

Special Research Studies Title	Factors Affecting Delays in Construction Projects of King Mongkut's University of Technology Thonburi
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### **Abstract**

The research objectives are to study the problems and factors leading to delay in construction projects of King Mongkut's University of Technology Thonburi. This research identified 3 main groups of factors with 13 factors. The Analytical Hierarchy Process (AHP) was applied to determine weights of factors. There are three key conclusions of the research:

1. Ranking order of the main groups were 1) Rules and Management 2) Man and 3) Money with the weights of 50.3%, 31.8% and 17.9% respectively.
2. The five most important delay factors are 1) Change order 2) Delay of communication and documentation systems within the organization 3) Delay in approval process 4) Discrepancies between drawing and on-site conditions, and 5) Selection of contractors with the weights of 15.52, 12.40, 12.05, 9.63 and 8.16 respectively.
3. This research proposed details of causations. Results of this research can be used for risk management planning to prevent delays that would occur in the future projects of the university.

**Keywords:** Analytical Hierarchy Process / Delay of Construction / Planning.