Abstract

In the construction industry, many projects experience extensive delay and thereby resulting in time and cost overrun. Project extension will result in disputes between the various parties and the possibility of claims for damages. This research looks into the characteristics of the project and attempt to analyse the relationships between the different factors and construction time delay of the projects. The study is base on the quantitative data extracted from 23 cases. The four aspects that are used for the investigation are 1) the type of procurement used in the projects 2) the size of the projects, (contract sum) 3) the type of building projects; and 4) the number parties involved in the building projects. The results of the findings show that delay of duration in the projects depended on more than just the four factors listed above. Given the dependent nature of the construction projects and the unique characteristics of the projects, one must fully understand the complex interaction of the project environment in order achieve optimal performance.

The results provide a useful view for the practitioners in the industry as to what are the possible areas that will influence the duration and the delay of the projects. It provides an understanding of the project environment as a whole.