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

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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

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