

## EVALUATION OF FACTORS CAUSING DELAY IN BUILDING CONSTRUCTION PROJECTS IN ONDO STATE, NIGERIA

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### ABSTRACT

Delay in building construction projects execution is a major challenge in Ondo State Nigeria, as building construction projects delay continues to affect the industry in the State. This problem may be associated to projects' stakeholders. The shift of low performance of the Industry in Ondo state can be attributed to group related delay factors, as Client, Consultant, Contactor, Project, Design, Material, Labour, Equipment and External related factors. The purpose of this study is to identify and investigate these groups' related factors causing Building Construction Projects delay in Ondo State. Structured questionnaire was used to source the industry stakeholders' opinions and unstructured interview were used to consolidate their opinions for the data collection. Responses were analyzed and ranked using Relative Importance Index (R.I.I) method. The identified factors causing building construction project delay in Ondo State were grouped and ranked 1-15 top most influencing factors.

**Keywords:** Construction industry, Construction delay, Delay factors, Delay Orders Delay payment.