



4,105

Views

257

CrossRef citations to date

1

Altmetric

Original Articles

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

Cite this article <https://doi.org/10.1080/0144619042000326710>

Sample our
Economics, Finance,
Business & Industry Journals
>> [Sign in here](#) to start your access
to the latest two volumes for 14 days

Full Article

Figures & data

References

Citations

Metrics

Reprints & Permissions

[Read this article](#)

Share

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.

Related research

People also read

Recommended articles

Cited by
257

[Cost and time control of construction projects: inhibiting factors and mitigating measures in practice >](#)

Yakubu Adisa Olawale et al.

Construction Management and Economics

Published online: 15 Jun 2010

[Significant factors causing delay in the UAE construction industry >](#)

Arshi Shakeel Faridi et al.

Construction Management and Economics

Published online: 17 Feb 2007

[Factors influencing construction time and cost overruns on high-rise projects in Indonesia >](#)

Peter F. Kaming et al.

Construction Management and Economics

[View more](#)

Information for

[Authors](#)
[R&D professionals](#)
[Editors](#)
[Librarians](#)
[Societies](#)

Opportunities

[Reprints and e-prints](#)
[Advertising solutions](#)
[Accelerated publication](#)
[Corporate access solutions](#)

Open access

[Overview](#)
[Open journals](#)
[Open Select](#)
[Dove Medical Press](#)
[F1000Research](#)

Help and information

[Help and contact](#)
[Newsroom](#)
[All journals](#)
[Books](#)

Keep up to date

Register to receive personalised research and resources by email



[Sign me up](#)



Copyright © 2026 Informa UK Limited [Privacy policy](#)

[Cookies](#) [Terms & conditions](#) [Accessibility](#)

Registered in England & Wales No. 01072954
5 Howick Place | London | SW1P 1WG



Taylor & Francis
by **informa**...