CAUSES OF DELAYS IN IRANIAN CONSTRUCTION PROJECTS

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Abstract
Many construction projects are carried out around the world but only some of them are completed on time. Many factors indicate the success of a project such as: completion on time, within budget, within specified quality, satisfaction of the client, and the rate of change order. Delays in a construction project can be regarded as failure. This paper aims to investigate the causes of delay in Iranian construction projects. This research was conducted by questionnaire survey to solicit the causes of delay from the viewpoints of clients, consultants, and contractors. One hundred and twenty five sets of questionnaires were distributed to the respondents. The results demonstrate that finance and payments of completed work, improper planning, site management, contract management, and lack of communication between the parties are the key reasons for delay.

Keywords
Construction Projects, Delays, Contractors, Iran.

INTRODUCTION
The construction projects play an important role in national development. According to Sweis et al. (2007) delay in construction projects is an integral part of construction project life. Sambasivan and Soon (2007) point out that delay in construction industry is a global phenomenon. Assaf and Al Hejji (2006) as well as Stumpf (2000) indicate that a project completed within the specified time is a rare event even with today’s advanced technology, and management understanding of project management techniques.

Assaf and Al-Hejji (2006) defined delay in construction projects as time overrun beyond completion date specified in a contract, or the date that the parties agreed upon for delivery of a project. In addition, Stumpf (2000) defined delay as an act or event that extends the time required to perform the tasks under a contract. It usually appears as additional days of work or as a delayed start of an activity. Stumpf commented that different methods for analyzing schedule delay lead to differences of opinion between the owner and the contractor. To the owner, delay means loss of revenue through lack of production facilities and rent-able space or a dependence on present facilities. In some cases, to the contractor, delay means higher overhead costs because of longer work