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CAWANGAN SARAWAK**

**AN ANALYSIS OF THE CAUSES OF NON-EXCUSABLE
DELAYS BY CONTRACTOR FOR PUBLIC PROJECTS IN
SARAWAK.**

**Final Project submitted in partial fulfilment
of requirement for the award of
Bachelor of Quantity Surveying (Honours)**

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DECLARATION

"I declare that this Final/Project dissertation is the result of my own research and that all sources are acknowledged in the references"

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ABSTRACT

Project delay is one of the fundamental constraints to attain the project goals in developing countries and are among the most popular occurrences in the construction sector. The aim of this research is to study the causes of non-excusable delays made by the contractors by analysing from any of the public projects in Sarawak, identifying the causes of non-excusable delays made by the contractors, study on the factors contributing to the causes of the non-excusable delays thus determining the ways to minimise and mitigate the causes of the said delays. Interviews will be conducted to public projects stakeholders primarily to contract administrators in the public sector in Kuching, Sarawak to obtain a more define results to meet the objectives of this research. Poor management and lack of efficiency in the management of domestic subcontractors are the major reasons why the events of non-excusable delays happens in public projects in Sarawak obtained based on the findings done. The factors that lead to these causes are due to the contractor's own poor management skills such as managing their sub-contracts players and arising financial difficulties. The propose way to approach this matter as a way of mitigating and helping to minimize these delay events is by offering a consistent process for the main contractor to assess the subcontractor's tender. Even so, the researcher would like to suggest that the contractor consult regularly with the domestic subcontract players to achieve progress.

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CHAPTER ONE: INTRODUCTION

1. INTRODUCTION

This chapter clarifies the aim and objectives of this research, to produce the research question as well as the research problem and the scope of study as the limitation of this research. The significance of this study is to understand the problems that is occurring in our construction industry regarding the cases of construction delays. This study is concerning particularly on the non-excusable delay in which it is not stated in any conditions of contract. Therefore, this study will give impacts towards readers on the knowledge concerning of this particular type of construction delay happening in our industry.

1.1. Overview of Title

In general, delay is defined as a state in which the contractor and the project owner contribute jointly or respectively to the failure of the project within the original contract duration. There are various types of delays which are excusable, non-excusable, concurrent and compensable delay. However, the key focus of this study is on the non-excusable delay. Non-excusable delay is the delay that may happen on site in which only the contractor is to blame at fault. This non-excusable delays happens where the contractor shows their inefficiency in their work thus creating problems for the project to delay as well as causing losses to their employer.