

REASON OF DELAYS IN CONSTRUCTION INDUSTRY

In construction industry, delay could define as the time overrun either beyond completion date specified in the contract, or beyond the date that the parties agreed upon for delivery of a project. To the owner, delay means loss of revenue through lack of production facilities and rent able space or a dependence on presents facilities. The cause of delay can be categorizing into the following 8 major group:

- 1) Client related factors include finance and payments of completed work, owner interference, slow decision making and unrealistic contract duration imposed by owner.
- 2) Contractor related factors include site management, improper planning, inadequate contractor experience, mistake during construction, improper construction method, and delay causes by sub-contractor. Delays caused by subcontractors are included among the contractor's factors because the latter is fully responsible for the delays caused by his subordinates.
- 3) Consultant related factors include contract management, preparation, and approval of drawings, quality assurance/control, and long waiting time for approval of test and inspections.
- 4) Material factors include quality and lack of planning.
- 5) Labor and equipment factor include labor supply, labor productivity, and equipment availability and failure.
- 6) Contract factor include changed orders and mistakes and discrepancies in contract document.
- 7) Contractual relationship factors include major disputes and negotiations during construction, inappropriate organizational structure linking all parties involved in the projects, and lack communication between these parties.
- 8) External factor includes whether conditions, changes in regulations, problem with neighbors and site condition.