

Abstract:

In order to detect the main efficiency killers in a construction project life cycle a pre-research was carried out. The question why the “costs per unit” are decreasing since years in the automobile or computer industry and, on the other hand, constantly increasing in the construction industry formed the basis for that question.

A project life cycle investigation in terms of time, costs and quality as well as the consideration of the practical experiences of blue-collar workers up to the management staff provided the main reasons. A solution can be found in the implantation of the Lean construction management system. But a transformation of some specific principles must be assessed. Therefore further research is required.

Keywords: *efficiency killers; costs per unit; project life cycle; Lean construction*