

**THE STUDY ON IMPACT OF PROJECT DELAYS TO
CONSTRUCTION COST**

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**A thesis submitted in fulfillment of the
Requirement for the award of the degree of
Master of Science (Construction Contract Management)**

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JULY 2011

ACKNOWLEDGMENT

In preparing this thesis, I was in contact with many people, researchers, academicians, and practitioners. They have contributed towards my understanding and thoughts. In particular, I wish to express my sincere appreciation to my main thesis supervisor, Assoc. Prof. Dr. Razali Abdul Hamid, for encouragement, guidance, critics and friendship. Without his continued support and interest, this thesis would not have been the same as presented here.

I am also indebted to Ministry of Public Works Indonesia for funding my master study. Librarians at UTM and PT. Brantas Abipraya (Persero) also deserve special thanks for their assistance in supplying the relevant literatures.

My fellow postgraduate students should also be recognized for their support. My sincere appreciation also extends to all my colleagues and others who have provided assistance at various occasions. Their views and tips are useful indeed. Unfortunately, it is not possible to list all of them in this limited space. I am grateful to all my family members.

ABSTRACT

Development of infrastructure especially roads and bridges in remote areas became a serious problem in each country, especially Indonesia as an archipelagic country. For the construction of infrastructure to isolated areas become a priority program of the government. However, it becomes difficult to complete projects in the allocated cost and time in remote area projects. Project delay is common problems in Indonesia. Therefore, this research was carried out to dig-out information on the factors that causes of delays during construction and their effects on construction cost and remedial action taken in road construction projects in Indonesia. Study case was used to collect data on delay project. Case studies of completed public road construction projects delay in Indonesia were investigated and analyzed using descriptive method.

The purpose of this study is identifying the causes and impact to construction cost of delays in road construction and assesses the cost implication by remedial action taken. Method to achieve its purpose is with applying EVA (earned value analysis) method in three location of delay project in Indonesia to know the impact of delay and cost analysis implication of remedial action taken.

The most common causes of delays identified by this research were improper planning (no data & redesign), site condition, insufficient of material, insufficient of equipment, equipment damage and weather condition. The impacts to construction cost are cost overruns and extension of time. The cost of remedial action taken is added equipment is 1% - 2.33% from total actual cost and working in shift is 1.3% from total actual cost. It is hoped that these findings will guide efforts to improve the performance of the construction industry in the future.