

National University of Science and Technology

Think in Other Terms



FACULTY OF THE BUILT ENVIRONMENT (FOBE)

DEPARTMENT OF QUANTITY SURVEYING

Title:

AN INVESTIGATION INTO THE CAUSES OF CONSTRUCTION DELAYS ,
[A CASE OF ZIMBABWE CONSTRUCTION INDUSTRY]

By

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ABSTRACT

A proper construction process must have some predetermined completion date, quality standards and cost. However like any other manufacturing analogue, most construction projects face delays. If the project is delayed it definitely implies a breach of contract because by signing the contract the contractor obliges himself/herself to deliver a project in time. This hence tarnishes the reputation of the contractor. Therefore, more often than not the contractor has been blamed for having caused delays to the works. Contractor-related delay is significant in Zimbabwe. This prejudice has seen contractors suffering financial losses for delays that they would not have caused. It hence calls for improved contractors' and clients' project time-management procedure. It is this painful scenario that makes the soul of this research. Earlier studies to be examined later in the thesis have either considered the causes or the effects of project delays, separately. Some researchers noted that project delay is the most widely held cause for construction disputes. This study takes an integrated approach and attempts to analyze the impact of specific causes on specific effects and to allocate specific delays to specific causes with view to mitigate delays and to resolve disputes.