

Chapter (1)

1.1 Introduction:-

Sudan is a developing country; never the less it is witnessing in the recent years development projects in a number of areas, including the construction sector. There has been a major development in the field of construction, which included all sectors of residential, industrial, service and others such as homes, schools and hospitals.... et c.

In recent years there has been a dramatic surge emerged in the field of building and construction, whether at the level of government or private projects, prompting Local construction companies to gain acceleration more projects which Paid to increase its financial and human resources in an attempt to cover the needs of the projects entrusted to it.

As international companies are not far from this reality, quickly the environment was stormed in an attempt to gain share in this promising market.

The owner of this momentum in construction projects; profit organization, such as housing or service and electricity and water. Therefore, the success of any project is considered as the impetus for the growth of national economy. Project success can be defined as meeting goals and objectives as prescribed in the project plan, within budget limits, and is of the desired quality and completion of a time. Therefore, project delays leads to huge losses to states and individuals, and loss of investments, failure of the companies, and recourse to the judiciary to resolve disputes. Delays can give rise to disruption of work and loss of productivity, late completion of project, increased time related costs, the third party claims and abandonment or termination of contract. Delays are costly and often result in disputes and claims.

Through this study, the researcher evaluated the causal factors in completion of construction projects in Sudan, so as to try to avoid them in the future and contribute to the development of the construction industry in Sudan.

1.2 Problem Statement:-

1- Construction industry is facing a lot of problems one of the biggest problems in the delay time as the construction industry has a poor record with regard to the completion of projects on time.

Damage and delay occurs in all areas of the project and prevail on all the parties involved in these projects.

2- Failure to achieve target time leads to a lot of problems, including increased costs included in the budget and increased costs to the contractor, such as wage labor and equipment and change of the costs directly and indirectly, and also to the lack of quality required because the attempt to push the time and move activities forward, leading to the neglect of quality.

3- During the extension of time are likely to occur, leading to inflation increase the prices of materials and wages for workers as well as administrative matters, resulting in losses to the contractor or enter into debate with the owner to claim an additional cost.

4- In many studies find that the blame is always thrown to the contractor, but that's not there are numerous types of delays have been caused by other parties.

5- To overcome the problem of delay and its consequences have to be a comprehensive study for the types of delay is responsible for them so easily avoided.

1.3 Objectives of the research:-

- 1- The main objective of this research is to identify the major cause of delays in building projects in Khartoum construction industry, through a survey.
- 2- The primary aim is to identify the different parties causing delays and to highlight chances of occurrence of any types.
- 3- To identify who is responsible about any types of delays.
- 4- To recommend a set of suggestions to avoid delays in building projects.

1.4 Questions of the research:-

- 1- What are the types of delays in construction industry?
- 2- Who is responsible about delays in the project?
- 3- What are the reasons of the delays?
- 4- Who is responsible for the delays reasons?
- 5- What is the impact of delays in project life?

1.5 Scope of the research:-

The scope of this research is limited to building projects in Khartoum only. The data of this research is gathered through previous studies and questionnaire survey.

1.6 Research methodology:-

The method of data collection was from qualitative and quantitative data, where qualitative data were reviewed on some the factors affecting in construction productivity from books, journals, articles, interviews, reports as primary data and the quantitative data was from the field survey by distributing questionnaire to the engineers in the public sector or private sector working in the field of construction project in Sudan as secondary data.

- The methodology of this study started by identifying the problem statement, literature review data collection, analysis of results, discussion of results, conclusion and recommendations.

1.7 Research hypotheses:-

- 1- Financial factors are reasons that lead to delays and owners are usually responsible about it.
- 2- Design factors are reasons that lead to delays and consultant is usually responsible about it.
- 3- Exceptional factors are reasons that lead to delays and all participants are usually responsible about it.
- 4- Management factors reasons that lead to delays and contractor is usually responsible about it.
- 5- Construction factors are reasons that lead to delays and contractor is usually responsible about it.
- 6- Social and behavior factors are reasons that lead to delays and contractor are usually responsible about it.