

ABSTRACT

In construction world, it is important to make an agreement about the role and responsibility between all parties that involved with a fair and impartial construction contract. In Indonesia, FIDIC and AS 4000-1997 have been known and generally used as condition of contract that adheres to the principle of "balanced risk sharing" between all parties which imposing the risk to the part that most capable to control it. This research find the importance of understanding the owner's liability which usually be breached and the solution to avoid that condition.

Questionnaire is used to obtain the data. This process done by distributing a list of questions in questionnaire form to be filled by respondents. Those questions are developed from book, journal, previous research and other relevant sources. Hereafter, data analysis is done by SPSS application using validity test, reliability test, normality test, correlation analysis, factor analysis and linear regression analysis.

The result from this research shown that owner's liability which usually breached based on FIDIC and AS 4000-1997 are the liability to: pay the advance payment in determined time, pay as the authorized amount in payment certificate in 56 days, give the authorization of site to the contractor, prepare the drawing in determined time, and give extension of time due to weather condition.

Key words:

Construction Contract, FIDIC, AS 4000-1997, Owner's Liability, High-rise Building.