at inrvel intervals > 80%. Material factor 0.900=90%, meaning it has a very strong relationship because it is at the inrvel > 80%. Weather factor 0.898=89.9%, meaning it has a very strong relationship because it exists at an inrvel interval of > 80%. Coordination factor 0.948=94.8%, meaning it has a very strong relationship because it exists at inrvel intervals > 80%. The Assistive Factor is 0.900=90%, meaning it has a very strong relationship because it exists at an inrvel interval of > 80%. Management Factor 0.701=70.1%, meaning it has a strong relationship because it exists at inrvel intervals > 60-79.99%.

Conclusion and discussion

What factors have to do with the delay in the construction of the Ujung Menteng Flats Project are Labor Factors Pandemic factor has a value of 0.845 = 85.5%, meaning it has a very strong relationship because it is at the level of > 80%. Cost factor 0.672 = 67.2% has a strong relationship because there is an interval of 60-79.99%. Labor factor 0.948=94.8%, meaning it has a very strong relationship because it exists at inrvel intervals > 80%. Material factor 0.900=90%, meaning it has a very strong relationship because it is at the inrvel > 80%. Weather factor 0.898=89.9%, meaning it has a very strong

relationship because it exists at an inrvel interval of > 80%. Coordination factor 0.948=94.8%, meaning it has a very strong relationship because it exists at inrvel intervals > 80%. The Assistive Factor is 0.900=90%, meaning it has a very strong relationship because it exists at an inrvel interval of > 80%. Management Factor 0.701=70.1%, meaning it has a strong relationship because it exists at inrvel intervals > 60-79.99%. Of the very strong factors are pandemic factors have a value of r pearson of 0.845 = 85.5%, material factors have a value of r pearson of 0.900 = 90%, Weather factor has a value of r pearson of 0.898 = 89.9%. The Coordination Factor has a r pearson value of 0.948 =94.8%. The Tool Factor has a pearson r value of 0.900=90%. Management Factor has a value of r pearson of 0.701 = 70.1%.

Seeing the progress of the work of the Rusun BKT Ujung Menteng East Jakarta project through the delay that should have been december 22, 2021, the reality was not achieved, until now it has not been completed and given dispensation until 22 february 2022, although it has been hit with a daily fine of 3 million.

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