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IN ACCOMMODATION AND WORKS DIRECTORATE
MINISTRY OF DEFENSE, KUALA LUMPUR**

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THE DELAY AT PRE-TENDERING STAGE OF PROJECTS IN
ACCOMMODATION AND WORKS DIRECTORATE
MINISTRY OF DEFENSE KUALA LUMPUR

LAKHBIR SINGH A/L GUMUKH SINGH

A project report submitted in partial fulfillment of the
requirements for the award of the degree of
Master of Science (Construction Management)

Faculty of Civil Engineering
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NOVEMBER 2007

I declare that this project report entitled “*The Delay at Pre-Tendering Stage of Projects in Accommodation and Works Directorate Ministry of Defense, Kuala Lumpur*” is the result of my own research except as cited in the references. The report has not been accepted for any degree and is not concurrently submitted in candidature of any other degree.

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Date : Nov 2007

To my beloved wife Rajinder Kaur, who has given me the ultimate support physically and morally to pursue my goals in treasury education, I would like to wish her my sincere love for the support and the sacrifice that she has given to me all these years. And for my son Sukhbir Singh Sekhon and my daughter Baljinder Kaur Sekhon, I wish them the success in their lives. My love and prayers will always be with them. To my mother, brothers and sisters, I would like to wish them all the best in their lives. And for my beloved late father *“I will always Love and be Proud of you Dad”*

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ABSTRACT

It has been quite common to here that there have been delays in the project in the construction industry. If not all, but majority of construction projects has experience delay in trying to meet the date for the completion of projects. Due to this, delay has become one of the most common problems in the construction industry. In relation to this, many studies have been carried out to study the cause of delays in construction industries. Studies have also been carried out as how to find remedy to these delays, so that, construction projects can be completed on time. This will than help to save time and cost in the construction industry. The aim of this study is to identify the process and factors that courses delay in Accommodation and Works (A&W) Directorate and to propose a strategic action plan that can be taken by A&W Directorate in preventing further delays at the pre-tendering stage. The methodology adopted is through literature research, interviews and questionnaire surveys with the top management and staffs in the industries. Summated Rating or better known as Likert Scale will be used in presenting the data for the respondent to choose the best possible answer in data gathering. It will reflect the respondent's attitude towards the statement that will be tailored to look into the factors of delays that occurs in A&W Directorate. The data will be presented in the form of Bar Chart and Pie Chart. This study is confined to the delay at pre-tendering stage in A&W Directorate. The data gained from the analysis will be used to determine the seriousness of the problems and provide a solution to improve the delivery system in A&W. It is expected that the proposed strategic actions plan deduced at the end of this study will assist in reducing the delays at pre-tendering stage in A&W Directorate.

ABSTRAK

Telah menjadi kebiasaan pada masa kini, kita sentiasa mendengar berlakunya kelewatan projek pembinaan didalam industri pembinaan. Hampir keseluruhan daripada projek pembinaan didapati mengalami kelewatan dalam pembinaan disebabkan oleh sesuatu perkara. Ini menyebabkan ianya telah menjadi satu masalah yang utama dalam industri pembinaan. Berikutan daripada itu, banyak kajian telah dibuat terhadap punca faktor-faktor yang melibatkan kelewatan ini dan cara untuk mengatasi masalah tersebut. Namun demikian, didapati tidak banyak kajian yang dibuat terhadap kelewatan yang berlaku semasa pra-tender sesuatu projek. Oleh itu, tujuan kajian ini adalah untuk mengenal pasti proses dan faktor-faktor yang melibatkan kelewatan berlaku semasa pra-tender sesuatu projek di Jabatan arah Perumahan dan Pembinaan (JP&P) serta mencadangkan satu rancangan stratigik bagi mengatasi masalah kelewatan ini. Metrodologi kajian yang diguna pakai adalah dengan membuat penelitian menyeluruh dalam kajian Literatur, mengadakan temuduga dengan pegawai atasan dan seterusnya menyediakan soalan bagi mendapatkan tindakbalas dari pegawai dan staf JP&P. Jawapan yang disediakan untuk responden memilih adalah berdasarkan sekala 'Likert' dimana responden akan memilih jawapan yang bersesuaian dengan pendapat dan perasaan mereka. Data ini kemudiannya akan di persembahkan dalam bentuk charta 'Bar' atau charta 'Pie'. Kajian ini hanya bertumpu kepada kelewatan yang berlaku semasa pra-tender di JP&P. Data yang diperolehi ini akan digunakan bagi mengenal pasti tahap kelewatan yang berlaku dan mendapatkan satu jawapan bagi mengatasi masalah kelewatan ini. Adalah diharapkan, rancangan strategik yang dicadangkan pada akhir kajian ini akan dapat mambantu JP&P mengurangkan kelewatan yang berlaku semasa pra-tender.

TABLE OF CONTENT

CHAPTER	TITLE	PAGE
	TITLE PAGE	i
	DECLARATION	ii
	DEDICATION	iii
	ACKNOWLEDGEMENTS	iv
	ABSTRACT	v
	ABSTRAK	vi
	TABLE OF CONTENTS	vii
	LIST OF TABLES	xi
	LIST OF FIGURES	xiii
	LIST OF ABBREVIATIONS	xiv
1	INTRODUCTION	
	1.1 Introduction	1
	1.2 Background of the Study	2
	1.3 Justification	3
	1.4 Aim	4
	1.5 Objectives	5
	1.6 Scope of Research	5
	1.7 Research Methodology	6
	1.8 Expected Findings	8
	1.9 Summary of Chapters	8
	1.9.1 Chapter 1	9

1.9.2	Chapter 2	9
1.9.3	Chapter 3	9
1.9.4	Chapter 4	10
1.9.5	Chapter 5	10
1.9.6	Chapter 6	10
2	LITERATURE REVIEW	
2.1	Introduction	11
2.2	Definition of Delay	12
2.3	Delay in Accordance to JKR 203	13
2.4	Background Study on Delays	13
2.4.1	Excusable Delays with Compensation	17
2.4.2	Excusable Delays without Compensation	17
2.4.3	Non-Excusable Delays	18
2.5	Remedy to Reduce Delay	23
2.6	Electronic Solution	23
2.7	Summary	24
3	RESEARCH METHODOLOGY	
3.1	Introduction	25
3.2	Research Method	26
3.2.1	Overview	26
3.2.2	Questionnaire Development	27
3.2.3	Data Gathering	32
3.2.4	Data Analysis and Data Interpretation	33
3.2.5	Data Presentation	34
3.3	Summary	34
4	DATA COLLECTION AND ANALYSIS	
4.1	Introduction	35
4.2	Respondent Background	35
4.2.1	Respondent Age Group	36
4.2.2	Respondent Length of Service	37

	4.2.3	Qualifications and Discipline of Respondent	37
	4.2.4	Work Load	39
4.3		Data Collection and Analysis	40
	4.3.1	Analysis of Questionnaire in Section 1	40
	4.3.2	Analysis of Questionnaire in Section 2	42
	4.3.3	Analysis of Questionnaire in Section 3	43
	4.3.4	Additional Comments by Respondents	45
4.4		Summary	47
5		DISCUSSION OF RESULTS	
	5.1	Introduction	48
	5.2	Discussion of Results	49
	5.2.1	General Information of Respondent	49
	5.2.2	Identifying Common Human Factors that Cause Delay	50
	5.2.3	Identifying Common Non-Human Factors That Cause Delay	53
	5.2.4	Verifying Existing Process meets the Requirement of Pre-Tendering Stage to Avoid Delays	56
	5.2.5	Identifying Improvement Methods to Rectify Delay at Pre-Tendering Stage	57
	5.3	The Findings	59
	5.4	Summary	63
6		CONCLUSIONS AND RECOMMENDATIONS	
	6.1	Introduction	64
	6.2	Conclusion of this Study	64
	6.2.1	Objective 1. To Identify Factors that Leads to Delay at Pre-Tendering Stage	65
	6.2.2	Objective 2. To Verify Existing Process Meets with the Requirement of Pre-Tendering Stage to Avoid Delay	65

6.2.3	Objective 3. To Identify Improvement Methods to Rectify Delay at Pre-Tendering Stage	66
6.3	Problems Encountered In Research	66
6.4	Recommendations	67
REFERENCES		68

APPENDICES

APPENDIX A Organization Chart of A&W Directorate

APPENDIX B Flow Chart of Pre-Tendering Process for
Projects in A&W Directorate

APPENDIX C Interview Questionnaire

APPENDIX D Data Collection Questionnaire

LIST OF TABLES

TABLE NO.	TITLE	PAGE
3.1	Common Human Factors that Causes Delay in preparing the Requirement for Pre-Tendering Stage of Project	29
3.2	Common None Human Factors that Causes Delay in preparing the Requirement for Pre-Tendering Stage of Project	30
3.3	Verifying the Existing Process Meets the Requirements of Pre-Tendering Stage and to Identify Improvement Methods to Rectify Delays at Pre-Tendering Stage	31
4.1	Respondent's Length of Service	37
4.2	Respondent Department	38
4.3	Common Human Factors	41
4.4	Common Non-Human Factors	42
4.5	Verify Process that Causes Delay at Pre-Tendering Stage	43
4.6	Identify Improvement Methods to Rectify Delay	44
4.7	Additional Comments on Section 1	45
4.8	Additional Comments on Section 2	45
4.9	Additional Comments on Section 3	46
5.1	Percentage on Agreeable Response by Respondents on Common Human Factors	51
5.2	Percentage on Agreeable Response by Respondents on Common Non-Human Factors	54

5.3	Percentage on Agreeable Response by Respondents on Verification of Existing Process	57
5.4	Percentage on Agreeable Response by Respondents on Identifying Improvement Methods to Rectify Delay at Pre-Tendering Stage	58

LIST OF FIGURES

FIGURE NO.	TITLE	PAGE
1.1	Flow Chart for Research Methodology	7
2.1	Cause-Effect Relationship of Construction Delays	14
2.2	Classification of Types of Delays	16
4.1	Respondent Age Group	36
4.2	Academic Qualification of Respondents	38
4.3	Projects Handled Annually	39
4.4	Projects Handled Currently	39
5.1	Causes of Delay Relating to Human Factors	52
5.2	Causes of Delay Relating to Non-Human Factors	55

LIST OF ABBREVIATIONS

A&W	-	Accommodation and Works Directorate, Ministry of Defense, Kuala Lumpur
JKR	-	‘Jabatan Kerja Raya’
PWD	-	Public Works Department
MAF	-	Malaysian Armed Forces
C&S	-	Civil and Structure
M&E	-	Mechanical and Electrical
QS	-	Quantity Survey
CPM	-	Critical Path Method
ICT	-	Information and Communication Technology
NED	-	Non-Excusable Delay
MINDEF	-	Ministry of Defense
KD	-	Kuwait Dinar