الحمد لله الذي نسبناه وعبدناه وعهدنا عليه.

إذنا نستعين به في سبيل الله.

لا غالب إلا الله.

لا الصالحين إلا الذين آمنت عليهم عصواتهم، ولا المغصوب عليهم صرط الذين أنعمت عليه.
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Abstract

Execution time is one of the performance measures of construction projects, which are time, cost, and quality. Project success is measured by these measures which show the performance of the construction parties involved, mainly the owner and the contractor. This study presents the results of a survey undertaken to determine and evaluate the most severe and most frequent factors causing delay in Sudan and Dubai construction projects. A survey based on a questionnaire was carried out among randomly selected contractors, consultants, and owners. The experience-based survey is a crop of over sample 1363 construction projects that had been experienced by 50 professionals (contractors, consultants, and owners) from Sudan and the Dubai and covers 61 previously identified delay factors, grouped into five major categories. The main causes of delay are analyzed and ranked according to their frequency of occurrence and severity.

The results of the study proved that construction projects suffer delays. 98% of participants were involved in projects that had not been completed as planned. Furthermore, % 72 of projects in Sudan had been subject to delay. However, results were found in the Dubai as 73 % of projects in Dubai had been completed within the project plan or before and 27% of the Project delayed. It was also found that the causes of delay are different between Sudan and Dubai. However, relatively similar results in the both countries with regard to category rank were obtained; since the contractor performance delay group was considered as the most important group, while consultant-related factors were ranked as the least important category in both countries also The direct answers of the three respondents from both countries on this issue showed that the contractor who is most often responsible for delays.
يعتبر زمن التشييد من أهم العوامل المؤثرة في مشاريع الإنشاءات جنباً إلى جنب مع كل من الجودة والتكلفة، لذا يتم كل من طرفين المشروع (المالك - المقاول) من الحرص على توفير هذه العوامل بما يرضى جميع الأطراف.

وتقدم هذه الدراسة أهم العوامل وأكثرها تكراراً وتأثيراً على زمن تنفيذ المشروعات في كل من السودان ودبي. وأجري مسح بوساطة استبيان جمع عشوائياً من عده مصادر بين مقاولين واستشاريين وملاك. وحصل على أكثر من 1363 مشروع من 50 مصدر مختلف (مقاولين واستشاريين وملاك) في كل من السودان ودبي وغطي 61 عاملاً سبي تحديدها كعوامل لتأخير، وقد صنفت هذه العوامل إلى خمس فئات رئيسية ليتم تحليلها وترتيبها وفقاً لمدى تكرارها وحدة تأثيرها.

وتظهر النتائج ان 98% من المشاريع كانوا مرتبين في مشروع لم تكمل كما كان مقررًا. وعلاوة على ذلك، فإن هناك نسبة 72% من المشروعات في السودان تعرضت للتأخير. ومع ذلك، في دبي كانت النتائج 73% من المشروعات في دبي قد أنجزت قافة للخطة أو قبل ذلك وتأخير أيضاً 27% منها. وجد أن مستوى أهمية عوامل التأخير مختلفة نسبياً من السودان إلى دبي. ومع ذلك، وقد تحصل على نتائج مشابهة في كل من البلدان فيما يتعلق بتحقيق نتيجة السبب المسؤول عن التأخير. فيما وجد فئة عوامل التأخير الأكثر أهمية في الأجل، في حين أن العوامل المتصلة بالاستشاري كانت تصنف في الفئة الأقل أهمية في كل البلدين أيضاً والأجوبة المباشرة من العينات التي تمثل أطراف المشروع الثلاثة المستثليين الثلاثة من كلا البلدين ابنت وتجمل أن المقاول الذي هو في أغلب الأحيان مسؤول عن التأخير.

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