

# Causes, Effects and Possible Remedies to Delay in Completion of Building Projects

**Alli, O. O.**

Civil Engineering Department,  
The Polytechnic, Ibadan, Oyo-  
State, Nigeria  
+2348033259634

**Raheem, S. B**

Civil Engineering Department,  
The Polytechnic, Ibadan, Oyo-  
State, Nigeria  
+2348038566407

**Aleem, M. O**

Quantity Surveying Department,  
The Polytechnic, Ibadan, Oyo-  
State, Nigeria.  
+2438063952964

## ABSTRACT

The paper considered the delay in building projects in Oluyole Local Government, Ibadan, Oyo state, Nigeria. The local government was divided into four zones for effective coverage of the area. Information were gathered for the project work through the research tools like questionnaire, oral interview and physical observation of some selected delayed building sites. The data collected revealed that 61.25% of the delayed building projects were due to economic problems which may be financial problem or inflation, 18.75% were caused by the death of the client, 16.25% caused by the failure of the client to get approval from planning authority and 7.5% were caused by land dispute, 16.25% of the delayed building projects were due to settlement. It was also revealed that 25.70% of the building suffered delay for less than 2 years, 54.03% for 2-4 years, 84% for 4-6years, 7.93 for 6-8 years, 5.80% for 8- 10 years while 1.25% suffered delay for more than 10 years. Also delay of building projects is very common at Lintel level which has 21.30%, at foundation level is of 5%, some were delayed at window level which is 58.8%, 22.93% were delayed at roof level, 9% and 5.9% were delayed at about to be roofed level. It could be concluded from the research that different types of building construction projects were delayed, such as bungalow, flats, storey building and duplex. The major types of building delayed in Oluyole Local Government are private residential buildings. It was also revealed that averagely 64.25% of the delayed buildings were as a result of financial inability of the client to proceed with the construction project, 19.75% of the delayed building construction is due to the death of the client. It is therefore recommended that the clients should plan adequately and seek for financial assistance from cooperative union and financial institution to facilitate timely completion of projects.

## Keywords

Construction, Building, Projects, Delay, Completion

## 1. INTRODUCTION

Building construction delay is an expensive item requiring careful attention from building owners, occupiers, surveyors, architects, and contractor and every active member of the construction industry. It is a known fact that the building is one of the major things to be considered in one's life. Governments also are in need of building for their offices and activities.

Building may serve different function, which may be residential i.e. for private use, individual or family, for offices and industrial building. There is no doubt that housing is one of the problems facing Nigerians today. It is becoming increasingly difficult for an average Nigeria to start construction on a building without stoppage before completion. Some may also find it difficult to procure decent accommodation at reasonable rent in the market. (Walter Lilly and Mackey. V. (2012). Some factors are militating against the timely completion of some of these building projects. In this research work, delayed building project could be referred to as uncompleted projects which have delayed for a long period of time in different stages of construction, which may be foundation, lintel, floor or roof levels and even some are close to completion stage, which from all indication, the probability of resuming work on them is low. Construction delay diagnosis is simply a logical way of proceeding from the evidence to the causes, after which remedies can be prescribed. The rate at which building project are delayed across the country is very discouraging and unimpressive due to the economic problem and some other factor in which the country found herself. Over 70% of the nation various projects are 'delayed, many of which include the private and public owned projects Ikedianya (1997). The research work is justified by the adverse effect of building construction delay on our environment because it has widely presented a high ugly pictures all through our entire landscape, thus in the course of this study, various causes of delay of a building projects were looked into and remedial measures purposed to forestall future occurrences. Delay in a building project does not form part of development, rather it is a halt to development and hence, it is a log on the wheel of progress to development. For this reason, it is very important to investigate the various causes of delay of building project as well as providing possible solutions.

## Causes, Effects and Possible Remedies to Delay in Completion of Building Projects

### 1.1 Area of Study

The study area was Oluyole Local Government, Ibadan. It was divided into four zones to enable an effective coverage and representation of the whole local government.

**Zone 1:** of the study area comprises Muslim, Academy, Soka, Sanyo, and IyanaFelele.

**Zone 2:** of the study area comprises Opere, Podo, Oke Bale, Aba Beji and Ile Eja.

**Zone 3:** of the study area comprises Oda Ona kekcre, Arapaja, Quarry, Asunle and Aoyaya.

**Zone 4:** of the study area comprises Abanla, Idi Ayunre, Orile Odo, Adebayo, Doctor Pepper, Rolled steel, Orisunbare and Alomaja

### 2.0 METHODS

A study of the causes and remedies of delay of building project was carried out within Oluyole Local Government Ibadan as the focus. The tools of research used in collecting data needed for analysis included the following, Questionnaire, Oral interview, Physical observation.

#### 2.1 Questionnaires

The study area was divided into four zones and twenty questionnaires were distributed to each zone making a total of eighty copies. Questionnaires were distributed at the department of works of Oluyole Local Government, town planning unit of Oluyole Local Government. Questionnaires were also given to architects, surveyors, building contractors and client that are undertaking building construction.

#### 2.2. Oral Interview

Oral interview was conducted at different zones to complement the questionnaire and has hastened the collection of information needed. It also proved useful to some people and professionals who had no time to fill the questionnaire. Neighbours, clients and others who were involved in the construction of the building were interviewed for more useful information about the delayed project.

#### 2.3 Physical Observations

In each zone of the study area, various delayed building projects were visited to personally investigate the causes of the delay and the possible remedial action, to know the types of building that were delayed. The stage of construction at which they were delayed, for how long they have been delayed and the possibility of being completed or renovated for use.

## 3.0 RESULT AND DISCUSSION

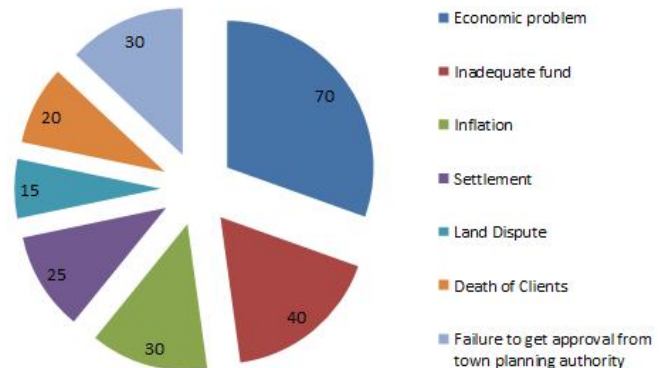
### 3.1 Results

The analysis of the information gathered through questionnaire, oral interview and physical observation were analyzed as shown below:

**Table 1: Causes of Delay in Building Projects.**

Causes	No of Repondents				% of Respondents			
	Zone 1	Zone 2	Zone 3	Zone 4	Zone 1	Zone 2	Zone 3	Zone 4
a Economic problem	14	11	10	14	70	55	50	70
i Inadequate fund	8	4	7	9	40	20	35	45
ii Inflation	6	7	3	5	30	35	15	25
b Settlement	5	1	1	6	25	5	5	30
c Land Dispute	3	1	2	0	15	5	10	0
d Death of Clients	4	2	3	6	20	10	15	30
e Failure to get approval from town planning authority	6	2	4	1	30	10	20	5

**% Causes of Deley in Building Projects**



**Figure 1: Causes of Delay in Building Projects.**

**Table 2: The likely level of Delay in Building Projects.**

Level of delay	Zone 1 %	Zone 2 %	Zone 3 %	Zone 4 %	Average %
Foundation level	13.3	0	0	6.7	5
Window level	47	58.3	50	80	58.8
lintel Level	33	16.7	28.6	6.7	21.3
roof level	6.7	8.3	14.3	6.7	9
About to be roofed	0	26.7	7.1	0	5.9

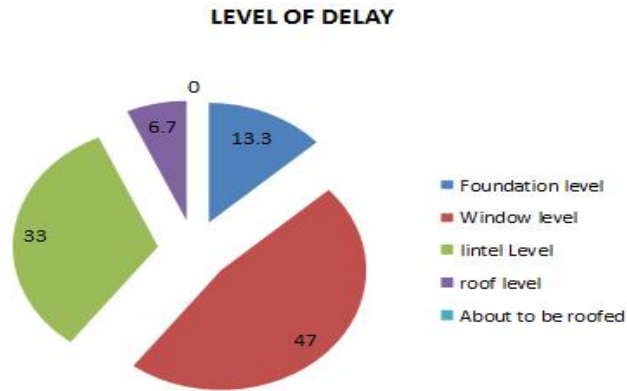


Figure 2: The likely level of Delay in Building Projects.

### 3.2 DISCUSSION

From figure 1 above, it can be deduced that the major cause of delay of building projects as evident from the zones is economic problem. The problem includes inadequate provision of fund and inflation. 70% of the building delays are covered by financial problem in Zone 1 and Zone 4 in which many of the owners are low income earner who are trying to own their own house while 30% and 25% of the delay in Zone 1 and 4 respectively are caused by settlement. Some of the buildings began to experience settlement during application of loading compared to zone 1 and zone 3 which has 5%. 15% of zone 1 are caused by land dispute due to literacy level of the people in the zone. Zone 1 recorded highest level of delay as a result of failure to get approval from government.

Furthermore, two cases of building were chosen in each zone to give a real and evidence when compared. The two buildings in zone 1 used as case study clearly showed that the major reasons of delay in building construction are as a result of financial problems

### 4.0 CONCLUSION & RECOMMENDATION

#### 4.1 Conclusion

This research work, investigated the cause and remedies of delay in completion of building projects in Oluyole Local Government, Ibadan. It could be concluded from the research that different types of building construction completion were delayed, such as bungalow, flats, storey building and duplex the major types of building delayed in Oluyole Local Government were private residential building. It was revealed that averagely 64.25% of the delayed buildings were as a result of financial inability of the client to proceed with the construction project, 19.75% of the delayed building construction is due to the death of the client. Most of the building have been suffering from delay within the range of 2-4 years, which has 54.03%, 22.78% are less than 2 years they have been delayed. Also buildings were delayed in

different stages of construction which may be lintel level, roof level, window level, even foundation level, some have been roofed and some building may even be looking as if they have been completed but not. But it is very common from the information gathered that most were delayed at lintel level with 21.3% and 22.93% at roof level. Delaying a building project has its effects on the structural members of the building; in effect it will cost more in repairing the affected part when the construction is to be carried out again.

### 4.2 Recommendations

Based on findings of this research work, the remedies suggested to forestall delay of a building project are, the client should seek for financial assistance to help timely completion of the project, a purchased land should be developed immediately, necessary document related to the land should be obtained, adequately exploration of site should be conducted before construction, family member should be carry along when embarking on a building project. It is an option that with the adoption of the various recommendations made above, the building projects delay in Oluyole Local Government will be reduced and more housing unit constructed for the citizen of the country.

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