Determining schedule delay causes under the build-operate-transfer model in Taiwan

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Abstract

Project delivery method of Build-Operate-Transfer (BOT) improves the commencement probability of public construction works through private investments, and brings the development of related industries. In Taiwan, the number of public construction works that apply the BOT model as their project delivery method is increased gradually. Although some projects select the promoter successfully, and then advance into the stages of build and operate; some projects still stay in the stages of tendering and negotiation. Some projects encounter critical problems for advancement. This study tried to find the delay causes in all stages of a BOT project. Study results reveal that the stage of negotiation and signing of concession agreement is the most essential stage, in which 'improper contract planning' and 'uncertainty on political issues and government-finished items' are the most significant delay causes on the perspective of importance and frequency, respectively.

Keyword：Delay causes, construction, BOT, Taiwan.