

# Research on the Problems of the Management of Housing Construction and the Countermeasures

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**Abstract:** With China's scientific and technological development and social progress, people's living standards have been greatly improved, and people's demand on housing is higher than before, so that China's construction market competition has become more intense.

If China's construction enterprises want to survive and develop in the new competition mechanism, it is necessary to strengthen the housing construction management, to make the housing construction's problem can be guaranteed such as safety, quality, cost and so on, and then to enhance the competitiveness of enterprises in the market economy.

Therefore, this article analyzes the existing problems and solutions of the housing construction project management, and puts forward some relevant suggestions for the reference.

**Keywords:** Housing Construction; Management; Problem; Countermeasure

## 1. Introduction

China's housing construction industry is developing rapidly. There are many problems in the housing construction management, so that the safety and quality of housing projects cannot be effectively protected. In many remote areas, the phenomena of housing construction projects are not up to standards and unqualified construction inspection could caused great threat to people's lives and properties.

Therefore, in order to improve the quality and safety of housing construction and strengthen the competitiveness of enterprises, this article discusses the existing problems and solutions of the quality management of housing construction projects.

## 2. Management Problems of Housing Construction Project

### 2.1. Lack of technical personnel, housing construction level need improvement

In the construction of the housing construction project, a wide range of factors to be considered in order to protect the quality of the project, so the construction is not a single project, but involves a lot of building aspects, such as foundation construction, public facilities construction, etc. It should be noted that the construction of public facilities is in fact a higher demand, as well as the different construction projects need different technical requirements, therefore, housing construction projects on the technical requirements are relatively high. However, the current

domestic housing construction workers are mostly migrant farmers, they generally do not have a high level of culture, so that the housing construction skill is not guaranteed, which also affecting the housing construction's safety and quality.

### 2.2. Construction workers' personal quality is low, management is not appropriate

Types of housing construction are much more complex, generally including residential buildings, commercial buildings, etc., different buildings will have different construction models according to the difference of use. And these construction models are mostly controlled by managers, therefore, the quality of managers have a great influence on the quality of housing construction projects. When managers manage the construction process, improper management or inadequate management and other issues will directly affect the quality and safety of the building after completion. In addition, there are many construction managers, although they have a fairly thorough management program and management model, but they do not apply technology to construction management, but identify loopholes, and then do shoddy work and use inferior material, shorten construction project's construction period, etc. to seize economic interests which have very serious impacts on the quality of housing construction. On the other hand, if the manager loose on the management, the construction workers will not observe the rules, then the probability of problems and errors in the construction will increase, so that some of the construction process and steps cannot be carried out

in accordance with the relevant requirements, or the order of construction is reversed or other issues, also will have great impact on the quality of housing construction.

### **2.3. The competitive behavior is unfair and the purpose of competition is biased**

The present day China's economic development is very rapid, urban development has gradually step into modernization, thus the need for the construction industry is growing, which makes the development of the construction industry growing, also greatly enhance the number of employees engaged in the construction try providing a great help for China's employment problem. But at the same time competitive pressures between enterprises become greater, so many companies in order to save costs and improve economic interests, they could not bear the temptation to produce "disgusting competition", in other words enterprises in order to win greater profits, and deliberately reduce their own costs in market bidding, but in the back they reduce the quality of building materials, that is very unfavorable to the construction of high-quality construction houses. In addition, in order to save costs, some companies reduce regulatory expenses on project safety management which make the project construction process couldn't be effectively managed, thus affecting the quality of construction projects. Some enterprises even worse, they refused to provide the helmets in order to reduce the cost. In the construction of such enterprises, construction safety, construction quality and so are a tale of a tub, so that enterprises cannot foothold and development in the current market competition. Therefore, we must ensure that the competition between enterprises can be fair and just, enterprises must adhere to the bottom line, to be able to steady forward in such a fierce society.

## **3. Measures to Solve the Problem of Project Management**

### **3.1. Establish and improve a complete project management system**

In the construction of housing construction, the decisive factor in building quality and safety is man-made management, but also a reflection of whether the project management system is perfect. Therefore, so as to improve the construction's quality and safety, strengthen human factors' control and management, we must establish and improve a complete set of project management system, and then from the overall to control the management of construction projects ,mainly including to develop a complete set of project management program, and made into an important documents to preserve, so that the project's investment, construction progress and project quality control, etc. can always be clear. Then, ensure that the construction of the design, safety, envi-

ronmental and other aspects can be effective control and management. Enterprises only have a sound management program, could be better to deploy the project and improve the construction program, so that the construction progress can be carried out under the relevant requirements and norms, and thus guarantee the quality of the project to maximize, at the same time effectively avoid personnel casualties in construction process.

Finally, the construction enterprises in the construction of the project, must adhere to the national standards, and manage the project strictly according to the management plan stipulated by the state. Only in this way could improve the quality of engineering construction, could ensure enterprises walk stability and harmony in the fierce market competition.

### **3.2. Strengthen the quality and skills of construction workers**

At present, science and technology develop rapidly, but the construction industry relatively do not need high level technology, so they have lower requirements of the employee, and the workers' income is relatively good, so there are many farmers willing to join in such work. However, these construction workers just learn some related knowledge in the construction process and then enhance their own experiences and skills, and do a better job during the construction work. But they are not professionally trained and educated, only a small number of core technical personnel were subject to some technical training, this situation led to more serious polarization occurring among the construction workers. However, this situation has many unfavorable effects on the construction of construction projects.

Therefore, enterprises should take some measures, such as inviting the related professionals to carry out professional knowledge training for those construction personnel, they get a chance to learn technology, so as to effectively improve the quality of construction building. In addition, although the enterprises have lower the recruitment requirements, but they should pay attention to that, set regular inspection and training for these construction personnel to ensure that they are able to master the most basic technical essentials , so they can do better for the construction project, on the other hand, it could encourage the construction personnel learn professional knowledge actively, enhance their self-safety awareness and self-protection ability, not only effectively reduce the construction personnel' safety accidents, but also guaranteed the project's quality , and enhance the enterprises' images at the same time. The reputation and credit of the enterprise are promoted; competitiveness of enterprises is enhanced, but also effectively avoids the vicious competition among enterprises. In addition, the current construction industry in China' cannot be separated from reinforced concrete and other building materials, there-

fore, the raw materials have an decisive impact on the quality of the project construction , so the enterprise management system must pay more attention to the selection of raw materials. If necessary, develop relevant rules and strategies, and the established relevant departments to ensure the quality and security of the building.

### **3.3. Establish an innovative project management system**

Due to the rapid progress and development of today's society, in order to make the development of the construction industry keep up with the pace of the times and meet the requirements of modern development, it is necessary to carry out effective innovation and development of the enterprises' project management mechanism. Enterprises should be based on the actual situation and related requirements, establish and implement a scientific and appropriate management program. In the construction process, pay attention to the construction projects and responsibilities, at the same time a coordinated approach is needed to management of each project. In view of the problems in the construction of the project, actively take the relevant measures to solve, and thus improve the overall construction efficiency. This requires enterprises facing up to their shortcomings, starting from their own management system , adopting innovative development and strengthening, so as to build a good internal management environment to ensure that enterprises can meet the requirements of modern development. At the same time, it also can effectively reduce the risks encountered by enterprises, and the better to ensure that the contract signed by the two sides can be effectively implemented, and then further enhance the level of enterprise management, to promote enterprises stepping forward more stable in the fierce competition.

### **3.4. Control the quality of construction scientifically**

The effective control of the quality of construction is the basic premise to ensure the quality of housing construction and safety; therefore, the construction workers in the construction process must start from the following aspects:

#### **3.4.1. Building objectives are clear**

In the construction process, the building objectives must be clear; this is the basic requirements to ensure the safety and quality of construction. Workers in the construction process must pay attention to the safety of the construction site. The construction materials which will be used in the construction must be strict checks and control in accordance with the relevant requirements to ensure that the quality of construction materials is no problem. Both sides of the contract should regard life first as the basic construction principle, low toxic construction mate-

rials should be strictly prohibited, resolutely resist, ensuring the safety of construction personnel or other people's lives and property safety.

#### **3.4.2. Pay attention to construction details**

As we all know, details make a difference, especially in construction. The construction personnel must be more careful, they should make strict checks on projects and construction links to avoid the small mistake caused a huge harm. For example, in the construction of residential housing for civilians, we must pay more attention to the places they often stay , such as bedrooms, and we must not allow any problem appear, so as to ensure the safety of the residents' housing.

#### **3.4.3. Using new building materials and technology**

Due to the rapid development of science and technology, many new building materials and construction technologies appear, that will be very beneficial to the quality and safety of housing construction and they meet the requirements of modern development. Therefore, the traditional construction technology couldn't meet today's housing construction requirements, so we must be innovation. Dare to practice and develop, bold to apply those new building materials and technology to the modern housing construction to enhance the quality of housing construction.

### **3.5. Strengthen the management of on-site visas**

On-site visa is an indispensable activity in the current housing construction project. Therefore, in order to ensure that the construction can be carried out with high quality and efficiency, we must guarantee the quality of the on-site visa. On one hand, we can establish a sound and perfect on-site visa system, for those temporary visa companies must also have a design unit to participate in the visa, and put on record together to ensure that the construction organization could carry out the normal construction; on the other hand, the visa must follow the relevant guidelines and requirements, couldn't omitting some intermediate process just because of the peculiar of some units. At the end of the visa, the relevant staff should take a strict acceptance and check, and make records.

## **4. Conclusion**

In short, in today's rapidly developing society, in order to ensure that enterprises can develop steadily in the fierce competition, we must strengthen the internal management of housing construction. Aimed at the current housing construction problems, take relevant measures actively to solve, and thus ensure the quality of housing construction, so that people can live safely, only in this way enterprises can get long-term development.

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