

Delay Causes of Construction Projects

إعداد الطالب/ ذكريا شتات

إشراف/

العام الدراسي:

2024

This research focuses on the significance of examining the construction sector by identifying the discrepancies between theoretical knowledge and practical application, specifically in relation to delays in project completion.

مشكلة الدراسة:

There are many reasons for project delays, often stemming from issues related to one of the three key stakeholders: contractors, consulting , and owners, as well as external factors. Delays in project completion negatively impact the project's success and can lead to disputes and complications among the involved parties. These delays also affect society at large, highlighting the importance of this study, which aims to determine the responsibility of each of these three main stakeholders in contributing to project delays.

أهمية الدراسة:

the importance studying of project delays is because they can undermine the timely and cost-effective delivery of construction projects, causing disruptions that impact all involved parties. Promotes smoother project execution, minimizes disputes, and helps safeguard the broader economic and social benefits tied to successful project completion.

أهداف الدراسة:

1. To identify the effects of delays on construction projects.
2. identify the major causes of delays in construction project
3. To develop a framework that recommends strategies to reduce delays

1. Analysis the reason of project delaying (due managerial or technical).
2. the defactes of delay in the completion of construction projects.
3. The effects of wrong estimation of resources on delay construction projects.

1. Contractor-Related Hypothesis: Delays in project completion are significantly influenced by contractor-related factors, such as poor management, labor shortages, or inadequate resource allocation.
2. Consultant-Related Hypothesis: Delays in construction projects are partly caused by consultants' inefficiencies, such as slow decision-making, design errors, or delays in approvals and inspections.
3. Owner-Related Hypothesis: Owner-related factors, including delayed payments, frequent design changes, and inadequate communication, contribute significantly to project delays.
4. External Factors Hypothesis: External factors, such as unforeseen weather conditions, regulatory changes, or supply chain disruptions, have a significant impact on project delays.

1. Role of Stakeholders:

Studies have examined the roles of different stakeholders in contributing to delays. Research by **Assaf and Al-Hejji (2006)** indicated that owner-related issues, such as late payments and changes in project scope, were significant contributors to delays.

2. Causes of Delays:

Many studies have identified various causes of delays, such as inadequate project planning, poor communication among stakeholders, labor shortages, and unexpected site conditions. For example, a study by **Alaghbari et al. (2007)** found that the top causes of delays included material shortages, poor site management, and lack of coordination among contractors and subcontractors.

المنطلقات النظرية للدراسة:

This research will be initiated by descriptive analytical approach

المنهجية وطرق البحث:

1. literature method
2. Document Analysis
3. Simulation and Modeling

أدوات الدراسة :

by using the project management tools that learned during this major can enhance the effectiveness of research on project delays, facilitating data collection, analysis, and ultimately leading to better understanding and management of delays in construction projects.

حدود الدراسة :

Focusing on the causes and reasons for construction dela

1. "Construction Delays: Understanding Them Clearly, Analyzing Them Correctly" by Andrew Civitello Jr(2017) .
2. "Project Management in Construction" by Chris Hendrickson and Tung Au(2008)
3. Alaghbari, W., Kadir, M. R. A., Salim, A., & Perkins, S. (2007). "The significant causes of delay in building construction projects." International Journal of Project Management, 25(5), 511-516.

