

Delays In Construction Project: A Review

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Abstract -Delays are unique one in every construction project and are issues facing in construction delay. The delays in construction sector are global phenomenon. Delay is the condition where a project does not complete within the designed schedule. Delay means loss of revenue through lack of production facilities or present facilities. The delays causes are due to shortage of materials, shortage of labours, and problems gained by suppliers and sub-contractors. The delays are categorised types and delay causes are due to clients, contractors, consultants, designer, materials, equipment's, labour, and external factors. The aim of this paper is to review the relevant literature that published related to delays in construction project. By studying research papers, focused on various categories of delays, causes of delays, details delay analysis.

Key Words: Delay in Construction, Causes of Delays, Projects Delay, Delay analysis, Effects.

1. INTRODUCTION

In construction project, the delay is analyzed as the factor of time and money. The delays caused due to poor managerial skills and due to unavoidable circumstances. The lack of planning and poor understanding and communication between the top and lower levels of management. It is understood that the construction delay is critical factor affecting to deliver the project in time, within budget, and expected quality.

Completing project on time is an indicator of efficiency, but most of construction process is subject to variables and unpredictable factors resulting in loss of interest of stakeholders. Prevention of delays by adopting innovative and teamwork helps in planning and analyzing the requirement in details which allow distribution of resources and identifying the risks.

2. OBJECTIVES OF STUDY

1. To identify the sources of delays for construction projects.
2. To identify the main causes/reasons of construction delays.

3. CAUSES OF DELAYS

The cause of delays in construction projects are numerous and unique, the management need to be caution to all causes. The delay is due poor communication between the departments. The groups such as the **client, contractor, consultants, materials, equipment, labor, and some external causes.**

Lack of communication and mis communication has also bad impact on a project leading to confusion for everyone. Poor communication is a reason to disputes in construction projects. Real time communication is always important when it comes to keeping everyone on same page, mistakes can often be avoided in construction.

4. EFFECTS OF DELAYS

There is significant effect on the project which contribute to project delays. The consequences of delay are different for different type of project.

It is found that delay problems occur due to the **disputes, cost overrun, time overrun, total desertion, litigation, lawsuit, abandonment** etc.

3. CONCLUSIONS

A construction project is successful when work is done, under proper planning, under budget and under time. The delay has been one of the major problems in construction projects. The cost overrun and cost overrun contribute to elongation of project duration with losses and expenses during delay period. The above-mentioned group of causes of delay, and effects of delay mainly contribute to increase in total cost of project.

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