



**Sudan University of Science and Technology**

**College of Graduate Studies**

**Allocation of Risk Factors and its Impact on  
Construction Projects in Sudan  
(Khartoum state as a Model )**

توزيع عوامل المخاطر وأثره في مشروعات التشييد في السودان  
(ولاية الخرطوم نموذجاً)

Submitted in partial fulfilment for the requirements the Master degree  
(Construction Management)

**by :**

**Diana Victor Gabra Butros**

**Supervised by:**

**Dr. Salah Eldin Abdalziz Ajban**

## *Dedication*

*This thesis is dedicated to my family. A special feelings of gratitude to my loving parents, Victor Gabra, Afaf William whose believe in the richness of learning and word of words of encouragement. And also my sister Cathrine and brother Kirolos whose have supported me all the way since the beginning of my studies.*

*Also, this thesis is dedicated to my fiancé Rami Izat Ayad who has been a great source of motivation and inspiration.*

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### **Abstract:**

Construction is a risky industry compared to many other industries where it requires proper application of business practices.

The Sudanese construction sector is characterized by many small and large projects and high labor intensity .The basic problems facing the Sudanese construction projects are the risk factors that affect construction project performance. The main objectives of this research include identifying the risk factors affecting the performance of Sudanese construction projects .The study aims also to investigate the usage of risk preventive and mitigative methods.

The objectives of this research have been achieved through data collection questionnaires in Khartoum city. The results obtained from the data analysis where interpreted and discussed thoroughly. The output concluded that the most important risk factors are: poor / defective supply of materials, natural disasters, awarding the design to unqualified designers, shortage of human resources/ machinery and material resources, instability of currency exchange, delays in resolving disputes, gaps between the implementation and the specifications and poor resource management. The results show that there are many risk factors which could not be allocated to any party. Such risks should be predetermined in the project plan.The study findings show that the contractors, consultants and the owners suffer from lack of innovative methods to prevent or mitigate risks.

The results of this study recommended that there is an essential need for more standardization and effective forms of contracts, which address issues of clarity, fairness, roles and responsibilities, allocation of risks, dispute resolution and payment. Owners, consultants and contractors are advised to identify the possible risk factors that could confront their projects and to allocate them contractually. The recommendations of this research are useful for the policy makers to establish legislations towards the welfare of the industry.

## مستخلص الدراسة

البناء هو صناعة محفوفة بالمخاطر أكثر من أي صناعة أخرى وتتطلب التطبيق السليم لممارسة الأعمال بقدر صناعة البناء والتشييد. يتميز قطاع البناء والتشييد السوداني بالعديد من المشاريع الصغيرة والكبيرة والكثافة العالية لليد. والمشاكل الأساسية التي تواجه مشاريع البناء السودانية هي المخاطر التي تؤثر على أداء مشروع البناء. وتشمل الأهداف الرئيسية لهذا البحث التعرف على المخاطر التي تؤثر في أداء المشاريع الإنشائية السودانية. وأيضاً وتهدف الدراسة للتحقيق في استخدام طرق منع وتقليل المخاطر.

وقد تم تحقيق أهداف هذه البحث من خلال جمع المعلومات عن طريق استبيانات في مدينة الخرطوم. النتائج التي تم الحصول عليها من تحليل الاستبيانات تم تفسيرها ومناقشتها بأستفاض، لخصت أن أهم عوامل الخطر هي: انخفاض القدرة الإنتاجية للعمال/عطل الآلات، والكوارث الطبيعية، توكيل تصميم للمصممين غير مؤهلين، نقص الموارد البشرية / الآلات والموارد ، عدم استقرار صرف العملة، التأخير في حل الخلافات، اخطاء في التنفيذ بسبب سوء فهم المواصفات ،سوء إدارة الموارد. وتظهر النتائج أنه من الصعب تحديد مسؤولية عدد من المخاطر لأي طرف. وتشير نتائج الدراسة إلى أن المقاولين والاستشاريين والملاك يعانون من عدم وجود طرق مبتكرة لمنع أو تقليل المخاطر.

أوصت نتائج هذه الدراسة أن هناك حاجة ضرورية لتوحيد العقود بطريقة فعالة وقياسية ، بحيث التي تتسم بالوضوح والعدل، وتحديد الأدوار والمسؤوليات بصورة واضحة، وتوزيع المخاطر، وتسوية المنازعات والسداد. ودعوة لكل أصحاب البناء والاستشاريين والمقاولين لتحديد عوامل المخاطر المحتملة التي يمكن أن يواجهها وتخصيص لهم تعاقدياً، ونتيجة لذلك يجب تطبيق أنواع مختلفة من العقود وينبغي بذل المزيد من الجهد لتطبيق صحيح لإدارة المخاطر في صناعة البناء والتشييد.

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