FACTORS INFLUENCING CONSTRUCTION PROJECT DELAY IN CENTRAL MALUKU

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ABSTRACT

Construction projects delay can result in the failure to achieve its objectives which can lead to the extension of time, cost and effort. The fact shows that more than 30% of construction projects in Moluccas experience this. This research aims at identifying and analyzing the main factors causing the construction projects delay in meeting the deadline in Moluccas.

This study was conducted in three locations in the central Moluccas. Which are areas of Seram, Saparua/ Haruku/ Banda, and Ambon/ Leitimor. The respondents were project managers whose project experienced delay. The data was collected through questionnaire and the result was then analyzed using Relative Importance Index (RII) to determine the dominant factors causing their delay.

The research finding indicates that the main factors of construction project delay in central Moluccas are caused by scarcity of materials, bad weather, a delay in material delivery, less professional management, decision making delay as well as labour scarcity. These problems can be minimized by anticipating the problems that might occur such as early material scheduling, requesting policy from the owner due to the delay caused by bad weather, transportation route scheduling, technical assistant consultation, improvement of work structure and contract, and loyalty to the labour.

Key Words : construction project delay, Central Moluccas.