

### ***Abstract***

*World Bank (1984) in the report titled World Development Report, explained that the construction sector which is part of industrial sector, affects the progress of developing countries, Indonesia is one of them. The parties that involved in the construction service industry are owner, planning consultant, supervising consultant, and contractor. Those parties are bound with construction contract. The construction contracts that commonly used in Indonesia are Lump Sum Fixed Price and Unit Price. Both contracts have differences in the value calculation of contract and contract changing scope. To identify the factors that influence the final account of contract and which contract that seems better to use in some aspects from the viewpoint of service providers, researcher conducts literature studies to develop questionnaire. The questionnaire then distributed to construction projects located in DKI Jakarta. Questionnaire data is then processed by using Relative Importance Index (RII) Method. From the data processing result, the most influential factor for Lump Sum Fixed Price Contract is Variation Order (RII=92%), and for Unit Price Contract is Planning Capability (RII=87%), and the contract type election tendency according to respondents is obtained, in terms of duration, final account, and quality, respondents tend to choose Lump Sum Fixed Price, in terms of rules, respondents tend to choose Unit Price.*

*Keywords: Construction Contract, Lump Sum Fixed Price, Relative Importance Index, Service Providers, Unit Price*