



CAUSES OF DELAY IN PUBLIC BUILDING CONSTRUCTION PROJECTS: A CASE OF ADDIS ABEBA ADMINISTRATION

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ABSTRACT

The time overrun in construction projects has become one of the most common problems in the industry that cause multitude of negative effects on the projects and its stakeholders. This study focused on assessing the causes of delay in public building construction projects in Addis Ababa under taken by grade one contractors. In this project work 42 delay causing events in the Addis Ababa public building construction projects were identified and categorized in to five main category groups, and the most important and critical causes of public building construction delay causing factors were evaluated and ranked based on the RRI values from the data collected in a questionnaire survey of group of respondents form clients, consultant and contractors that include senior professionals in the construction industry. The findings stated that the most important factors that cause construction delays in the public building construction projects in Addis Ababa and also stated that the ranking of the causes according to the weight given by the responding parties. In addition to the ranking, the study has tested the agreement among the respondents and finally agreement test reveal that there appears a positive correlation between the groups in noticing and ranking the set of delay causes. This project work finally has forwarded relevant recommendations in view of the research objectives and based on the findings of the study towards reducing and mitigating the delay causing factors.

Keywords: Construction projects delay, Time overrun, Public Building Construction, Delay Causes, Top-Ten Delay Factors.