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Critical Factors Affecting Cost and Time Overrun of Construction Projects in ...

Critical Factors Affecting Cost and Time Overrun of Construction Projects in Pakistan

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By Sohu, S (Sohu, Samiullah) ; Kassim, TRM (Kassim, Tahara Ramadan Md) ; Sohu, N (Sohu, Najamuddin) ; Loganathan, K (Loganathan, Karthikeyan)

Source INTERNATIONAL JOURNAL OF SUSTAINABLE CONSTRUCTION ENGINEERING AND TECHNOLOGY
Volume: 15 Issue: 4 Page: 221-232
DOI: 10.30880/ijscet.2024.15.04.016

Published 2024

Indexed 2025-03-16

Document Type Article

Abstract Construction industry plays a vital role in Pakistan's economic development. However, the success of construction projects is significantly influenced by well-structured plans and timelines. This study aims to explore the critical factors affecting the cost and duration of construction projects in Pakistan. To identify these factors, an indepth literature review was conducted, followed by the Delphi technique, where a series of questionnaires were distributed to industry experts. Multiple rounds of surveys were carried out with professionals, including consultants, contractors, and clients. The collected responses were analysed and ranked using the Relative Importance Index



(RII) method. The findings revealed several key contributors to time overruns, such as material selection, changes in material types and specifications during construction, poor equipment maintenance, shortages of construction materials, financial disputes between owners and contractors, and labour shortages. Similarly, major causes of cost overruns were identified, including inflation and rising material prices, inappropriate construction methods, project modifications by owners, frequent equipment breakdowns, and rework due to construction errors. Understanding these factors is crucial for improving project planning and execution, ultimately enhancing the efficiency of Pakistan's construction industry.

Keywords

Author Keywords: Delays; construction; time overrun; escalation; cost overrun; labor

Addresses

¹ Univ Larkano, Dept Civil Engr, Larkana 77150, Pakistan

² Int Islamic Univ, Dept Civil Engr, Islamabad 53100, Malaysia

³ Govt Coll Univ Hyderabad, Sindh, Pakistan

⁴ Univ Texas Arlington, Dept Civil Engr, Arlington, TX 76019 USA

**Categories/
Classification**

Research Areas: Construction & Building Technology

**Web of Science
Categories**

Construction & Building Technology

Language

English

**Accession
Number**

WOS:001440796600001

ISSN

2180-3242

IDS Number

Z7Q1W

[– See fewer data fields](#)

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