Quality assurance covers the whole construction process from design, construction to maintenance. Since the contractor is involved in the construction, quality assurance is taken in this study to refer to setting up of Quality Management Unit headed by Quality Assurance Manager or Quality Engineer with his staff to establish and maintain a quality system in accordance with established standards in order to ensure that the works are carried out in accordance with the client's requirements.

From the study, the concept of Quality Assurance during construction and the methods in establishing a quality system during construction are discussed.

General surveys were conducted to examine the attitude of developers, contractors, architects, and engineers in the construction industry. A case study to examine the results of a quality system established in one of the major projects was carried out.

From the study conducted, it appears that there is a necessity to set up quality systems in the construction projects although provisions have been made within the technical specifications and the contractual framework of the construction industry.
From the case study conducted, it appears that the quality of the construction projects will not be improved when the contractor is being asked contractually to set up a quality system in the construction project as there are some other factors which could seriously affect the quality of the project like design factor, attitudes of the contractors and sub-contractors towards quality of works etc.

Therefore, it appears that there is a necessity to adopt a Total Quality Assurance Concept in all construction projects in order to ensure quality works.