CHAPTER 5
CONCLUSION AND RECOMMENDATIONS

5.1 Conclusion

In reference to the previous analyses, several significant factors considered crucial in causing disputes in residential construction projects are:

1. Design and information factor
2. Financial factor
3. Quality factor
4. Client-related factor

By citing the FIDIC Green Book Short Form Contract and the Ministerial Regulation No. 31 of 2015 on The Procurement Standards and Guidelines on Construction Works and Consultancy Services, there are several contributing root causes which are potential to trigger the correlated factors such as

1. Contract provisions
2. Contract compliance
3. Standards being used
4. Given time limit

This finding then leads to the clauses establishment which goal is to avoid and or to counter arising disputes if such are bound to happen by governing the stated causes.

As for the second analysis, suggestions being made for the design and information factor govern the issues of:

1. Drawings and specifications (dimension, volume, technical requirements, working methods)
2. Issued time limits
3. Addendums.

Suggested clauses on financial factor cover:

1. Payment and or reimbursement mechanisms

2. Time & budget compensation
3. Retentions and guarantees
4. Penalties
5. Time limit
6. Percentage

Proposed clauses on quality factor define:

1. Defects
2. Notifications
3. Time limit
4. Testing standards
5. Remediations
6. Testing procedure
7. Record of completion in the contract

The client-related clauses revolve around matters such as:

1. Liabilities
2. Time limit on comments, responses, instructions, and or revisions

Finally, to assists small-scale contractors to pursue the negotiation alternative to resolve disputes in residential projects, established models of negotiation process framework for each dispute artifacts are shown in a logical order by the following stages:

1. Preparation stage
2. Information exchange and validation stage
3. Bargaining stage
4. Concluding stage
5. Execution stage of implementing the settlement

5.2 Recommendations

The findings of this study have proven that there are several dominant factors which contribute a substantial portion in causing disputes among residential construction projects. Although given analyses have already underlined the factors, clauses, and its

negotiating procedures, the understanding on construction project disputes especially under the residential scope as a whole is still beyond unrivaled. Therefore, proposed recommendations on further studies will be as proposed:

1. Thorough considerations on broader project types are fundamental to accommodate the real implementation on a project basis. Further improvements on mentioned suggestion can be developed to map the dispute resolutions for more detailed factors such as project value, contract types, and not limited to the location of project.
2. A more in-depth analysis on the idea of utilizing fuzzy logic also provides a more objective and accurate result by calculating the probability on the likelihood occurrence of certain disputes artifacts can be one of many improvements possible to be conducted.
3. Utilizing the coding technique during the clauses and negotiation process framework establishment may provide a more structured yet holistic perspective of the proposed alternatives.

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