



Construction Management and Economics >

Volume 23, 2005 - [Issue 3](#)

4,074 254

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Delays and cost increases in the construction of private residential projects in Kuwait

P. A. Koushki Corresponding author, K. Al-Rashid & N. Kartam

Pages 285-294 | Received 26 Jun 2003, Accepted 14 Jul 2004, Published online: 17 Feb 2007

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Abstract

Time-delays and cost-increases associated with the construction of private residential projects in the State of Kuwait are determined. A person-interview survey of 450 randomly selected private residential project owners and developers in 27 representative districts in metropolitan Kuwait formed the database for the study. The socio-economic traits of the owners/developers, and the pre-construction family planning, the design, and the construction phases of the sample projects are presented. Estimates of time-delays and cost-increases are made, and their causes identified. The three main causes of time-delays included changing orders, owners' financial constraints and owners' lack of experience in the construction business. Regarding cost overruns, the three main causes were identified as contractor-related problems, material-related problems and, again, owners' financial constraints. A number of recommendations end the paper. The minimization of time delays and cost overruns in

private residential projects would require: the availability of adequate funds, allocation of sufficient time and money at the design phase, and selection of a competent consultant and a reliable contractor to carry out the work.

Keywords:

- Delay
- cost increase
- residential projects
- Kuwait

Acknowledgments

The support of the Research Administration (Project No.: EV 04/99) of Kuwait University is gratefully acknowledged. Engr. Najla Hafiz diligently supervised the data collection and processing tasks. Mrs A. Larkin Koushki kindly edited, and Mrs Daisy and Mrs Mini typed the manuscript. The authors would like to thank the insightful reviewers of the paper for their valuable and constructive comments.

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