

On the Quality Management of Development and Construction

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Abstract

With the vigorous development of socialist construction and the reform of housing system, the comprehensive development of urban construction, as a new industry, is rising in the whole country and shows strong vitality. It plays a great role in implementing city planning, changing city appearance, perfecting city function and promoting coordinated development of city economy and society. The management personnel must attach great importance to, strengthen the guidance, the city construction comprehensive development work well, the key is to comprehensive development of the work to manage well. From the analysis of the importance of quality management, this paper studies the main tasks of quality management, quality management system, main ways of quality management and quality management in various stages of comprehensive development.

Keywords

Comprehensive Development; Quality Management; Urban Construction.

1. Introduction

The comprehensive development of urban construction is a more complex and multi-disciplinary system engineering, which always adheres to the principle of "unified planning, reasonable layout, comprehensive development and supporting construction". It is the concrete embodiment of advanced socialized large-scale production mode in urban construction, and becomes the main mode of urban construction in the future. As the management of comprehensive development of urban construction, it can be divided into planning management, technical management, quality management, project management, operation and sales management and financial management, etc. The following focuses on the quality management of development and construction.

2. The Importance of Quality Management

The quality management of development and construction is an important link of comprehensive development and management. It is an important guarantee to realize the policy of "100-year plan, quality first". The quality management of comprehensive development is not only the quality of engineering, but also the comprehensive evaluation of the quality of work and physical engineering in the whole process from project approval, feasibility study, planning and design, construction drawing design, engineering construction to after-sales service. It includes the following contents:

1. Quality of development and construction work. It is comprehensive development management, technology management, management ability, work effect and depth standard are a reflection of the quality system work, it is difficult to express in data and scale, but in the process of development and construction after use, and built by it reflect social effect, economic effect and using effect are concentrated.

2. Project quality is a natural attribute that can meet the needs of national construction and people's lives after construction products are completed and put into use. It reflects the use

value of products and the comprehensive reflection of product characteristics in the design and construction of construction projects.

3. The Main Task of Comprehensive Development and Construction Quality Management

In the process of development and construction as the organizer of the development project, the evaluation, demonstration and management supervision of the development project is also extremely important, which is the main task of the development and construction work. This work mainly grasps the following points:

1. Implement national policies and regulations on urban construction and give full play to the management level of design and construction departments to improve the quality of development and construction.
2. From the actual point of view, based on the existing economic and technological basis, from the beginning of the project, strict quality requirements in each link, correct grasp of standards, improve quality awareness, and have a higher requirement for the comprehensive development of each work.
3. Comprehensive quality supervision and management in the construction process, according to the norms, standards and provisions issued by the state to assist the construction units to good quality control, so that the construction projects meet the construction acceptance specifications and quality inspection and assessment standards.
4. Set up a sound quality assurance system, according to the different stages of the development, clear all departments to each technicians and management staff in the division of responsibility, authority, and quality assurance, and according to the size of the development project and verbosity to establish a corresponding quality management system, formulate strict management system, and design and construction units to cooperate with each other, Carry out strict inspection and supervision on the quality of the project.

4. Develop a Quality Management Assurance System

The quality system mainly includes planning and design, construction and supporting services in three stages of quality management. The quality assurance system mainly completes the following work from the aspects of organization, management, supervision and inspection:

1. To establish a management organization, clear responsibility division of labor, the implementation of quality management measures, quality goals, this requires a certain organization guarantee, especially in the comprehensive development is different from general building construction activities, it includes the planning, construction, operation and comprehensive application of technology and management, therefore it is necessary to establish the corresponding management system, to adapt to the needs of the quality management work.
2. Formulate clear management objectives and development plans. Quality development planning is the goal of all management work and the basic means to coordinate quality management activities, as well as the direction of quality management efforts of all departments. Therefore, only a clear goal and plan can improve the driving force of quality management and the development level can be continuously improved [1].
3. Establish relevant quality management systems. Only when all departments follow the unified system and procedures can they be carried out in a coordinated, orderly and standard way. The system of comprehensive development quality management mainly includes: project demonstration system; Scheme selection system; Drawing joint examination system;

Inspection and acceptance system and various post responsibility system. It is beneficial to ensure quality to constantly enrich and adjust in actual work.

5. Overview of Construction Project Quality Management based on the Developer's Perspective

We must do a good job in project quality management. In the preliminary work, attention should be paid to surveying the target area. The project construction unit shall pay attention to cooperation and coordination with the supervision department. Carry out quality management and pay close attention to the quality of control units. The role of governance is to fully support the regulatory agencies in implementing all aspects of quality supervision. Regulators will appoint experienced and experienced personnel. The quality supervision profession is responsible for the establishment of quality supervision and control projects in each link, and adheres to the principles of preventive control and correction to control possible quality problems. Everything is in a flowering state, so in order to prevent the danger from spreading to the construction project, causing greater losses and negative effects. The person in charge of supervision must conduct in-depth research on various national standards. In terms of project quality, it has undergone strict supervision to ensure that the project construction has a high degree of legality and scientific city. The quality management of related links strictly controls the system and implements management responsibilities at a micro level.

6. Construction Project Quality Management Issues

6.1. Lack of a Complete and Standardized Engineering Quality Management System

By observing the construction situation of some engineering construction projects, the author found that there is no standardized engineering quality management system in terms of quality management. Different quality management standards and excessive decisiveness have seriously affected the effectiveness of quality management. Especially in the construction process of many engineering projects, the human resource team of the construction company is unstable. Frequent turnover of personnel. The personnel team cannot formulate strict standards and management measures. And the level of system management system is not enough. Therefore, the company's construction quality management is comprehensively weak. There are many loopholes and problems. It is difficult to provide guarantee and support for the strengthening of the organization. Quality Control.

6.2. There is no Strong and Effective Connection between Theory and Practice

The theory and practice of quality management are not touched in construction projects. In actual operation, the technology and process at the operational level lack support for supervision and quality control methods. And the outdated quality control standards of the quality management methods used by the organization are no longer valid. This is the beginning of the implementation of the real work project plan of modern engineering construction, the developers did not pay enough attention to quality management issues. The technical and theoretical standards of quality management have not been compared with actual conditions. And there is no effective improvement, which leads to a disconnect between work theory and practice. This standard does not apply to actual work.

6.3. Developers are Aware of Weak Risks

Some developers overlooked the benefits after construction. However, insufficient attention has been paid to project quality management and risk damage. They focus on cost control and schedule control. And only focus on cost-saving and cost-reducing methods to complete the

construction on time, without worrying about quality control and project control. Therefore, the quality control of construction projects is insufficient in many aspects. And relax the quality control to keep up with the construction period and save money. Costs lead to serious quality risks in project construction.

7. Comprehensive Development of Quality Management Mode

The planning and design, construction drawing design and engineering construction of comprehensive development are mainly entrusted to relevant professional departments. The requirements, suggestions, inspection and control of these work are also extremely important in the development contract, which mainly includes the following ways:

1. Determine the standard and entrust a special quality supervision agency to carry out comprehensive supervision. If the project quality, entrust the quality supervision station to carry out the inspection and supervision of the whole process of construction; For construction drawing review, center the blue prints. the design carries on the review of all aspects, to check out the problem shall be ordered to be revised drawings design unit, in addition to the department of quality control of construction quality supervision and inspection, development company can entrust quality supervision department with the development of the company in the construction site management, make the quality of the daily supervision and inspection.

2. Clear goals, establish institutions and supervise by themselves. Self-supervision is conducive to the systematic quality management, strong consistency and integrity, can grasp the quality dynamics in time, so as to take timely measures and countermeasures.

- 3 Is an object with a comprehensive development project, cooperate with the design units, construction units, the tripartite joint administration of quality supervision, evaluation, inspection agencies, to implement the whole process of management, all activities that focus on the power of design, construction, development and management three aspects to solve the lack of talent development company itself, professionals do not complete a phenomenon.

8. Comprehensive Quality Management in All Stages of Development

Comprehensive development quality management can be roughly divided into four stages, that is, planning and design stage, construction preparation stage, construction stage, after-sales use stage.

8.1. Quality Management in the Planning and Design Stage

Adhering to the principle of "unified planning and supporting construction", development and construction takes planning and design as the first step. The quality of planning and design determines the economic, social and environmental effects of a development project after completion, and is the key to development and construction. To improve the quality of planning and design, we must do the following: (1) for the planning and design to provide complete technical conditions and complete design basis, so in front of the commissioned design to the construction purpose and basis, construction scale and investment, construction period, to achieve the benefit of the standards to provide comprehensive for design units, design units to provide high quality according to the requirement of planning and design (2) seriously do a good job in the selection and design of program evaluation, It is an important link to optimize the design and improve the design quality to organize professionals to compare, select and evaluate the design effect of the proposed construction project.

8.2. Quality Management in the Preparation Stage of Construction

This stage is the design documents and construction drawings have been complete, the project is about to carry out the construction site under the conditions of economic, technical,

organizational preparation work. The management of this stage is not only related to the efficiency of construction, but also the basis of quality management after the project starts. Usually, to do a good job in the following aspects of the work :(1) design disclosure, the organization of drawing joint review. Design drawings are the basis of construction. Relevant personnel must understand and be familiar with the drawings to ensure construction according to the drawings. At the same time, through joint examination, errors in the drawings and those that are not convenient for construction or difficult to ensure construction quality can be found and adjusted and improved [2] (2) to improve the quality of construction organization design. This is not only to ensure that the project economic and reasonable, planned in order to carry out the prerequisite guiding document, but also for the comprehensive implementation of construction quality management in the organization, technology, measures to create the necessary conditions, so as to ensure the realization of the project quality objectives (3) strict bidding management, select the construction team, To ensure the quality of the project in addition to the organization and management, technical measures to give the necessary guarantee, another important factor also depends on the level of the quality of the construction team, so it is necessary to strict bidding management, the real quality of good, high level of the construction team down, to do a good job in the quality of the project to lay a human foundation.

8.3. Quality Management in the Construction Stage

The construction stage is the practice of the design idea and the physical manifestation, and the physical and chemical process of the design work through the comprehensive effect of artificial, material, machinery and construction technology. This stage is the main link of quality management, to do a good job in the construction stage of quality management needs to do the following points :(1) pay attention to the main methods of construction quality management. First need to pay special attention to the construction technology of management, technology is directly processing and modification technology and methods of the object of labor [3], each subdivisional work in construction project is according to certain procedures, methods, plans and skilled labor to complete, so from the point of view of construction quality, process control well can fundamentally reduce the occurrence of unqualified, To improve the quality of operation stability, and achieve the goal that guarantee the quality of engineering (2) to supervise the process control in the process of construction, to prevent the occurrence of unqualified share or unqualified parts, must be to do every working procedure quality control, which is on the process without acceptance shall not construction of next working procedure, this is to guarantee the quality of basic, also is the main points of the construction process of quality control.

8.4. Basic Means of Quality Control in the Construction Process

In addition to applying the above methods, effective control means should be adopted to improve the quality of the project. (1) set up administrative control, set up the management right is the precondition of process quality control, is a statistical method is applied to implement quality control (2) to establish a special quality inspection team (3) in order to give full play to the construction quality control in the process of prevention, must often systematically grasp of contracting construction units during a certain period of time the present situation of the construction quality, Analyze the rate of excellent and good products, the rate of qualified products and its distribution and consider the construction video of the project, so that the cause of the problem is clear, the quality situation is well known, and the project quality is well paid attention to with a definite object in mind.

8.5. Strengthen the Connection between Construction Management and Project Management of Construction Units

Developers must do a good job in project construction quality management. Verification must be done at the beginning of the project. And carry out strict quality control during the construction process. Responsibility and strict quality control must be maintained until the project is completed. Project management is an important part of any developer management work. This is directly related to the effectiveness of the developer's quality management tasks. And play an important role in project management to realize the benefits of global Lanxi developers. Combine the two, implement advanced project management measures, and strengthen quality supervision and construction supervision. And prove and improve the construction quality of the project.

8.6. Clarify the Content of Construction Project Quality Management

Developers must do a good job in project construction quality management, first, they must thoroughly clarify the content of management research, review project construction plans and design control management methods. Related issues the content of quality management provides laws and regulations that meet actual requirements for quality management. And provides a practical quality management method.

8.7. Establish an Effective Management and Quality Control Mechanism

Effective management and quality control mechanisms should be established in the process of project construction. Quality management must be carried out in accordance with the principle of equal responsibilities. Equal rights and governance will gradually reduce supervision and management and implement the responsibility red process at the micro level of each construction project. Through the establishment of strict and systematic quality control and management mechanisms, the quality control and control of each operation link will be strictly implemented. Use quality management methods to discover problems in time, assume responsibility, repair and modify projects. And effectively guarantee the delivery date. Quality meets the required requirements.

9. Conclusion

To sum up, it is of great practical and long-term significance to pay attention to the quality management of development and construction. The quality level of comprehensive development is not only reflected in the quality of the project, but also the overall effect of the city. Without quality, there will be no benefit, and there will be no solid material and economic foundation. High quality development and construction level for people to create a significant social benefits, good quality, beautiful environment of the building products, to make greater contributions to the country's economic construction.

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