

# **A STUDY INTO PRELIMINARY ITEMS AND COSTING FOR HOUSING IN MELAKA**

Prepared by: Lim Woan Shing

## **ABSTRACT**

---

Preliminary is very important for every project. Without preliminaries, the project can't start. It is the initial preparation before the construction start. The items of preliminaries are very important for a project. With the preliminaries items, the operation on site will be more efficiency. Furthermore, preliminaries items also will be the communication and interaction system such as the fax machines and site telephone between the staff, employer and contractor.

However, there are some factors influencing the preliminaries costs during the construction project such as site condition, location of site, plant and equipment and others relevant. Well, it influences the preliminaries costs due to the uncertain amount to be higher in certain circumstances for example, if sites require special measures.

Moreover, the percentage of preliminaries might also goes between 10% to 15% out of the total lump sum of the project. The preliminaries claim consists of initial, recurring and final. Whilst the initial and final portions are fixed costs payable during commencement and at completion, the recurring cost items are usually spread proportionately over the whole contract completion period.