

Abstract

This research has three objectives: 1) To study delays in condominium construction projects in Bangkok, 2) To analyze and propose guidelines for delay protection and remedy in condominium projects in Bangkok, and 3) To propose guidelines for protection and remedy of the delays caused in design process. The study was done by 1) setting criteria in selection of case studies, 2) selecting three condominiums that meet the criteria, 3) analyzing the delays of the case studies by the data acquired from their construction plans and progress reports, 4) interviewing the contractors, construction managers, and project owners of the case studies, and 5) analyzing the data from interviews and conclude the research.

The research found that the delays caused by various factors ranged from 0 to 40 days. There are three significant causes of delays: 1) insufficient manpower, 2) delayed material supplies, and 3) owners' variation orders. The construction delays can be prevented by considering the following factors: 1) money, 2) man, 3) machine, and 4) method. There are several approaches to prevent and remedy delays in condominium construction projects, depending on the suitability and the details of projects, which can be used one or used more than one measures. For the delay protection and remedy in design process, a designer needs to clarify construction details to contractors and join the meeting to conclude change in project objectives and details. The results of this research can prevent and remedy construction delays and are very useful for all parties in construction projects.