

Special Research Studies Title	A Study of Problems and Prevention of Delays in High-Rise Building Construction Projects Caused by Complaints of Adjacent Communities
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Abstract

This research investigated major problems and prevention of delays in high-rise building construction projects caused by complaints of adjacent communities. Information was gathered from two main groups, adjacent communities and contractors. The study focused on frequency of risky situations and their impacts on life activities, assets, health, and safety. Questionnaires and interviews were tools of data collection. The data was analyzed with comparative statistics. The Independent-Sample T-Test method was adopted. The analysis identified common risks for both communities and contractors. The results indicated that there were fifteen risky factors. Some examples included dust, loud noise, falls of materials, and traffic obstruction. In addition, the researcher investigated data concerning complaints and construction suspension gathered from Bangkok District Offices. The findings revealed that on average there were five complaints in one year for one project, and there were not many cases of work suspension. Moreover, the researcher proposed preventive and corrective actions in accordance with the viewpoints of both parties.

Keywords : District Offices / Adjacent Communities / Contractors / Delay / Risk