

## **ABSTRACT**

*Construction project is one of the activities that take place within a limited period and with a particular resource. The success of a project is determined by construction of the timeliness, cost and quality specified in the contract documents. In the implementation of construction projects frequent tardiness caused by the parties involved as happened in PT. Multi Kreasi Investama with 11 project undertaken there are 8 projects were tardiness. Therefore, this study was conducted to determine project tardiness dominant factor in the implementation of the projects undertaken by PT. Multi Kreasi Investama.*

*The objective of this research is to measure the rate of project tardiness as material, man power, equipment, financial, environment, change and planing scheduling*

*Data were collected through questionnaires distributed to Managing Director PT.MKI. Questionnaires were distributed only to the person who have the best understanding considered the state of implementation of the project and produce the answers that have been consistent. Data processing is performed by using AHP were stopped on the weighting process to determine priorities*

*The result showed that the environment is a major criterion in the cause of tardiness in completion project PT.MKI, followed by finance and materials. Environmental factors consist of social-cultural factors, the influence of weather and natural disasters. Financial factors consist of the availability of finance for the project and the increase in materials. Factors material consists of a tardiness in the delivery of materials, scarcity of materials, inaccuracy when ordering materials, shortage of materials, and damage to material storage place*

*This research suggested to reduce project tardiness in PT. MKI, It will be wise to socialize the purpose and benefits from the project to develop the surrounding community, and the first to make a deal with the public prior, so there is no tardiness in the project because it will take a long time.*

***Keywords: AHP, Project Management, Tardiness Project***