

Definition of Management

- Management is the art of getting things done through people
- Managers achieve organizational goals by enabling others to perform the necessary tasks by effectively identifying the right person for the right task

"Management is the process of planning, organizing, leading and controlling the efforts of the organization members and using all organizational resources to achieve related organizational goals"

Construction Management

- ❑ Construction management addresses how the resources available to the manager can be best applied.
- ❑ Four M's of construction: Manpower, Machines, Materials, and Money.
- ❑ Construction Management have technical and qualitative aspects.
- ❑ Construction manager must have Operational, Human, and Conceptual skills.

Objectives

- To complete the project in specified time and with allocated budget.
- To Plan and schedule the work and distribute between various departments. Deployment of personnel in Different tasks.
- To achieve High quality workmanship.
- Creating an organisation that works as a team.
- Using the limited available resources and producing maximum output.
- Providing safe and satisfactory working conditions for all personnel and workers.



Functions of Construction Management

The function of construction management are

1. Planning and scheduling
2. Organizing
3. Staffing
4. Directing
5. Controlling
6. Co-ordinating

Planning - Planning involves **formulation of a number of alternative of realistic work plans** for achieving specified objectives and finally selecting a plan which is best suited from the standpoint of available resources and constraints imposed upon the project.

- Planning is the **administrative process** which translates the policy into a method of achieving the objectives.
- How a project will be carried out?
- What materials will be used?
- What equipment and machineries will be utilized?
- What men and staff will be employed?

‘What to do?’ and ‘How to do?’

Scheduling - Scheduling is the **fitting of the final work plan to a time scale**. It shows the **duration** and order of various construction **activities**.

'When to do?'

- Time plan
- Resources plan
- Plan for controlling project
- Schedule of design and drawing preparation
- Work quantities
- Progress of work planned
- Resource allocations
- Budget costs

Organising – Organising is concerned with **division of the total construction work into manageable sections** and systematically arranging various operations by **delegating specific tasks to individuals.**

Staffing – Organising involve the **division of the project work into sections** and staffing is the **provision of people to fill the positions** so created.

- Staffing functions- **Recruiting** the right people, **Arranging staff training courses**, **Carrying out proper staff assessment**

Directing – The directing function is concerned with **training sub-ordinates** to carry out assigned tasks, supervising their work and guiding their efforts.

- The essence of directing lies in the **ability to motivate people individually and as groups** to utilize their creative efforts in achieving specified objectives.

Controlling – Controlling is necessary **for ensuring effective and efficient working.**

- It involves **a constant review of the work plan to check** on actual achievements and to discover and rectify deviations through appropriate corrective measures.

Co-ordinating – This is a process where the **framework of the organization** is made to operate smoothly with the flow of information, decisions and results in every direction.