

Delay Causes Identified by Real Schedule Dispute Cases

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Abstract

Public construction projects are often behind schedule due to various kinds of uncertain, resulting in the conflicts between contract parties. Identifying the causes that affect the critical path and consequently the completion of a project is the most important aspect of delay analysis. Among the resolutions of solving these conflicts, litigation is the most costly and time consuming but it is often the final resolution. Previously, most studies tried to identify schedule delay causes by questionnaire survey. To some extent, the results by the questionnaire survey are subjective. This study focused on analyzing the contents of the Supreme Court verdicts in Taiwan about project schedule disputes in order to identify the main causes of schedule delay in construction projects. Through literature review and content analysis on 30 legal cases, this study identified that the major cause of schedule delay is “change order”. Through the presentation of analysis results, this study clearly shows the causation of schedule delay in a project to provide a reference for preventing schedule disputes in the future.

Keyword : construction projects, litigation, delay analysis, change order