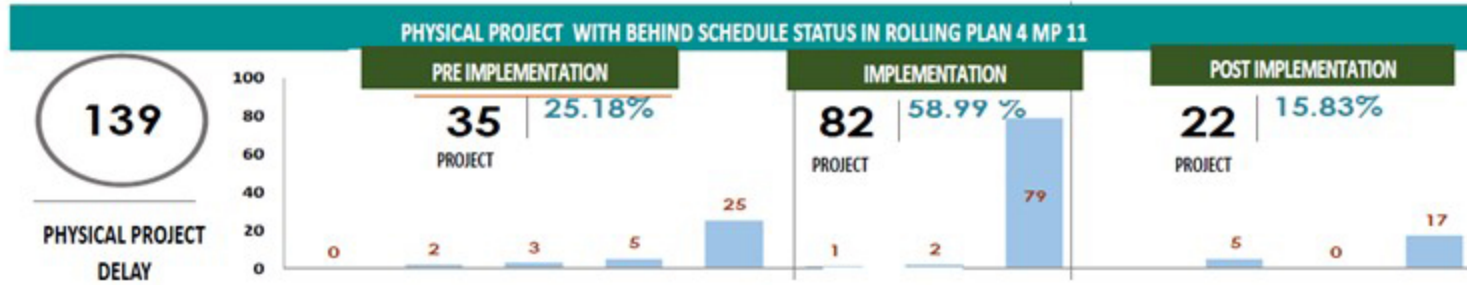


CRITICAL DELAY FACTORS IN TYPICAL PHYSICAL PROJECT OF MINISTRY OF HOME AFFAIRS

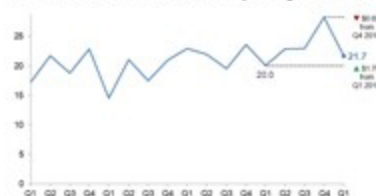
Aishatul Izwani Aminorlah¹, Noorlizawati Abd Rahim¹, Zainai Mohamed¹, Ain Naadia Mazlan²



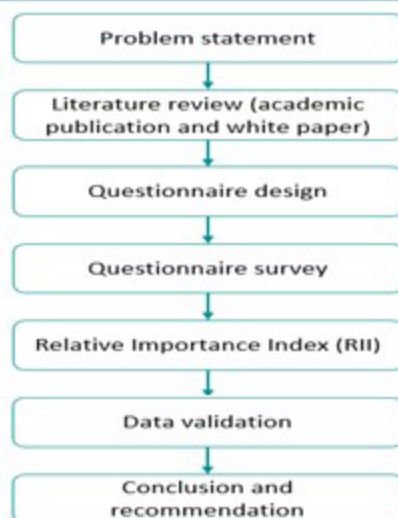
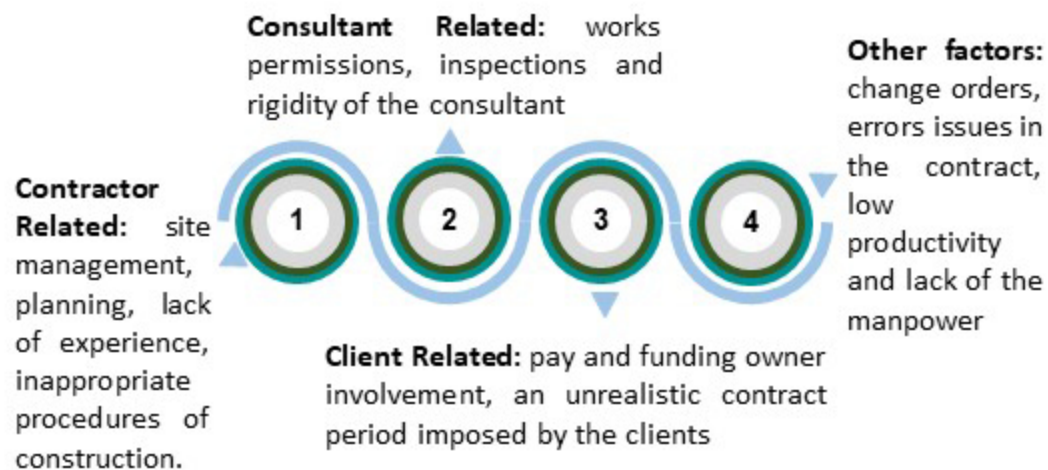
This study examined the critical contributing factors to the delay in the implementation of physical project in Ministry Home Affairs (MOHA)

- The scope is focused on physical project construction of Immigration Department of Malaysia offices and premises in Malaysia.
- The physical projects are construction of facilities such as offices, housing, prisons, detention centers
- Ministry of Home Affairs received RM9.24 billion budget

Delays is loss of output and revenues, since the contractor unable to involve in other projects. The profit lost by the contractor, therefore, is equal to the opportunity cost of the miss projects.



95 causes of delays extracted and organized into 4 major groups



Research Methodology Flowchart

Top 12 results of critical delay factors

Rank	Factors	Group
1	Financial mismanagement and lack of capital	Contractor-related
2	Incompetent subcontractors	Contractor-related
3	Shortage of manpower	Contractor-related
4	Incompetent standing supervision on site	Consultant-related
5	VO or change of scope request during construction	Client-related
6	Late delivery of material on site	Other factors
7	Tendering to unreasonably low-price bidder	Client-related
8	Unrealistic project scheduling and planning	Contractor-related
9	Slow in decision making and approval upon submission	Client-related
10	Failure in coordination of resources in construction	Contractor-related
11	Poor site management practices	Contractor related
12	Unexpected condition on site (soil, water table, etc.)	Other factors

A total of 105 respondents including contractor, consultants, end users and clients

As conclusion, This study shows that contractor related delay factor is most critical delay factor, followed by consultant-related, client-related and other factors. These delay factors are positively correlated with effect of delay including time and cost overrun, quality, litigation and arbitration and abandonment.



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