

Contractor-Related Factors and Effects Contributing to Project Time Delay

Prepared by: Tey Khai Theng

ABSTRACT

Construction delay happened when the project cannot be delivered within the estimated time. This is a very common issue faced by developing countries. There is 17.3% of construction projects still experience more than 3 months of delay and some of the projects are abandoned in Malaysia construction industry. Therefore, it is important to build up the awareness of factors lead to construction delay as well as the consequences of construction delay among the construction industry professionals. This research aims is to provide a holistic view of the main factors contributing to time delay in construction project in Malaysia and the way to tackle it. Whereas the three objectives that formulated in this research are, (1) to identify factors that contributes to delay in construction projects; (2) to identify factors that contributes to delay in construction projects; and (3) to offer the solutions and recommendations to minimize/avoid the time delay. During data collection stage, over one hundred questionnaires were distributed and 36 responses received. In order to obtain different point of views, questionnaires were distributed to contractor firms, consultant firms, and developer firms. Six factors that commonly lead to construction delay in Malaysia construction industry were identified through literature review, namely poor site management and planning, construction mistakes and defective work, contractor's finance, labour shortage, coordination problems and materials shortage. From data collected, the three most important factors were found to be poor site management and planning, construction mistakes and defective work, and contractor's finance. Besides of that, the research shows that extension of time (EOT), cost overrun, and lost productivity and efficiency are the most common consequences of construction delay.