CHAPTER 1

1.0 INTRODUCTION

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This chapter consists of sub-topics of background of study, problem statement, research objective, research question, scope of the study, significant of the study, expected result, definition terms and study outline. All of the sub-topics are described about the significant factors causing time overrun in construction industry.

1.1 Background of Study

Construction is the one of the largest industry. Construction is a high hazard industry that comprises a wide range of activities involving construction, alteration and repair. Construction is the process of preparing and forming the building, and also building systems. Construction have their own life cycle, starts with planning phase and
go through into design phase, construction phase and project closure. From a single activity, large scale construction is a feat of human multitasking. A project team comes together to create a unique development on a particular site under circumstances that will never be repeated. For the successful project, effective planning is essential. Construction activities are derived from the local economic activities in Malaysia. One of the key characteristics of the construction projects is executing the scope of work in a specific amount of time and project time overrun may have bad consequences for the project performing organization such as cost overrun and damage of company reputation. (Taher & Pandey, 2013)

According to Kazaz, Ulubeyli, and Tuncbilekli (2012), delays in construction can cause a number of changes in a project such as late completion, lost productivity, acceleration, increased costs, and contract termination. The issues of time overrun or delay continuously since many years. Delay in project means that the non-completion of project within the specific duration as agreed in contract. Time overrun is common problem in many construction project, which considerable losses to project parties. Construction delays are often the result of miscommunication between contractors, subcontractors, and property owner.

According to Riazi, Riazi, and Lamari (2013), construction project delay has been a major setback in the last decades and is an even more serious issue in developing nations and according to them at Malaysia, delay is one of the most significant problems with major concern is given to public sector projects as it has a direct relationship with the public.

As a conclusion, project time overrun is the issue that important to discuss because underachieving time performance has led to many problems including loss of reputation and revenue for the government. However, for this study focus more about the significant factors that causes to project time overrun.
1.2 Problem statement

The Malaysian construction industry is generally classified into two categories namely, general construction and special trade. Recent study show that there are many reason why delays in construction project are one of the biggest problems facing by the construction industry. The delays in construction projects have significant financial and social impact to all parties involved in the project.

The issue of time overrun in construction industry is frequently reported by many researcher from different countries, and similarity with Malaysia. The problem becomes critical topic in construction industry, only several project are completed on the estimated time. One of the critical problems faced by the government sector is the frequent and lengthy delays in such project. Understanding the causes of construction delay may help to find the main causes and the significance in order to minimise and avoid time overrun.(Shebob, Dawood, & Xu, 2011).

In the study of Yusof, Mohammad, and Mat Derus (2010), the main conclusions of the research are that delays due to nominated sub-contractor or supplier are the most significant causes of excusable delays. Meanwhile delays due to architect instruction, delay in late information given by architect and also delays due to failure of employer to provided access to site are the most significant causes of excusable compensable delays in the building projects.

A study conducted by Endut et. al. (2010), Malaysia showed that only 20.5% of the public projects 33.35% of the private sector projects were completed within the time while in a survey among construction practitioners of central and southern part of Malaysia, 89% of respondent mentioned that they are facing the problem of time overrun in their projects.