

A Literature Review on Developing Causes and Mitigation Strategies of Delay in Construction Projects: Gaps Between Owners and Contractors in Successful and Unsuccessful Projects

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Abstract: *The construction industry is known for its high risk of project delays, which can lead to cost overruns and reduced project performance. This literature review examines the causes of delays in construction projects, as well as the mitigation strategies used by owners and contractors to address these issues. The study also explores the gaps between owners and contractors in successful and unsuccessful projects, highlighting the need for improved communication and collaboration between these two groups. The review found that the most common causes of delay in construction projects are design changes, poor project management, labour shortages, and material shortages. To mitigate these issues, owners and contractors employ various strategies, including scheduling and resource allocation, risk management, and project monitoring and control. The study also revealed that successful projects are characterized by effective communication and collaboration between owners and contractors, while unsuccessful projects often result from a lack of trust and cooperation. The review suggests that owners and contractors can improve project outcomes by establishing clear project goals, developing a shared understanding of project risks and requirements, and fostering open communication throughout the project lifecycle. Overall, this literature review highlights the importance of addressing the causes of delay in construction projects through effective mitigation strategies and improved collaboration between owners and contractors. By implementing these measures, stakeholders can improve project outcomes and reduce the risk of costly delays and overruns.*

Keywords: Time Management; Delay Management; Mitigation Strategy, Owner Perspective, Contractor Perspective, Construction Project

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