CHAPTER 1

RESEARCH PROPOSAL

1.1 INTRODUCTION

The construction industry is a very significant sector of the economies worldwide because it provides the fundamental things needed by other sectors in order to conduct their activities. These include; construction of education facilities, office facilities, public infrastructures, settlements, and other amenities of the nation. Construction is important in the growth of economy and brings influence in every sector in the world and also in Malaysia. According to the Department of Statistics Malaysia (2014), there a total value of RM25.2 billion for the construction project in 2014 which has a significant growth of 10.8% compare in year 2013 which the total value of construction is RM 22.7 billion.

Meanwhile there are numerous challenges that are faced by the worldwide construction projects. A lot of projects have failed and those failed construction projects are due to delays, budget overrun, failure to meet customer requirements, and others. This does not only affect the company’s financial ability, but also damage on the company’s reputation as well as influencing the social and the economic development of a country. According to Abdullah et al. (2010), project team should acquire a deep understanding of the factors that would affect projects in order to help projects to be completed on time. Thus, we have to identify those sources of delay in construction project because it is crucial and critical to deal with those problems. This research is conducted to identify the delay sources of construction project in Kuantan, Malaysia. Also, the risks associated with the sources will be identified. It has been observed that risk identification is needed before doing every planning activity because it helps to minimize the percentage of the failure for a project.
1.2 BACKGROUND OF STUDY

The main process of construction is developing and forming buildings, facilities and building systems for end users. Construction involves planning, designing, developing and financing and this continues until the end user starts to use the product or facility. Construction industry is a dynamic and complicated that has a huge contribution in the economy of U.S. (Behm M., 2008). They are various parties such as contractors, client, regulators and others stakeholders which involve in the construction project for a desire outcome. Construction works involve in developing of new structures. In general, construction work involved with subdividing land for sale as building sites, preparation of sites for new construction, build physical infrastructure such as roads, houses, and workplaces. Construction work also includes renovations involving additions, alterations, maintenance or reconstruction of building and engineering project for example building highways, bridge, or utility systems.

To understand the knowledge in the construction industry, a lot of studies have been conducted on projects and its management. Project is simply defined as a unique and a series of related tasks usually directed to achieve desired output within a time period to complete. Project Management Institute (PMI) had described project as a temporary endeavour undertaken to produce a unique product or service with a defined scope and resources. It has a definite starting and finishing period with unique set of coordinated activities, the desired outcome had to meet specific goal within defined scope, schedule, cost and performance parameters by an individual or organization. According to Atkinson R. (1999), Project Management is an application of collection of tools and techniques, which used to manage the usage of resources toward the accomplishment of a unique, complex, within the triple constraints which are time, cost and quality constraints (Stackpole S.C., 2013). However, the construction project is defined as a process is subject to conditions of continuous change and uncertainty in the construction industry which have a straightforward relation align with the strategy vision and mission of an organization or a company (Whelton M.G., 2004). Physical facilities become a basic need for the organization to operate their task. Thus, the physical facilities are necessities for all the organization and company in order for operate their business, which also contributed to the economy growth of a country.
Also, construction project involves operation activities that must be run smoothly. Operation in construction consists of the repairing task, alteration, extension and installation in building and structural system. In the construction industry, activity delays are common issue which can increase the project costs and schedules. Delays in building construction project is defined as over time in finalization of building works compared with the planned schedule which was stated in the original contract schedule. Sanders et. al. (2001) defined delay as an incident that results in an extension of the time necessary to fully finalize the project. Each and every construction projects experiences some significant delays but the nature of these delays may differ relying on the project and where the project is situated (Alagbari W.E. et. al., 2007). Delays in construction project could bring impact on all of the participants. For instance, the project had delay in delivering to owner, the consultant’s fixed fees will be inadequate to cover the new project length, and the contractor’s costs are increased due to the extension of project duration.

Delay issue occurs in construction project consider as one of the most common problems that causing a mass of adverse effects among those participating parties in the project. Therefore, it is important to spot the risk of delay sources in order to reduce and avoid the occurrence of delays and the corresponding expenses. The risk of construction projects can be unpredictable because there are external factors that may cause the delays such as weather, economic, political and currency fluctuation and some other climatic conditions are not easy to sometimes predict their occurrence. Risk management in construction projects has been recognized as a necessary process to accomplish project objectives within time, cost, quality, safety and environmental sustainability. Delays bring expensive consequences to all the participated parties in the projects and result in clash, claims, total desertion and much difficulty for feasibility and decelerate the growth of construction industry (Salunkhe A.A. and Patil R.S., 2014).