RISK IDENTIFICATION AND RESPONSE IN APARTMENT PROJECTS AT SURABAYA CITY

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ABSTRACT

Apartment project is one of high rise building that very complicated and brings the effect for the project performance especially time and cost project. The complication would generate any risks in those projects.

The objective of this research are to identify risks occur in apartment projects, to analyze the level of effect and risk response for high risk. Quitionnaires were conducted to obtain primary data. 11 apartment projects as research sample and project manager or equal level as respondents.

From scatter diagram, it was identified 10 variables of high risk, 50 variables of moderate risk, and 35 variables of low risk in risk frequent affecting time and cost project.

Method of risk response based on perception of respondents for high risk variables are risk retention (22% or 28 respondents’ answer), risk reduction (48% or 63 respondents’ answer), risk transfer (4% or 5 respondents’ answer) and risk avoidance (26% or 34 respondents’ answer).

Keywords: Risk Identification, Risk Response, Scatter Diagram, Apartment.