

ABSTRACT

Construction industry is considered as a backbone in a developing country such as Pakistan. A country's economic status depends upon how well served the country is by different modes of Construction projects. However, in the construction projects, Pakistani industry is facing problems of construction delays due to various causes. Delays may be due to poor planning that could be compiled into various categories. All these delays ultimately lead to failure of projects. Under these circumstances; quantitative analysis studies may be required to establish reasons of delays. Present research was focused on investigating which are various categories of delays and their possible reasons. An extensive literature review was conducted to establish possible categories of construction project delays around the world in the first phase of this research. It helped to identify broad delays categories based on issues related to Equipment, Material, Management, Construction Management problems, Clients and Consultants. These delays affected the project timeline and created conflicts between parties as well as effect a time and cost overruns of the project. Most of the times construction engineers were faced with these delays during the implementation of a project. A questionnaire was developed to interview various stakeholders of construction industry in Pakistan to identify delays being faced in this country. A total of 110 respondents with various level of experience in the industry were approached to provide input to the survey. Statistical tools were used to analyze the results of surveys and develop inferences based on collected data. The results showed that broad categories of delays were somewhat the same as observed in literature. However the delays could be improved by better planning, management, site coordination, resolving approvals issues, meeting financial deadlines, taking remedial actions in adverse weather conditions, focusing on critical as well as noncritical project activities, taking care of excusable or non-excusable delays, management for compensable or non-compensable reasons of delays, investigating concurrent or nonconcurrent delays and mitigating risks on time and with sufficient resources.