

## **INVESTIGATING THE CAUSES OF DELAYS IN PUBLIC CONSTRUCTION PROJECTS IN NAMIBIA**

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This study investigated the most significant causes of delays focusing on public construction projects undertaken in Namibia. The research focused on the perceptions and understanding of the main industry players (contractors, consultants and clients who have been involved in construction projects) for the past five years undertaken by the projects undertaken by governmental agencies. A questionnaire containing 83 delay causes was distributed to 100 potential respondents and 30 responded consisting of 11 consultants, seven contractors and 12 clients representing various companies and institutions. The close-ended questions were categorised into eight factors: 1) Consultant related factors; 2) Contractor related factors; 3) Design related factors; 4) Equipment related factors; 5) Labour related factors; 6) External related factors; 7) Project related factors; 8) Material related factors; and 9) Owner related factors. The data was analysed using the Relative Importance Index (RII) for each cause of delay, and the rankings in each factor group were established using the RII weight. The results suggested that the three most significant causes of delays were: 1) Inadequate contractor experience; 2) Conflicts between joint-ownership; 3) Cash flow problems due to financial mismanagement. The paper presented recommendations to mitigate each type of delay to be used as a guideline for possible solutions.