

**TOP IMPORTANT REASONS DISTURBING THE PERFORMANCE OF
CONSTRUCTION PROJECTS
A REVIEW**

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Abstract: *From a long time various researcher tried to know the reasons of disturbing the success of Projects relative to constructions. As now a day's construction projects due to increasing uncertainty in technologies becoming more difficult and complex. To investigate the performance of project to become success is very natural to all of construction industries. Various techniques and ideas were used to determine the critical success factors and large numbers of factors were proposed for study. In previous investigation and research studies, in order to achieve the Construction Projects Goals, objectives and target several practices and procedure were adopted. For investigated the success factors different survey questioners were prepared. To know the perceptions of owners, consultants and contactors Relative importance factor method was used. A several numbers of variables were suggested for study the CSF, s in which most are common but no agreement was done on variables. For a successful Construction project different five numbers of variables/factors were identified such as Factors related to project, External environment, Procedures of Project, Project Management action and finally but not last was human related factors.*

Key Words: *Critical Success factors, Project Management, Projects, Relative Importance factor*

Introduction:

Due to increment of uncertain technologies, budgets and developmental process the construction industry become dynamic in nature. More over the construction project became more multifaceted and challenging now a days. The project team during implementation faced different and unpredictable challenges therefore the investigation of CSF's and KPI's were most importance for effectiveness of construction projects in project success. However in the mind of construction professional the concept of project success was still remained unclear. For determining the Critical success factors several numbers of researches were made but no one agreed on all variables.

As past and previous studies observed large overturns, quality issues and time schedule extension form specified time line in the completed construction projects. The project was said to be delay if the project remained behind the work plan mentioned in contract documents or the lagging behind the date agreed between two parties (such as consultant and contractor or Consultant and client etc.) Throughout the world construction industry was consider as most important part for the development of infrastructure work and healthy economic growth. It is very important the project must be completed with required goals and specified objectives. when the construction project was lagged behind from schedule it imposed negative impact on some or all parties and cause various losses such as cost increase of labor force, equipment's, materials and arbitration.

Studies investigated the factors disturbing the construction project was added to the successful completion of project from last four decades. The project may be considered a successful project if and even it achieved all the targeted objectives specified by the stakeholders or donor agency. The success of the project was achieved even after knowing the end results and then setting the deliverables to achieve these results. The definition of Success may be change project to project as its mainly depend upon the factors such as project scope, project design, project size and other relative factors.

This paper investigated the CSF, s and defined which success factors were more important for construction project accomplishment. These factors were adopted by the construction companies on which different strategies were developed in future.

Reasons Disturbing Performance of Construction:

There were different types of reasons/factors disturbing the Construction projects success. Rockart in 1982 was used the term CSF's in the term of Project Management and after him ~Sanvido et al in 1992 define the CSF's as those factors which predicted the project success. The CSF's were divided into five categories after studied the previous literature review.

The importance of this investigation was to explain the critical success factors through literature Review. 'Keeping in view the construction project success, the success was reviewed by (Albert P.C.Chan; David Scott; and Ada P.L.Chan (2004), Syed Zafar Shahib Tabish and K N Jha (2012), Arti.J.Jari, Pankaj, P.Bhangale (2013), Afshin Pakserest, Dr. Gholamrez

aAsgari (2012), D.K.H Chua, Y.C Kog, and P.K Loh (1999), Adnan Enhassi, Sherif Mohamed, and SalehAbushaban (2000), Muhammad NabeelMirza, Zohreh Pourzolfaghar, MojdeShahnazari (2013), Mohammad Mehdi Mortaheb, Yeganeh Amini, Amir HoseinYounesian (2013),Ann T.W.Yu, Qiping Shen, John Kelly, and Kirsty Hunter (2006), Neringa Gudienė , Audrius Banaitis, Nerija Banaitienė, Jorge Lopes (2013), SarathGunathilaka, Martin Morgan Tuuli and Andrew R J Dainty, Muhammad Saquib (2008) , WalidBelassi,OyaIcmeliTuckel (1996), Kyindri, Blanas, Henriksen, Stoyan (2012)) to know disturbing reasons of Construction project Success.

Project Management factors:

Hubbard in 1990 said that for the success of construction project, project management was one of main pillar. While Jaselskis and Ashley (1991) suggested that a project manager can plan and execute his project with great success by using Project management tools during implantation of project. The Project manager tools consisting of effective communications, feedback mechanism, Effective coordination's and decision making, previous relative experience, monitoring, project organization structure, work schedule etc. (e Belout 1998; Chua et al. 1999; Walker and Vines 2000). Several numbers of features will affect this factor, including the system of communication, control mechanism, feedback capabilities, effort of planning, group structure, protection and quality assurance program, control of subcontractors' works, and finally the actions of overall management.

Without Project management no project both construction and other than construction were not completed successfully. Because project manager of project is responsible person for leading and management of project. The Manger know how he lead and implement the project , use of resources, give instruction to his labor force and document each and every activity of construction project. Project Management tools were able the project manager to run the project smoothly and achieve the target/objectives/goals with in specified time cost and with quality.

External Factors:

External Factor is one of essential reason of disturbing the success of the project. Large numbers of scholars worked on external factor and find environment the most affecting reason of delaying the project performance. For Example. Akinsola et al. 1997; Kaming et al. 1997; Songer and Molenaar 1997; Chua et al. 1999 etc.

Walker and Vines in and Akinsola et al. in 1997 further added that the project success depend upon the social, technical and political systems which also related to environment influence. According to P.O. Akanni in 2014 in many developing countries project managers faced a great challenge of project environment which directly lead to the cost and time overturn before the start of project.

Due to such type of problems Faniran et al. in 2000 suggested that different types of project environment management tools must developed to overcome the problems in developing countries. The Most important factors related to environments and disturbing the performance of projects were Government policy, issues in community (Project area), economic condition of project and weather condition Ajaye at al, 2010.

Project Procurement related Factors:

The Success or performance of the project also depends upon the factors related to procurement as said by Hashim 1999 and Rasid et al. (2006), Eriksson and Westerberg (2009) and Eriksson and Vennstrom (2009). The Project procurement related factors that disturbed the performance of construction project were cost and client control, pre-construction time and project design control (Hashim 1999). Similarly in 2006 Rasid et al. investigation said that the project procurement related factors were approach of Organization, responsibilities assignment and sequences of actives which affect the success rate of construction projects.

Eriksson and Westerberg (2009) Studies showed that the factors related to procurement were considered at the stage of invitation and evaluation of bids, Selection of Sub contractor, and performance evaluation. The studies completed in the past also investigated that selection criteria, methods of tendering and variation orders were factors related to procurement and lead to disturbed the success of Construction project.

Factors Related to Participants of Project:

Project success was also affected by the project participants such as Project Manager, Key stakeholders, consultants, contractor, client and suppliers etc. (Chua at el. 1999). According to walker 1995 studied that client and client representatives were important factors disturbance the construction project time and lead towards the failure.

In Construction project, designer was one of the most important pillar from start of project to end. Chan and Kumaraswamy 1997 studied showed that Experience of designing team, Project design difficulties were key factors that related to designer and delay the project which lead toward failure of project. When the construction Phase reached the contractor and sub contractor started their work.

Contractor experience, coordination with consultant and client, management and supervision of site and effective cash flow were included variables. Chan and Kumaraswamy 1997 Dissanayaka and Kumaraswamy 1999. Similarly Project Manager is key player of Project Planning, execution and supervision and communication Belassi and Tuckel 1996. Chua et al. 1999 Study showed that Project Manager Skills included Commitment, experience, work responsibilities and authority. While

doing any type of project or construction project team building is significant among different parties. For the project to be completed successfully it was important that all parties such as contractor, client, consultants, Project and Construction Manager, designer and architecture (Hassan, 1995).

Based on the Characteristic of this factor it was divided into two groups. Client and Project team. For the success of project the client attributes includes their experience, client nature and organization size, Cost, time, quality and client interest in the Construction project Success. While Project team involved skilled and experience staff such as Project and Construction manager, Skilled Labors, Committed to cost, time and quality and workmanship relationship with other parties.

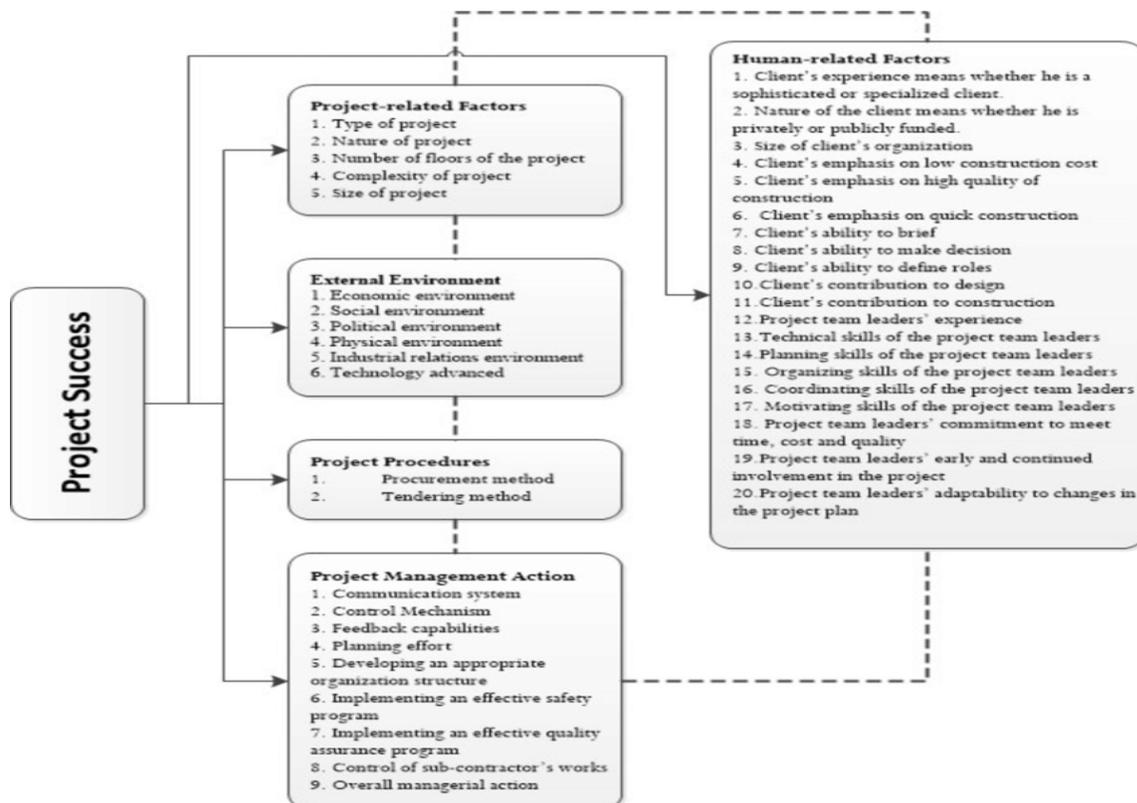
Factors Related To humans:

Factor related to humans is also critical factor that influences the performance of the construction project. Following were some main human reasons that influences the performance of project.

- Experience of Client means its ability to work
- Client nature who is funded project.
- Clients size organization
- Abilities and decision making of client
- Contributions to Design and construction of project by client
- Experience, technical, planning, organizing and coordination Skills of project team leader
- Commitment to meet triple constraint by Project team leader.
- Project Team leader early involved and change the plan in the project.
- Resources provision and support from parent Company.

Project Success factor-Conceptual Framework:

In above paper different factors and variables were reviewed and identified. These variable are interrelated in each group. The one variable influences the variable of other group and so on. About all factors mentioned it was difficult to determine the reasons for how these factors were study separately and collectively. For this purpose, the assumption was made that for every successful project these factors are intrarelated and interrelated such as Human, Procurement, Participant and external related factors. It was also assumed that if the project was of short duration, having low complications, effective management, privately funded and experience client it will be successful project in addition to above the project will also be successful if the client was confident in making decision and preparing drawings and design, Competent and experience Project manager and last but not least the environment must be suitable for working.



Conclusion:

This review paper concluded that for successful construction project a conceptual frame work was developed in which all variable were identified. This paper was also used in future for success of construction project. The establishment of project success in a more systematic way was developed. To know the relationship between Key performance indicators and CSF, s, more study required on KPI, s as this paper was based upon Critical success factors and not on the project success measurements. For a project manager of construction project this paper is very important because he carry his construction work as successful project manager by keeping these factors in mind. For implementation of successful Construction project it was necessary to find the Relationship between CSF, s and KPI's. More ever before the start of project, project team member's selection, Project team development needs and finally construction project for casting of performance level will identified through this relationship.

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