



CENTRE OF STUDIES FOR QUANTITY SURVEYING  
FACULTY OF ARCHITECTURE, PLANNING & SURVEYING  
UNIVERSITI TEKNOLOGI MARA  
SARAWAK

FACTORS OF CONSTRUCTION DELAY AT RURAL AREA  
IN SARAWAK

AHMAD ALIF RAHIMI BIN ZAMZURIAREPEN

2021

## **ACKNOWLEDGEMENT**

In the name of Allah s.w.t., the Most Merciful and Beneficent,

First of all, my appreciation Universiti Teknologi Mara (UiTM) for giving me the opportunity to conduct this study

My appreciation goes to my supervisor, Sr Mohd Khairul Fitri Bin Othman for the support, and guidance that prompted me to completed this research.

My thanks also go to the respondents who have answered the questions of this study and provided invaluable information to complete this thesis. To my dear parents, and everyone in my family and even friends, there is nothing comparable for your patience and perseverance in providing ongoing moral support.

Last but not least, I like to express my gratitude to everyone who has contributed to this research, both directly and indirectly.

## **Abstract**

The construction industry is a major industry that contributes to Malaysia's economic development. However, delay in construction becomes the worse issue. In Malaysia, only 30% of the public sector building project finished within the schedule, and another 70% is completed beyond the project schedule. The studies have been done delay in Malaysia construction project stated that 17.3% from 417 government projects is a delay. This research aims to ascertain the factor of construction delay in a rural area among contractors in Sarawak. Therefore, this research will study the factor causing project delays in a rural area, identify the implication of project delay in a rural area, and determine the strategies in mitigating project delay in a rural area. 238 set of questionnaires was distributed to the contractor company grade G1 until G5 at Kuching Sarawak. This research employed descriptive analysis, and the result was calculated using the average index method. Overall the result shows the respondent has a high level of agreement on the factor of causing delay, the implication of project delay, and strategies to mitigate project delay. However, the finding revealed that late payment or underpayment by the client, difficulty delivering construction material to the construction site, and high cost of material due to additional delivery costs to rural site construction is the most factor causing construction delay. This may cause time overrun and cost overrun. It also causes a bad reputation for the contractor. Therefore, the research result can be used for the factor of construction delay and the implication.

## Table of Contents

<b>CONTENT</b>	<b>PAGE</b>
Acknowledgement .....	i
Abstracts.....	ii
Table of content.....	iii
List of table.....	x
List of figure.....	xi
<b>CHAPTER 1 (INTRODUCTION)</b>	
1.0 Research Background.....	1-3
1.1 Problem statement.....	4-6
1.2 Aim .....	7
1.3 Objective.....	7
1.4 Research question .....	7
1.5 Scope of the study .....	8
1.6 Tentative chapter headings .....	9
1.7 Conclusion.....	10

# CHAPTER 1

## INTRODUCTION

### 1.0 Research Background

Construction industry in Malaysia is one of the major industries which plays a significant as a major contributor to the Malaysia economic development. However, construction industry is a complex and fragmented nature of the construction industry schedule and resource-based industries, problem such as low productivity delay and cost overruns often occurs. Delay in construction industry is define as time overrun either exceeding completion date specified in a contract or exceed the date that the parties agreed upon for delivery of a project. Topics that had been discuss in the Eleventh Malaysia Plan of the rural area is the transforming rural areas to uplift well being of rural communities which indicate issue of fewer basic infrastructure and other facilities in rural area such as road network. This statement supported with the statistics of construction project in Malaysia 2015 by Construction Industry Development Board (CIDB). From this statistics, urban area such as Johor, Selangor and Wilayah Persekutuan show a greater number of construction project compared to other area such as Kedah, Kelantan and Perlis for three years. (Ramli et al., 2018)