IJBPAS, March, 2015, 4(3): 1485-1522

ISSN: 2277–4998

International Journal of Biology, Pharmacy and Allied Sciences (IJBPAS)

'A Bridge Between Laboratory and Reader'

www.ijbpas.com

INVESTIGATE THE CAUSES OF DELAY IN IMPLEMENTATION AND OPERATION CONSTRUCTION PROJECTS

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ABSTRACT

The aim of this research reviews the causes of delay in implementation and operation construction projects Kohgiluyeh and Boyer-Ahmad province is. Therefore, in order to identify the main factors delaying construction projects, and in the form of researcher five option (Likret) that has high validity and reliability capabilities, between statistical sample n (390) that has been specified using the kokran formula was distributed. Then research assumptions included (4) assumes that editor to test assumptions of the Student t-test, non-parametric tests (Pearson) and statistics (F) and (R) and regression equations used in path analysis was spss. The results showed that 1) weakness in the management of the design and the planning, control and management weaknesses 2) monitor, 3) executive management and strategic weakness and weakness in financial management and 4) the budget of the most important reasons for the delay in the implementation and operation of the development plans are.

Keywords: Capital Asset Acquisition Projects, Management Planning and Design, The Executive and Strategic Management, Financial Management and Control, Management And Supervision of Funds

INTRODUCTION

Delay and prolong the implementation of project development as an economic Achilles heel in many developing countries of the world including our country is raised. In our country, Iran, experience has shown that all construction projects on schedule programs do your course has failed, and therefore the vast majority of construction projects at the preset time for various reasons do not arrive to the finish and therefore a significant figure of the budget spending will be the damages caused by the delay. What ever is in technical studies and monitoring reports as causes of delay in projects have been introduced, according to researcher secondary reasons and Attribution distribution management issues credits ranging from the weakness of the institutions of the tsamsm gear, lack of prioritization and وAttribution models apply to credit management senior managers of the tastes of the province, starting new projects, new projects and a lack of fitness and lack of accurate estimation, semi-finished, displacement and lack of comprehensive studies of the Preparation directors, the province also ignore etc It has been. The research on the way to identify the causes of the delay, relative to rank projects Kohgiluyeh and Boyer-Ahmad effective steps to take. In most applications of this research First the incoming bugs to swap agreements and approval process and the allocation of credit projects so far have been less than that, and evaluated, and secondly the other main factors when considering the annual supervision reports a significant share in the province have Delays and re-tests, plant ahasa documents and placed the field.

Speech issue (issue):

Society economy development projects that are in the pulse to validate these plans, public sector investments, a researcher with the private sector investments are spurred economic growth. Hence the success of development projects to the outstanding benchmarks in assessing and judging the performance of Governments and is a reflection of the efficiency and effectiveness of management practices in the country. Most construction projects are currently being carried out with a long term problem and getting the cost multiplier are completed. In developed countries usually have a myriad of differences and there are basic. The project process in such countries of the day began to recognize the need for taking decisions and operation without wasting time, capital and other resources and rot in accordance with a detailed schedule to be chased.

The administrative process for development projects and Government projects to various causes of interrupted in succession that ultimately caused the prolongation of projects and the delay at the time of operation of them. So while the high risk associated with implementing them, as they all cost increases. Delay action or event referred to in the contract that is the time to do a specific action will take longer. In a successful project, the technical implementation of the project has been well taken, schedule and maintain budget spending also have been so with the evaluation and analysis of the trilogy project management (time, cost, quality) and the various factors affecting the achievement of the outcome of a project success indicators project has been considered as the best it gets, proving to be. Construction projects in our country are usually of four factors, client, consultant and contractors and regulatory devices has been formed.

As we know almost all the projects have delayed the schedule and the project has been carried out from the Since delay in several problems for the employer, the contractor and the imposition of cost and gets them to double pressure, record maintenance and amukhtn lessons from the causes of the delays in the project has been carried out or in progress can reduce Delays on similar projects help. Hence the article exists to identify and priority ranking (ranking) the causes of the delay of the implementation of development projects at the level of Kohgiluyeh and Boyer-Ahmad has been done. This article first discusses Delays and position it in the management of the project opportunities, then used the introduction to research methods in the fields used in the research tools and in the next step as delay factors contained in the questionnaire have been designed at the research and then analyze the replies on the focus on the repeat rate and delay factors influence has been expressed. In the end a summary and conclusions in terms of problems and constraints as well as talent, applications and suggestions for Future research has been carried out.

Research Literature

According to the principle of inevitable Delays and its effects on the project, with a focus on the Delays of the projects to analyze the causes of their occurrence and the origin of the creation of Delays is presented. These include factors such as uncertainty reigns on the engineering and Executive issues, changes in the basic assumptions of the project, changes in the scope of the project and the scope of work, weakness in initial studies, environmental factors and its effects, not inexperience executives projects, necessary

amenities and coffee and. .. All rights reserved. In the preparation and execution of construction projects, stages of projects based on technical development projects within the framework of the And implementation system of assessment was put on karyotype of research generally shows that provide the necessary infrastructure, such as the lack the lack of undergraduate experienced force (with sufficient motivation) and a coherent and efficient information system as well as the weakness of the country's administrative system and planning of disruptive factors planning and budget planning or lack of communication could macro programs Part of the projects as well as assessment and regional and the lack of the necessary and sufficient commitment and adherence in the preparation and implementation of the right to development programs can be accessed from the basic obstacles to the project outlined in the Delays deal, though the lack of sufficient budget allocation is the main cause for the increase in project implementation will be considered but inadequate performance management of this project, which stems from a lack of understanding of technical and Executive systems planning and development plans and The project is also an important factor as the control should be considered given that the projects component of the economic social and cultural development programmes are therefore of conditions govern these programs and their impact will be possible changes and success in projects with the right system and the right governing construction projects and proper implementation of achieved it will come the most important factor in the efficient management and the role of macro level. That can be left on the side of the problems between the necessity of the existence of strict attention to planning governance program is also required.

The importance and the necessity of undertaking the research:

Development of no country without the knowledge of its capabilities and weaknesses is not possible. Construction projects in the country, we are a collection of projects that is based on comprehensive studies of major development in the country's economic and social development programs in order to plan and set it in the annual budget implementation and provisioning and allocation of credits and strategic planning monitoring and surveillance carried out come in. Therefore, the delay at run time or prolong the operation plans in addition to impose double fees, a significant impact on the development of regional and national identify weaknesses and so have the necessity to increase the

capabilities issue is important that must be paid to **(your Guyana and Mohammadi, 2011)**.

Among the problems that the country's development plans have always faced, neglect the terms governing the area of codification and implementation stages of planning as they have been. Lack of a proper system of control and monitoring of projects has led construction projects in a long time to reach and exploit this issue has led to suggestions that provide recognition and Solve problems. Him, because a lack of credit, lack of detailed studies and BS in technical issues, economic justification and environmental issues there are new designs and plans, including the most important reasons for the delay in construction projects is. The main reasons for selecting this topic so research on the identification of the most important reasons for the delay in the implementation and operation of the development plan include the following: 1-get a long run development projects meant to the country's financial and physical resources of idling for half of all projects and enhance the cost plans and also represents that it is commensurate with the development of new capacities to create credits does not come. If the opportunity cost of idling, as well as resources to be added to the cost of the projects and the lack of efficiency of the country's development plans more clearly the implementation system, the 2-expedite the operation of construction projects according to the time value of money spent as well as to minimize the cost of running them and maintain and improve the quality of implementation, 3-swelling caused by the injection of liquidity, exacerbating poverty, Increase costing, depreciation and reduction plans and life without avail, and busts-4 The lack of progress in the implementation of development projects is a great loss to the national interests and the country's economic development is seriously threatened puts. This is also the way of the national capital by virtue of Delays will be a waste of some of its technical and economic justification of them lose, 5-each a development plan to construction and rebuilding the country, but not to any civil action is leading the integration. The successful implementation of projects shall be subject to proper regulation and detailed work to such plans have an economic justification. 90% of projects without justification is And some under the title of master of travel approvals and a number of Governors, representatives of the press, together with the political figures and the... moreThey started to work, and because it is not that the integrity of the work, these experts can place on the

works of Detrimental, 6-longer period of completion of the projects, based on political, economic, social, and economic losses, including the rising costs of all, the lack of alnova arising from the delay, already on the books, reduce efficiency, reduce the adequacy of Government credits, mistrust of Government and Parliament to the people, reduce the authority and legitimacy of the political system lead to a delay in the implementation of the project, 7- Makes a new commitment of billions of rials annually for the following year shall be imposed on the Government, on the other hand every year of delay in the operation of the colossal amount of losses to the economy of the country and the capacity of the construction can reduce range.

History of research

History of research within the country:

Despite the importance of the subject to the delayed time of operation development projects in the country and its effects and consequences of the irreparable, unfortunately a significant scientific centers of research has not been done. In summary it can be said that the annual reports of strategic planning and monitoring of the President (the former management and planning organization) in 2002-2007, and some other important factors delay share research projects into the following is specified.

2007	2006	2005	2004	2003	2002	year and Rate effect / Factors
7.53	3.48	7.43	2.48	4.44	8.45	Failure credits
8.11	6.15	5.12	8.1	14	8.13	Weak executive
5.5	9.7	3.8	7	2.7	6.5	Preparing the ground
5.5	7.4	6.7	6.5	4.7	6.7	Inability to MC
3.4	8.3	1.5	4.3	8.5	8.4	Disability Advisor
0	2.4	1.4	4	8.3	3	Initial studies weakness
9.4	8.3	1.3	8.3	5.3	9.2	Logistics and machinery
7.2	0	0	0	0	0	Social Problems
6.11	7.11	6.15	2.17	9.13	5.16	Other factors.
100	100	100	100	100	100	Total of

Adeli and Chaghrvndy (2011), the action research on recognition and delay factors and an increase in the cost of construction projects in Israel and their place in the Prevention.

Review the factors influences stop working together in recent years proves that the project in the project of national and provincial credit factors the most important reason to slow progress and stop work on the project has become a forklift. Of the national project, the most important reason that youth operatives stop their progress now also is an important factor in the slow process of work that required more attention and it shows. As well as in the provincial project of environmental factors that have been the most important reason I work in slow, now also Much in this matter, which should be of interest to the serious and we can say the amount of the impact of environmental factors on the proghhai of the provincial national project to more and more time in the executive agents of national projects have been effective in provincial projects. Although credit to the most important reason factors of national and provincial one-stop project has been converted, its impact on the progress of the project, the provincial stop-much more than the national proghhai.

Haghani and others (2011), proceeded to identify the factors delaying the project for Tehran's regional electricity were fitted. The results of this study can be expressed this way: run in the previous step of the most takhyarha were at the stage of the swap contract with the contractor, at the stage of design and verification in the swap contract with the consultant is accepted. The results show that at the stage of implementation and of the reason for the delay between (31) are the main reason for the delay of the projects, the lack of timely provision of financial resources for the project, and then there is an important reason for the delay has been very maarz. The results of the following reasons, which are shown as average importance of the mention is takhyarha with: The lack of proper interaction and cooperation between client and contractors, project delivery time of inappropriate content by client, exceed the cost of delay at the start of the activity (increasing the costs of the project are more than forecast), namsaadboden environmental conditions such as earthquake, storm, flood, lack of timely delivery of equipment and machinery, nahmahangi between the client and the contractor/consultant, the lack of timely control group hshdarhai the project contractors/consultants to deliver in a timely manner, not being clear or unclear time allowed for The activities of the project, the delay in obtaining permission from different organizations, the lack of ability of contractor/consultants/client in their duties, the delay in submission approved and the delivery of land, legal mnmodarat, need to

change the original plan during the project testing phase, delay in performance, extend the period of activity of the material deficiency, modification and changes in laws and regulations, the rate of inflation and the increase in the price of equipment, the increase in loan interest rates Intake, some being exclusively goods and equipments such as trans fats results showed that it has been updated between client and consultant, the dangers because the fire risk conditions and fundamental change in souzi as low importance have been fitted with reasons. The most important reason for delay of timely supply of forklift project financial failure has been the project because the project contractors in these conditions into a State of suspension in the supply of financial resources may be to do so providing important financial and fainnsing projects has become a study of accuracy in the appropriate methods for financing the projects could lead to recovery of this country.

Ashthardyan & Associates (2010), in a study to investigate the causes of the delay time of the implementation of urban development projects according to the project, the factors are dealt with. Since that nowadays more feasibility studies and consulting engineers as well as the actual staging of the aspect of hazgh and experienced people to justify the economic plans do not, generally, most of the projects on the basis of past projects and studies series information, and having no economic justification are implemented and financial resources of the country goes to waste. Because of the direct relationship between consultant fees paid with the amount of the initial estimate of the plan, it is likely that the design consultant to non-essential work to be done if that or need too in order to be in the initial design and project design, the upper hand in the design of structures is not adhered to or saving requirements of modern design methods and low-cost care is not used. Most of the Iranian contractor company due to red tape and regulation of banks are not able of guarantee timely get the required hence created disorder in the progress of being fitted.

Hajyvnd and others (2010), in action research to investigate the causes of the delay in the implementation of the project were the time of karkhe. The most important causes of the delay in the implementation of the project, the main floor is divided into 6 Basin karkhe lift would be fitted. 6. the foregoing factors are: 1. The financial difficulties 2-opponents after victory, 3- weakness and lack of planning contractor, 4-poor planning and weak 5-client program-planning Advisor 6-

natural factors and problems caused by the holidays.

Nzhadsbzy (2010), proceeded to the assessment and identification of risk factors in the delay of the Executive be merok dam project. Results of the study, it is suggested that the field fitted fitted, overall, consulting agents and contractors respectively on forklift project delay and then to give work and General factors were the factors at the time. Although their general agents solely had no significant effect on the delay of the project factors, but not other forklift (client, consultant, contractor) under the effect of the components of the General operating and they formed over time, & forklift project resulting from the effect of these variables, in particular the lack of timely allocation of abla has been observed, hidden, and time of the public variables in your lack of financial obligations of the client shows. Also among the principal factor influencing employer (9), "the lack of financial resources component with respect to the duration of the execution of the project factors influencing component of between 9" lack of precision components, and consultant to estimate the volume of operations and project time "(8) principal components factor influencing" the lack of adaptation to the contractor, contractors with the project management and planning and control of operating components of the impact between the public (9), "the lack of timely notification component and fit with the allocation of the credits approved by the delay in the project were" ¬Soils. Furthermore, taking into account the rank of each of the components without various factors are calculated and, respectively, and the importance they have on influence. show delay projects, "for lack of familiarity component contractors with management and project planning, and program» the highest rank and lack of timely notification" ometnaseb "," approved the allocation of credits disproportion between the rate of modulation and inflammation "in the second and third rank are in.

AQaqly Khiavi born bearing (2009), a study of action to "investigate the causes of the delay in the implementation of the" construction contracts "and showed a major part of the Delays project is related to changes in work requirements during implementation of the project in the face of physical necessity finds is the result of the calculation is inaccurate and non-realistic.

Optical and faraji (2009), research into the factors of delay in development projects and to provide a model for further delay time reduction. Case study findings showed that delay in payment for non-payment of

provisional status and timely deposit to the contractor (financial difficulties), lack of land and tmelk timely project values were the most important factors as delay are development projects. Also, the results of the study with regard to finding the factors of non-timely payment demands for timely, non-tmelk contractor status of the land, increasing inflation and increasing the values of the project as the most important factors were development projects delayed. Thus, according to article findings case study results and parato study finding is consistent with regard to the frontline. The results of both research on the role of financial difficulties, problems and difficulties of land tmelk the study and design of the project's results are emphasizing values increase it.

Mousavi and colleagues (2009), in Delays in quantitative research, national development project began. Based on the records of the national development project, nzarati, in general national development causes delay in proghai is not fitted to the groups are as follows: the delay resulting from the study and feasibility study of the projects, the delay caused by environmental conditions and problems in the implementation of the project, created by producer, run delay device created by designer, consultant, contractor, supervisor, consultant, delayed because of the problems created the machinery and procurement, allocation of credit problems and other issues that involve all the agents The creation of producer groups is mentioned, except for the delay. On this basis and because of the delay of payment issues related to the supply of credit had the highest prevalence, and 39% of all the factors in. The next rating factors of establishing other factors related to the delay in the group are with 18% in the second. Executive device, contractor, designer, consultant and land procurement and fitted car for the next category, respectively. The allocation of a supervisory consultant operating with the percent of the total prevalence in most are ranked lower.

Lvyzeh (2009), in a study to analyze the causes of the delay in the project, is paid by FMEA1 power plant. The standard procedure for creating a FMEA is to find a way of solving problems for the Prevention of the source, eliminating the waste and increase reliability in processes can-be. In the meantime reduce the imperfections and defects and product/process design and. .. All rights reserved. Iran power development organization to make badernzer as a Employer thermal power plant projects ranging from construction, anti, Solar, etc. Therefore, the delay in the execution, but such

projects include an increase in the budget the Government huge sums and the delay in the operation of power plants, especially at peak consumption (the months of July and August) can be the most important component of the main factors of multiple Blackouts is power across the country. Therefore, with such a note can be the delay in the implementation and operation of power plants operating as a failure in the power plant projects be raised.

In a study entitled financial causes of delay in implementation of the updated review of the project in the Kerman regional electric co. by eshtiaghi (2008), the following results were achieved to investigator; 1-lack of swap agreements and communicated them at the right time 2-lack of allocation of credits in the proper amounts of conventional 3-procrastination contractors in providing Bank warranties against non-delivery-4 advance payment in a timely manner for employment status, renew-5 or longer The tender period 6-non-payment adjustment to overlap contracts versus inflation.

Alamdari Believes that research on (2006), entitled factors affecting capital asset acquisition projects delayed by factors including political leaders, sourcing decision;, economic stability, observe the time, specialized technical knowledge and design factors of weakness, finance and credit, the weakness of regulatory failure, legal deficiencies and Annual budget. The major factors for the delay in the implementation of civil projects knows.

History of research abroad:

Mghareh *et al*. (2011), a case study by Influences in its project management on the delay in sports for recreation, and showed that almost all micro-project phases of the technical offices of the organization by their design and implementation are fitted but independent consultants for projects referred to the macro can be fitted. Project Does not need of recreational sports and monetary returns, or have an economic justification. And in fact, it is the authorities ' intentions for community sports and recreational centers, facilities and ensuring more. So most of the anchors on the Elimination of the need for community sports and recreational centers said they looked at modernizing and fitted the predominance of the economic justification is permitted. Group c & c believe that problems in the weak C and the feasibility studies and the satisfying Inadequacy of satisfaction lies run. So it turns out that the operational studies fitted forklift project in terms of the result. Generally, 43% of executives believe that specialists and other staff within the limit of an appropriate and sufficient, and 43% of those of the hadmtost and nearly 13% this has

refined the poor evaluation factor. Most executives have a legal regulation as poor, due to problems in the Legal Affairs and property. About 13% believe that coordination among the Executive team is good. 48% to 39% of the average and the weak, it is brought to account were fitted. These statistics suggest the forklift project in these cases are favorable conditions. Statistics show that make coordination among organizations, healthcare is poor. On topics related to the correct estimates of the length of the forklift project Perform in the feasibility analysis phase, 70% of the poor, and the anchors are very weak, "said. This means that the duration of the implementation of the project forklift to lift properly fitted ahead of the nose cannot be fitted.

Ben mohamad (2010), in a study of effective factors on the Delays construction of the heads for several packaging group is part of the. The contractor, client, consultant, materials, equipment, labor, foreign and finance. In Delays class associated with the contractor, the contractor's poor planning, poor project management and problems with financial problems, petty contractors, contractor, general contractor, work again, the quality of the undesirable Working in caused by mistakes during making of technical personnel, inadequate skills of heads, delay in equipping the project contractor, the wrong estimation of the cost of lift, the lack of technical study at the time of tender and. .. Among the factors is designated Delays. In the Group Delays associated with the employer the employer's interference in the operations of the factors 1-making of change orders issued during the heads working poor by 2- Coordination and contact the employer and other relevant parties, decision-making of-3 region noted for effective client known to have fitted. Ibn Mohammad Delays in class related to several factors, including the delivery of materials to the murders (delay in delivery) materials, undesirable quality materials, lack of materials, materials management problems, changes in a variety of materials during the demolition work, the materials and may point out of track. And in the Department of human resources-related factors, such as the Delays 1-lack of manpower (skilled, semi skilled care, simple) 2-there are simple and lacking in manpower skills is very effective.

Apolt and Nto (2011), on an exploration into the causes of the delay in the project cost and the wasting of public sector construction in Uganda have expressed about the cause of the delay for 5 has the highest frequency of late payments, are as follows: improper equipment/working again, because of a

dysfunctional, low quality work, bureaucracy, and in fulfillment of the job. And 5 cases of the cause of the increase in this cost were introduced species: changes in work, high rates of inflation and in fulfillment of the shares, the control and supervision of contractors to pay late, weak, lack of fuel. 5 factor also in terms of the severity of the impact on Delays in the highest rank of the forklift was as follows: payments to contractors, lack of security or the murders of the lack of political stability, inadequate and inefficient equipment, changes in the fulfillment of work and discussions and disputes between the project beneficiary groups. 5 factors that increase the cost in terms of the impact on the lift at the highest rank of the forklift are changes in inflation and high rates of work, fulfillment of profit, lack of fuel, control and supervision are weak and late payments to contractors. There are four important factors in relation to the effect on the Delays and an increase in the cost of lift as the crucial factors in the top rank in terms of refined been fitted. These factors include changes in the map, to the contractor, payment delay. monitoring and control of high inflation and weak and Interest rates.

Abdul Aziz and Colleagues (2010), research on the causes of the delay in the project as construction for the institution providing the most important cause of Management, the delay in this project for the Institute to have a description of the expression. 1-credit and liquidity problems Occurred by contractors, 2-poor management workshop by the contractor, the 3-time packaging planning and inefficient, by contractors.

Singh (2009), in their study titled Delays and increased costs in the project in the amount of them, Search, infrastructural need what causes them and how to remedy and improve them in the country of India the following factors contributing to this thread knows. Natural and technical factors, organizational qasorat qasorat arising out of the contract, or institution.

Asnaasry (2009), in the original with the title "the reasons for the delay in construction projects in Iran" the most critical, factors that represent reasons for the delay in the construction of the project are specified as follows: employment problems (including employers) problems, coordinate and draw maps for incomplete, delaying approval of change orders, job/place/position changes, a change in the work plan, Delays in the supervision and evaluation of the work, the employer shall pay to the contractor during the construction of heads, the decision of shut up. Contractor problems: the design and application of wrapping problems, delays in

paying workers by the contractor, the working poor and undesirable performance. Resource problems: preventing, shave secure suppliers of materials, equipment and materials in-delivery delay., lower quality materials, a lack of manpower, lack of equipment, lack of equipment performance, economic inflation. Eco-environmental problems in General: problems, problems, problems of land Atmospheric.

Tommy and Associates (2009), in the research entitled "the causes of the delay in the construction industry in Libya," a list of the most important factors affecting the Delays of construction projects in the city of zntan, Libya ranks have rankings of. This list includes 42 items of which is the highest rating is related to improper planning and operating the lowest, corresponds to the conflicts be fitted coordinates and map. In the meantime, a lack of effective communication agents: errors in design, lack of logistics, decision making, financial problems, slow, lack of materials, making the flow of liquidity during the period Problems, the increase in the quantity of data, management contractor, the administrative bureaucracy in additional work for employers, organizations, communicated changes in terms of the location of the project, financial issues, according to date of progress and rank second to the 15th for the refined.

Mubarak and Associates (2008), in a study on the causes of the delay in the project construction in the country for Egypt from the perspective of the owners, contractors, consultants and refined, 7 specialized organized about half of Interview for the most important reason to lift in the building industry-specific and Construction Country Egypt formation. The most important cause of known were: financial issues by the contractor during the construction of heads, the delay in payment to the contractor by the employer, the employer or his representative by plan changes, the case for payment (minor) while performing the work, the lack of professional management in making use of heads.

Hui and Associates (2008), in a study entitled the cost increase and delays in construction of the country's major project for Vietnam, an important factor about the analysis of the data. Slow work and lack of necessity: the invoice includes the payment of the whole work, with regard to the murders of poor management of the contract, manufacturing procedures, inappropriate and outdated heads, unforeseen circumstances is a workshop. Poor management, supervision, incapacity and skilled manpower and training

project, Experimenter, supervision and monitoring, and market estimates, lack of building materials, estimates and calculations are wrong, and forklift price fluctuations, financial ability (capacity).

In another study to identify the reasons for the delay in construction as well as the effects of the project **Sambasyvan and *et al* (2007)** is the main factor causing delay to ten of these were identified: 1. inadequate planning of the contractor, the contractor at the place of management weakness-2 run 3-insufficient experience of the contractor, the customer's payment and credit weakness-4 upon completion of the project, created problems with contractors-5 component raw materials shortage, 6-, 7-, 8-in providing workforce unavailability of equipment, communication breakdowns-9 Among the groups involved in the project and 10-construction operations come during errors.

Asif and Hajji (2004**)**, in a study of that has been done in the country of Saudi Arabia, 73 about the causes of the delay were known during the investigation. Causes specified in the 9 group, they incorporate. Employers have which causes the delay, announced to contractors and manpower is relevance. The research showed that employers and consultants the project assignment based on that fitted the bottom of High-abundance, the most the most tender rate, while the delay factor is due to serious delays for contractors understand employers they fitted. Only one of the causes of the delay was common among groups. I.e. "change orders by employers during the making of heads". A lot of the cause of common forklift were between the two groups, such as the delay in payments against progress, planning and improper wrapping of time by the contractor, project supervision and poor management by the contractor, the lack of manpower and financing problems of the contractor. All groups are unanimous that the rest of the important causes of the lowest degree of importance are: changes to state laws and regulations, traffic control and limitations of local social and cultural factors and the impact of incidents occurring during operation. Both employers and advisers have declared, the cause of the contractor and manpower related as are the fiercest and most important sources of delay. While most of the contractors pointed sources of delay in construction projects for employers and advisers are.

Ralph and *et al* (2002), a study on the root causes of Delays in the construction of the motorway, take the following Evidence in order of importance as the reasons for the delay in the case of The most frequent 4

construction of motorway-grade rating has been fitted: 1. Handling Facilities, 2. The changing conditions of the (conflict facilities), 3 . weather and 4. permission problems.

Research Assumptions

By turning to the history of exploratory studies and theoretical foundations of the research, as well as the framework and assumptions guiding this research can be outlined as follows:

Theory no. 1: a weakness in the design of management and planning of development projects the delay in implementation of the cause is.

Number theory (2): Executive management and strategic weakness caused the delay in the implementation of development projects, he added.

Hypothesis number (3): weakness in financial management and funds development projects the delay in implementation of the cause is.

Hypothesis number (4): control and monitor management weakness caused the delay in the implementation of development projects, he added.

METHODOLOGY

Subject of this study, entitled "factors affecting construction projects delayed implementation and exploit the Kohgiluyeh and Boyer-Ahmad has been selected. This may be related to theoretical causes of delay in the construction plans, and then to the expression and evaluation of factors that accelerate the process of implementation of the paid and operation construction projects can be applied. In this study, in order to identify the owner, the people view the questionnaire, data gathering has been used.

Gathering the information and data:

The study of analytical methods of inference, the description in terms of the research plan –, pimayshi and navigation tools in this research is the questionnaire. As well as the research of the methods for the ghyasi-asteghraiy, respectively. In other words, a hypothesis was based on information gathered through ghyasi astdlalat asteghraiy ojama case is accepted. To confirm or reject hypotheses, the required information of the selected samples were collected using questionnaires, and then analyze the information obtained, reject or confirm hypotheses they are testing. On the other hand, this kind of research research is solidarity. This method is looking for a comparison of the changes of one or several factors, in one or more other operating (khalatbari, 2008). In view of the objective applied research and also in terms of the type of case review to be classified. In theoretical studies for information gathering and research history of the library and through articles, books, magazines and reputable site is used.

Domain

In terms of research related to the time when the territory is getting ogrdavari of information between July and September 2012 is. In terms of the place is also accounting management the research realm of Kohgiluyeh and Boyer-Ahmad and other provincial departments and agencies is a function of the budget system. Also in terms of maintaining the territory of this study was to examine the factors affecting construction projects delayed implementation and exploit the Kohgiluyeh and Boyer-Ahmad province deals.

Statistical samples and research community:

Statistical research community:

statistical research community includes accounting Auditors Kohgiluyeh and Boyer-Ahmad, experts, observers and civil projects and consultants as well as the approximate number of Directors Executive devices (2500) people, which will be explained in a way that is, sampling has been done to the desired number.

Statistical sample:

Sample size and sampling method:

In this study of multistage cluster sampling and stratified sampling is used to collect information from statistical research community, to the sampling method using the formula taken from the statistical community in Cochrane. In this study, the different parts of the following specified at each stage by using the kerejsi table and the samples were carried out in green It is evident that the number of people in each section in proportion to the number of employees was conducted. As well as to determine the sample size, considering the small sample groups analyzed the cause of stability and values may be unstable and likely to give misleading results is a leading producer of relatively large sample size, and the number of (390) and regular random sampling method was considered, therefore, to calculate the number of required samples, which is as much as possible, as well as community agents of the kokran formula (about 1) The following were used:

Equation (1) - Cochran formula

$$N = \frac{Nt^2pq}{D^2(n-1)+t^2pq}$$

Confidence level of 95% (96 /) 1 = t

Error of 5% = d; n = Jamhamary , N = sample size , p = There were no adjectives , q = There trait

Statistical sample descriptive

Profile of selected individuals (390), (30) persons auditor, (55) construction projects ranging from Experts and finance, (75) people resident supervisor, (30) Adviser, (70) were

the Manager, (40) n administrative and financial affairs top deputies and civil designs, thousands (40), the contractor and the contractor's staff (50) were also people (330) males and (60) were women. Of this number (90) graduate diploma, a number of people have (95) people have education, associate degree, Bachelor of education (125) people have, (75) people with graduate education and (5) were people with doctoral studies. Their average working experience (12) was in the range of years (1) to (more than 30) years of work experience were located.

Collection tool and measurement information, validity and reliability of data collection tools

Tools in the research that the researcher made in preparing the questionnaire package from a reputable standard questionnaire was used, which according to the assumptions and goals of the research of questions and options has been used. In this analysis to evaluate the research and research-related Variables in the literature research was discussed and ultimately for the measurement of the effective factors on delay implementation of civil projects a questionnaire and in total (390) a questionnaire was distributed between the research sample. This a questionnaire after authentication and validity (according to the table (2) at the discretion of the statistical sample was studied. Measurement of spectral information has been used to score Likert (Ganji, 2001). This qualitative characteristics for which to be converted to quantitative statistical analysis based on quantitative characteristics do not accept. For the qualitative transformation of the quantitative characteristics of the first questionnaire for each numerical value of options as of **Table (1)** has been applied. After collecting questionnaires, scores each round are calculated questionnaire and statistical analysis was then taken and results of research will be achieved.

Table 1: The numerical value of the options on the questionnaire

Very high	High	Somewhat	Low	Very low	Number Questions	The questionnaire
5	4	3	2	1	1 to 40	Identify factors affecting delay implementation of projects

Table (2) - Table reliability:

The Cronbach's alpha coefficient	Number of questions	Components	Dimension	The questionnaire
.853	8	Weaknesses in management planning strategy	Weaknesses in management planning	Investigate the reasons for the

The Cronbach's alpha coefficient	Number of questions	Components	Dimension	The questionnaire
.924	4	Weakness in the short and medium-term management plan		delay in the implementation and operation of projects kohgiloyeh
.896	10	Weakness in executive management	Weakness in executive management and strategic	
.932	1	Weakness in executive management contractor		
.897	7	Weakness in the financial and budgetary	Weaknesses in financial management and budgetary	
.965	6	Weaknesses in the financial system employer		
.924	4	Weaknesses in the monitoring and control system	Weaknesses in the management and supervision	
.915	40	Effect of combination indices (4) persons to delay implementation and operation of projects		

Analysis of the research data

After gathering information, the data analysis using SPSS software version was about 18. Thus, the data encrypted in the beginning and were entered into the software. Then using two methods of descriptive statistics and inferential statistics in three sections: the data were analyzed. Thus beginning in the first and second sections to describe the statistical sample comments in relation to the frequency distribution table of questions and percentage, average and variance were used. The trend is significant on two levels (sig = 0 to sig =. 05) p value was done. Then, in the third part of the research hypothesis on the basis of the results obtained from exploratory babes using ANOVA test and examined. Multiple regression test and also to draw graphs using Excel software.

Descriptive data analysis:

Research questions for study of descriptive statistics statistical tables to adjust the frequency distribution (tables and graphs to show that the frequency distribution in the community) and brought to the central index, the average account, standard deviation distribution indices, etc. It has been used. Descriptive statistics for research that includes the Middle average, minimum, maximum, and standard deviation is calculated and research for data in the **Table (3)** is provided. These values are only Portrait of an overview of the status of the distribution of the data presented, their research. Descriptive indicators represent the average, variance and standard deviation of age and frequency and percentage frequency of work and experience of women

and men and their level of education, as well as frequency and percentage frequency of each options is a question that people have responded to it. In this section, using the tables to describe the cognitive characteristics of the population, has been paid. The tables of the most important tools for measurement and measurement of a given socio-human research to come fitted. The final objective and quantitative measurement tables, you can create the reality of and the precise extent to which it is pictorial.

Table (3)- Distribution of respondents in terms of measures of central

Measures of central	Gender	Age	Marriage	Literacy	Side	Precedent	Employed
Vali	330	330	315	390	330	330	330
Missing	60	60	60	0	60	60	60
Median	1. 00	2. 00	2. 00	3. 00	3. 00	3. 00	4. 00
Mode	1	2	2	3	3	3	4

Exploratory data analysis:

Hypothesis testing number (1):

Between weakness in managing design and planning and the delay in the implementation and operation of development projects, there is a significant relationship.

The independent variable is designed and planned management weakness at the level of a plan dash and other side of the dependent variable, the delay in the implementation and operation of the construction plans, as well as at the level of a distance has been measured. Therefore, the statistical technique of pearson has been used to test this hypothesis. Statistical hypothesis will be written to the following, respectively: hypothesis H 0: P = 0 and the hypothesis is a hypothesis H 0: P > 0, our assumption is that there is no communication between design management and the weakness of such planning and the delay in the implementation and operation of the construction projects there is no hypothesis is proved against the relationship.

Table (4): Hypothesis testing (1)

Average	Standard deviation	Pearson's correlation coefficient	Significant level.	Variable
0.00	**.602**	**.569**	**4.05**	**Poor management planning**
		.575	**3.69**	**The delay in the implementation and operation of projects**

Table (4-1): Descriptive Statistics

Variable	Mean	Std. Deviation	N
Poor management planning	4.05	.569	390
The delay in the implementation of development projects	3.69	.575	390

Correlations Table (4-2):

Type of test		Poor management planning	The delay in the implementation and operation of projects
Poor management planning	Pearson Correlation	1	0.602**
	Sig. (2-tailed)		. 000
	N	390	390
The delay in the implementation of development projects	Pearson Correlation	0.602**	1
	Sig. (2-tailed)	. 000	
	N	390	390

model Summary Table (4-3):

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	. 853[a]	. 857	. 857	. 287

ANOVAb Table (4.4):

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	189. 020	1	189. 020	3033. 541	. 000[a]
	Residual	38. 210	389	. 920		
	Total	227. 23	390			

Coefficientsa Table (4-5):

Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	-. 235	. 231		8. 525	. 000
	The delay in the implementation of development projects	4. 301	. 087	. 853	52. 231	. 000

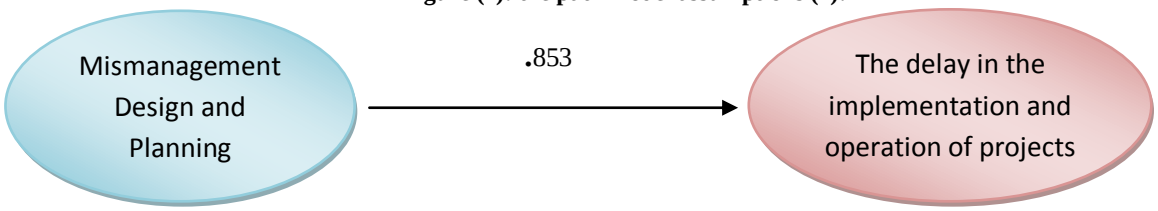
According to the tables above; for a significant relation between the test and design planning and management weaknesses of the delay in the implementation and operation of the development plans of statistical technique used Pearson, as can be seen in the results tables mean the amount of planning and design management weaknesses (4.05) and the average delay in the implementation of development projects (3.69) is. Of Pearson coefficient (r = 0.602), which have a high correlation between the value of two variables is a positive factor and this show has to be direct, i.e. by increasing the amount of planning and design management weaknesses of the delay in the implementation of development plans and elevations rise, according to a significant level

of sig = 0. 000)) is from Less (0.05), this relation can be confirmed with a 99% confidence interval zero hypothesis, therefore, cannot be accepted. Also the path according to the equation **Tables (4-1, To 5)** to confirm this hypothesis is as follows:

The pressure (2) hypothesis testing (1):

α1V1 (management planning) = -. 235 + 4. 301 x (delay in the implementation and operation of projects) +. 318

Figure (2): the path model assumptions (1):



Hypothesis testing number (2):

Between executive management and strategic weakness and the delay in the implementation and operation of the construction projects there is a significant relationship.

Executive management and the weakness of independent variables on a strategic level and a distance on the other side of the plan and of the dependent variable, the delay in the implementation of development plans, as well as at the level of a distance has been measured. Therefore, the statistical technique of Pearson pearson)) has been used to test this hypothesis. Statistical hypothesis will be written to the following, respectively: the zero hypothesis H 0: P = 1 H >: P in the hypothesis a hypothesis of zero, our assumption is that there is no communication between such weakness in executive management and strategic and development plans and there is no delay in the implementation of and there is a relationship against the expressive hypothesis.

Table 5: Number hypothesis testing (2)

Significant level.	Pearson's correlation coefficient	Standard deviation	Average	Variable
0.00	.521	.622	4.78	Weaknesses in executive management and strategic
		.587	4.62	The delay in the implementation of development projects

Descriptive Statistics Table (5-1):

Variable	Mean	Std. Deviation	N
Weaknesses in executive management and strategic	4.78	0.622	390

Significant level.	Pearson's correlation coefficient	Standard deviation	Averag e	Variable
The delay in the implementation of development projects		4.62	0.587	390

Correlations Table (5-2):

Variable		The delay in the implementation of development projects	Weaknesses in executive management and strategic
The delay in the implementation of development projects	Pearson Correlation	1	0.521**
	Sig. (2-tailed)		0. 000
	N	390	390
Weaknesses in executive management and strategic	Pearson Correlation	0.521**	1
	Sig. (2-tailed)	0 . 000	
	N	390	390

Model Summary Table (5.3):

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	. 752[a]	. 856	. 856	. 402

ANOVAb Table (5-4):

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	162. 478	1	162. 478	1870. 410	. 000[a]
	Residual	22. 221	389	. 088		
	Total	184. 699	390			

Coefficientsa Table (5-5):

Model		Unstandardized Coefficients		Standardized oefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	-. 552	. 087		-4. 321	. 000
	The delay in the implementation of development projects	1. 052	. 021	. 752	35. 231	. 000

According to the above tables; for the test was the relationship between executive management and strategic weakness and the delay in the implementation of develop pment plans of the statistical technique used Pearson, as can be seen in the results table, the mean amount of weakness in Executive and strategic management (4.78) human resources development and improvement and the average public sector (4.62) is. Of Pearson coefficient (r = 0.521) that a high correlation between the two variables is a positive factor and this show has to be direct, i.e. with increasing weakness in executive management and strategic and development plans and the delay in the implementation of

the increased elevations, according to significant levels of sig = 0. 000)) is from Less (0.05), this relation can be confirmed with a 99% confidence interval zero hypothesis, therefore, cannot be accepted. Also the path according to the equation tables (5-1, To 5) to confirm this hypothesis is as follows:

Relationship Issue (3): Number hypothesis (2):

α2V2 (lack of operational management and strategic) = -. 552+ 1. 052 x (delay in the implementation and operation of projects) +. 108

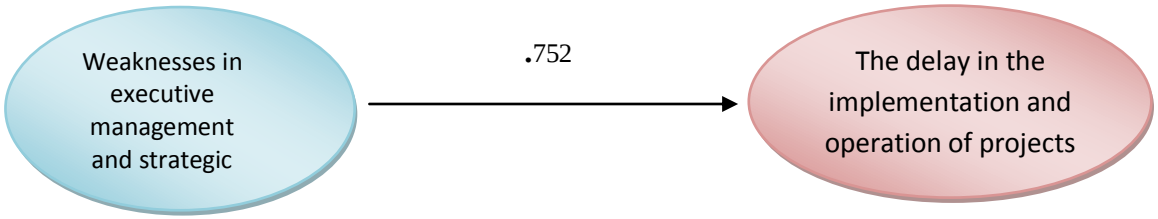


Figure 3: The Path Analysis Hypothesis No. 2:

Hypothesis testing number (3): between weakness in financial management and budget and the delay in the implementation and operation of development projects, there is a significant relationship.

The independent variable and the weakness of the financial management of the funds at the level of a distance on the other side of the plan and of the dependent variable, the delay in the implementation of development plans, as well as at the level of a distance has been measured. Therefore, the statistical technique of Pearson pearson)) has been used to test this hypothesis. Statistical hypothesis will be written to the following, respectively: hypothesis H 0: P = 0 and the hypothesis is a hypothesis H 0: P > 0, our assumption is that there is no communication between the financial management and the weakness of such funds and the delay in the implementation of construction projects there is no hypothesis is proved against the relationship.

Table 6: Number hypothesis testing (3)

Significant level.	Pearson's correlation coefficient	Standard deviation	Average	Variable
0.00	.512	.542	4.11	Weak financial management and budget
		.567	4.33	The delay in the implementation of development projects

Descriptive Statistics Table (6-1):

Variable	Mean	Std. Deviation	N
Weak financial management and budget	4.11	0.542	390
The delay in the implementation of development projects	4.33	0.567	390

Correlations Table (6-2):

Variable		Weak financial management and budget	The delay in the implementation of development projects
Weak financial management and budget	Pearson Correlation	1	. 512**
	Sig. (2-tailed)		. 000
	N	390	390
The delay in the implementation of development projects	Pearson Correlation	. 512**	1
	Sig. (2-tailed)	. 000	
	N	390	390

Model Summary Table (6-3):

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	0.748[a]	. 804	. 804	. 203

ANOVAb Table (6-4):

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	161. 041	1	161. 041	1860. 502	. 000[a]
	Residual	21. 211	389	. 085		
	Total	161. 062	390			

Coefficientsa Table (6-5):

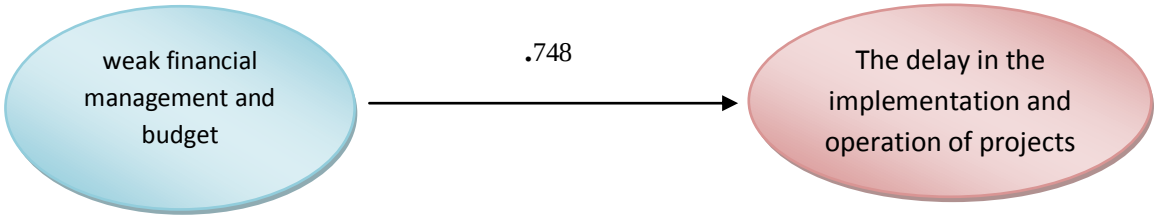
Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
(Constant)	-. 362	. 085		-3. 810	. 000
The delay in the implementation of development projects	1. 032	. 021	. 748	32. 875	. 000

According to the above tables; for the test was the relationship between financial management and budget breakdowns and delays in the implementation of development plans of the statistical technique used Pearson, as can be seen in the results table, the average amount of financial management and budget breakdowns (4.11) and the average delay in the implementation of development projects (4.33) is. Of Pearson coefficient (r = 0.512) a high correlation between the value of two variables is a positive factor and this show has to be direct, i.e. by increasing the level of financial management and budget breakdowns of construction projects increase the delay in implementation of the elevations, according to significant levels of sig = 0. 000)) is from Less (0.05), this relation can be confirmed with a 99% confidence interval zero hypothesis, therefore, cannot be accepted. Also the path according to the equation tables (6-1-To 5) in order to confirm this hypothesis is as follows:

Equation (4): Number hypothesis testing (3):

α4V4 (delay in the implementation and operation of projects) =-. 362 + 1. 032 x (weak financial management and budget) + +. 115

Figure (4): a test of the hypothesis track number (3):



4-2-6-hypothesis testing issue (4):

control and monitor the management between the weakness and the delay in the implementation of development projects, there is a significant relationship.

Control and supervision of management weakness of independent variables on the level of a distance on the other side of the plan and of the dependent variable, the delay in the implementation of development plans, as well as at the level of a distance has been measured. Therefore, the statistical technique of pearson)) has been used to test this hypothesis. Statistical hypothesis will be written to the following, respectively: hypothesis H 0: P = 0 and the hypothesis is a hypothesis H 0: P > 0, our assumption is that there is no communication between control and management weaknesses species monitoring and there is no delay in the implementation of construction projects and the hypothesis is proved against the relationship.

Table (7): hypothesis testing (4)

Significant level.	Pearson's correlation coefficient	Standard deviation	Average	Variable
0.00	.523	.541	5.32	Poor management control and monitoring
		.582	5.21	The delay in the implementation of development projects

Descriptive Statistics Table (7-1):

Variable	Mean	Std. Deviation	N
Poor management control and monitoring	5.32	0.541	390
The delay in the implementation of development projects	5.21	0.582	390

Correlations Table (7-2):

Variable		Poor management control and monitoring	The delay in the implementation of development projects
Poor management control and monitoring	Pearson Correlation	1	. 523**
	Sig. (2-tailed)		. 000
	N	390	390
The delay in the implementation of development projects	Pearson Correlation	. 523**	1
	Sig. (2-tailed)	. 000	
	N	390	390

Model Summary Table (7.3):

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate

1	0.857[a]	. 842	. 842	. 321

ANOVAb Table (7-4):

Model		Sum of Squares	Mean Square	F	Sig.
1	Regression	178. 235	165. 065	2012. 210	. 000[a]
	Residual	30. 023	. 085		
	Total	208. 258			

Coefficientsa Table (7-5):

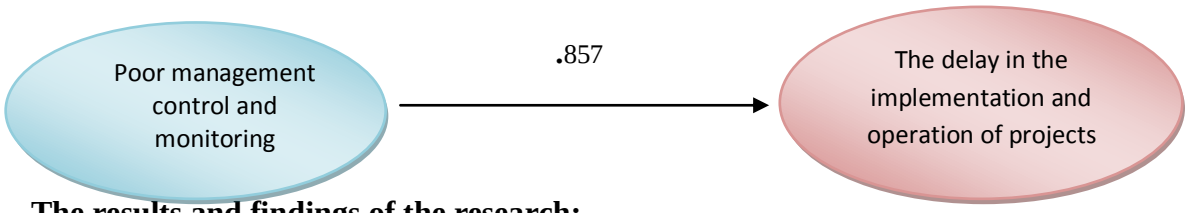
Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
(Constant)	-. 254	. 087		-4. 350	. 000
The delay in the implementation of development projects	1. 540	. 015	0.857	33. 285	. 000

According to the above tables; for the test was the relation between the control and supervision of management weaknesses and the delay in the implementation of development plans of the statistical technique used Pearson, as can be seen in the results table, the mean amount of control and supervision of the management weaknesses (5.32) human resources development and improvement and the average public sector (5.21) is. Of Pearson coefficient (r = 0.523) a high correlation between the value of two variables is a positive factor and this show has to be direct, i.e. by increasing the level of control and supervision of the management weaknesses of the delay in the implementation of development plans and elevations rise, according to a significant level of sig = 0. 000)) is from Less (0.05), this relation can be confirmed with a 99% confidence interval zero hypothesis, therefore, cannot be accepted. Also the path according to the equation **Tables (7-1, To 5)** to confirm this hypothesis is as follows:

Equation (5): hypothesis testing (4):

α4V4 (delay in the implementation of development projects) = -. 254 + 1. 540 x(weak management control and monitoring) +. 102

Figure (5): the path model assumptions (4):



The results and findings of the research:

1-7-the conclusion of the investigation:

According to the analysis of the statistical tables, research models and assumptions, such interpretation and conclude that the following factors in order of the most important reasons for the delay in implementation and operation construction projects Kohgiluyeh and Boyer-Ahmad province are:

1) weakness in the planning and design management: test results of this hypothesis showed that the correlation between the amount of independent and dependent variables include weakness in the management of design and planning and the delay in the implementation of construction projects and the operation was too much so that the rate coefficient of Pearson about (0.602) and as regards the amount of the (sig = 0.000), so this hypothesis has been confirmed. Therefore, the research results with the Haqqani and others (2011), eshtaharian et al. (2010), a race of vegetable and others (2010), Sir dhiavi qolizadeh (2009), optical and faraji (2009), Mousavi and colleagues (2009), historic (2008), believes that (2006), Ben m. (2010), and Ali nto apolt (2011), Abdul Aziz, et al. (2010), athana ashari (2009), Tommy and others (2009), happy, et al. (2008), Hui and others (2008), sambasivan and iaown (2007) and Ralph and Ellis. Jay r (2002) fits in.

2 the control and supervision of management weakness): test results of this hypothesis showed that the correlation between the amount of independent and dependent variables include the control and supervision of the management weaknesses and the delay in the implementation of construction projects and the operation was too much so that the rate coefficient of Pearson about (0.523) and considering that the amount (sig = 0.000) so this hypothesis has been confirmed. Therefore, the research results with Mousavi and colleagues (2009), believes that (2006), and Ali nto apolt (2011), athana ashari (2009), Hui et al. (2008), Asif and alhaji (2004) and the former management and Planning Organization (2007-2009) complies.

3 Executive management and weaknesses) strategic: test results of this hypothesis showed that the correlation between the amount of independent and dependent variables include weakness in executive management and strategic and the delay in the implementation of construction projects and the operation was too much so that the rate coefficient of Pearson about (0.521) and as regards the amount of the (sig = 0.000), so this hypothesis has been confirmed. Therefore, the research results with the Haqqani and others (2011), hajivand et al. (2010), believes that (2006), mghareh and others (2001), Ben m. (2010), Abdul Aziz, et al. (2010), athana ashari (2009),

Tommy and others (2009), happy, et al. (2008), Hui et al. (2008), sambasivan and iaown seven (2007), Asif and alhaji (2004) are in a way.

4) financial management and budget a weakness: test results of this hypothesis showed that the correlation between the amount of independent and dependent variables include weakness in financial management and budget and the delay in the implementation of construction projects and the operation was too much so that the rate coefficient of Pearson about (0.512) and as regards the amount of the (sig = 0.000), so this hypothesis has been confirmed. Therefore, with the results of research and chaghervandi Adeli (2011), hajivand et al. (2010), a race of vegetable and others (2010), optical and faraji (2009), Mousavi and colleagues (2009), loieze (2009), historic (2008), believes apolt (2006), and nto (2011), Abdul Aziz, et al. (2010), athana ashari (2009), Tommy and others (2009), happy, et al. (2008), Hui and others (2008), sambasivan and iaown seven (2007), Asif and alhaji (2004) match There.

r model overall results:

This study with the study of various books and articles and e-journals search in relation to development plans and how to implement tweaks of experts and experts involved and the following pattern as a theoretical model for evaluation of construction projects implementation delayed by factors from the perspective of groups involved, including the employer, consulting engineers, contractors, as well as the Auditors considered that the results of the detailed analysis are as follows:

Table (8) : Results of the study:

Pearson coefficient	Index	Component	Dimension
.619	Mismatch implementation of development projects with tasks, structure, objectives and organizational expertise	Weaknesses in management, strategic planning	Weaknesses in management planning
.616	Failure to select projects based on the goals of the five-year plans and annual budgets		
.614	Incorrect assessment of the importance of the implementation of priority projects, social services, economic and regional development		
.615	Disproportionate amount of work assigned and development budget, the executive agencies		
.616	Non-compliance with the financial year round work	Weaknesses in management, strategic planning	Weaknesses in management planning
.613	Failure to prioritize funding for the implementation of the distribution (poor distribution of funds between most projects)		
.589	Decision-making and political considerations in the planning, approval and implementation of projects		
.550	Repeated displacement of directors executive agencies		
.604	**Weighted average of the component**		
.612	Lack of proper assessment (physical and financial) and the type of executive plans and technical projects	Weakness in the short and medium-term management plan	
.604	Improper positioning of the project development		
.570	Bad planning projects since the implementation of development projects		
.615	Delays in trade agreements		
.600	**Weighted average of the component**		
.602	**Weighted average dimension**		

Pearson coefficient	Index	Component	Dimension
.536	Inefficient management of consumer credit	Weaknesses in management Executive	Weaknesses in executive management And strategic
.533	Lack of technical feasibility, economic and preliminary studies impractical projects		
.516	Non-use value engineering in the implementation of development projects		
.522	Due to the lack of technical and administrative capacity to implement projects		
.533	Weaknesses in management time bidding, selection of contractors and conclude contracts		
.528	Despite public opposition, especially in the provision of land and project site		
.523	The lack of qualified expert (the motivation, experience and expertise)		
.519	Merge the running due to leave work and re-work and ..		
.522	Lack of modern administrative technologies (prefabricated, industrial bolts and ...)		
.519	Non-professional and non-professional employer interference in the affairs of contractor		
.525	**Weighted average of the component**		
.517	Inadequacy and weakness of work the contractor and his staff (technical, professional, financial, experimental, etc.)	Weaknesses in executive management contractor	
.517	**Weighted average of the component**		
.521	**Weighted average dimension**		
.513	Weakness in the allocation and timely transfer of funds to the account given by the treasurer of the executive bodies	Weakness in financial and budget	Weaknesses in management Finance and Budget
.511	Weaknesses in accounting and information system coherent and efficient system for documenting Documents		
.505	Some of the executive agencies to transfer surplus next year		
.500	There are numerous laws and regulations, ambiguous and sometimes contradictory for consumer credit		
.506	Lack of executive sponsorship of legislation		
.505	Administrators are not responsible for executive agencies to higher authorities		
.503	Allocation of funds for purposes unrelated to the objectives of the project plans (sports, cultural, research and ...		
.506	**Weighted average of the component**		
.522	Weakness in capturing accurate and timely payment to the contractor funds managed by executive agencies	Weaknesses in the financial system of employer	
.518	Excess costs of such adjustments, damage and delay and …		
.520	Swelling due to inflation, especially law enforcement subsidies		
.519	Weakness in the budget of the executive agencies (not using the system of budgeting)		
.515	Minimal and inappropriate use of resources and turnover in the banking system to finance development		
.516	Projects funded from various sources including credit law, 2% oil, other rows		
.518	**Weighted average of the component**		
.512	**Weighted average dimension**		
.530	Weaknesses in the supervision of Consulting Engineers of expertise, experience and ...	Weaknesses in the monitoring and control system	Weaknesses in management control and monitoring
.524	Lack of adequate supervision by the employer		
.519	Lack of adequate supervision by regulatory bodies such as the Court of Audit, inspection and ...		
.520	Lack of commitment and adherence factors associated with development projects (Client Advisor, resident supervisor, contractor, etc.)		
.523	**Weighted average of the component**		
.523	**Weighted average dimension**		
.539	**Weighted average dimensions**		

RESULTS

1. According to the system design and planning, budget planning, particularly the Executive devices have a lot of problems including the lack of funding on the basis of planning operations and activities is therefore, it seems to be in order to enhance the efficiency, effectiveness and economical development projects and accelerate the implementation and operation of the budget planning system based on their subject matter (217) operations law authorities to seriously consider the fifth development plan the Executive devices. On the other hand in the design and application of such directions must be all

hustle a maximum use of the time, the climate in the region, the existence of technical `justification, taking into account economic, environmental and political considerations and is an area of interest.

2. Weakness in the monitoring and control systems in construction projects have been delayed for another reason as lack of regulatory devices as well as the familiar control systems, management, lack of supervision, lack of adequate staff training units work commitment of authorities involved in Affairs and so on makes this نقیصه that the need for such surveillance systems is essential to upgrade the quality and quantity of competitions. Seems to be more focused on accounting audit is necessary to the development of the infrastructure and the basic components of the three productivity by implementing performance auditing to improve implementation and quicker and more quality with at least consider the resources spent.
3. Executive management and strategic weakness in the reasons for the delay in construction projects such as can be. The essential need to revise management structures is palpable and must be the principle of meritocracy is a serious consideration in granting the Management.
4. Financial and budget system) is a weakness in the final phase of the development plan for the impact of the transition delay is among them, and the allocation of credits granted in the weakness of the system must be more systematic and organized with greater ease and speed up the implementation of projects, thereby precipitating cause is in development.

Applied research suggestions:

Given that the results and findings of research derived from the show; the faint design systems and the planning, control and monitoring systems in weakness, weakness in Executive and strategic management and financial and budget system breakdowns in civil projects implementation delayed Executive devices Kohgiluyeh and Boyer-Ahmad and impact since whatever the weakness and insufficiency are less civil projects, without delay or delay will be run with less Therefore applied the following suggestions to reduce the Delays in the implementation of development projects in the Kohgiluyeh and Boyer-Ahmad province offered:

System design and planning: planning is the basis and the correct implementation of any activity to be Foundation so it is necessary to plan the implementation of development plans and projects, with the participation of the executives involved forces carried out a significant impact

with such Contributions in non-construction projects be delayed implementation, therefore, has a significant influence on compliance with the following items: The correct estimate (financially and physically) construction projects as well as Executive and technical drawings, type locate appropriate projects run, proper planning of the projects of construction projects, non-time dimension time delay in Exchange for development projects, and agreements with the appropriateness of the implementation, structure, objectives and organizational development projects based on the expertise of the selected objectives of the five-year plans and the budget rules Annual, priority projects in view of the importance of correct survey execution and providing socio-economic-development of the region A fit between the construction budget and the volume of the tasks entrusted Executive devices, compliance with budget and financial year working seasons (beginning fiscal year in hot seasons and operational implementation of the projects started in the cold seasons and rainfall), the appropriate distribution of credits in the prioritization in terms of performance (improper distribution of funds between most of the projects), and the absence of political considerations in the decision the planning, approval and Implementation of the projects, while non-executive directors repeated displacement devices, also a link between planning and budgeting in the Office of planning and budget planning department to conduct and implement a development-led program approvals during the passage of the annual projects and technical forces, displacement from other non-related devices has the job description of the construction of the cultural heritage, such as the Organization of Islamic propaganda organization, guidance, of the Department of prisons, universities, etc. to the devices Such a capable organization way, housing and urban development, the modernization of schools, Housing Foundation, agriculture, water Affairs and referral work and projects that are related to permissions, unclaimed land to be included in the documentation for the items required before Exchange inherent in the agreements of the Executive is required to obtain the installation diagram of the physical progress anticipated operations and fulfillment found in conventional construction projects for the workshop and installation Digital portable location opening day General for large projects in the province. The adoption of these practices is the determination of the project managers at the serious end faster than before, the use of the system of punishment (encouraging) for a weak Executive devices in fast absorption and the effect of the credit sector in the implementation of projects including the reflection through the planning and Development Council to revise the terms of respective ministries, in particular the financial ability of the

contractor selection criteria, technical know-how and relevant experience in the field of Executive, the projects, the formation of the Committee fixes the Opponents installation, Traffic and green space in all relevant organs. As well as paying Funds to buy real maarz case.

Control and monitoring system: monitoring of the implementation of construction projects have been Inseparable component that is finally the time to pay attention to the durability and quality of the work and the time to accelerate and use efficient and effect section of the facilities and resources. In the event that the control and supervision of the construction works by a variety of factors carried out the implementation of other projects we saw will not run long construction time. Therefore, to offer a few items mentioned as follows: insufficient oversight by regulators and consulting engineers residing in terms of expertise and experience, not enough supervision by the employer, sufficient supervision by regulatory systems including accounting, inspection, organization commitment and adherence factors associated with development plans (employer, supervisor, consultant, resident contractor and..), Forming a meta-references and consists of the headquarters of the institutions and organizational independence part including accounting, inspection agency, provincial planning and Development Council to supervise land studies and development priorities of the province and prevent a change in development policies at the time of senior managers and excellent handling, workshops technical rules and regulations including regulations implementing Executive article (32), square meter infrastructure, estimating Amount of credit on the basis of fhars, map reading, the rules of tenders etc for all administrators, The Financial Controller, experts in various sections of the plan and program of the year.

Executive and strategic management system: Peter Drucker is a prominent contemporary scholars and management believes that the development of sustainable and inclusive development of communities, organizations, and more than anything is a indicate top management concept. They failed with a difference, not a lack of capital, not in the lack of skilled manpower and not in space, and the location and so on, but in the absence of a decent, efficient and creative executives in the unsuccessful organizations know they (Iranian race, 1381). Therefore, with respect to specific research findings Which inadequate executive management is one of the most important factors affecting construction projects implementation delayed and required the Executive devices, the correct management of the consulting engineers and contractors have the examples of them can be mentioned: Justification taking efficient management of credits, there are technical, economic and civil projects, preliminary studies of

non-expert using value engineering techniques in the implementation of development projects, pay attention to the Executive and technical capacity for the implementation of projects, the right management and the right time to carry out the tender, selection of contractors and the conclusion of contracts, especially in the absence of social maarezat project location, land supply and the use of force expert experienced (has adequate experience and expertise, motivation), continuous operation and continue to be so non-depreciation The running plan d and the failure to Rework, the use of new technologies implementation (prefab, industrial, bolts and so on), these experts and professional employer interference in the Affairs of the contractor, the contractor and his employees do the adequacy (in terms of technical, financial, technical, experimental, etc.).

Financial system and a budget: with regard to the direct impact of a capital asset acquisition projects section in the country's development, the greater part of their credits every year legislators to propel this sector and its various rules and regulations to guide the adoption of biometrics. The correct and effective leadership of this injection of funds and a logical development plan targeted and valuable impact between the lack of delay the implementation of civil projects, so this research is also important points such as the review of laws and regulations governing financial, administrative and financial management systems to contractors after studied financial data that has been provided to the following suggestions as well.: The timely allocation of credit and deposit by Executive Deputy Minister of the Treasury of the province there are devices of accounting system, and a coherent and efficient information system for documenting the documents, failure to transfer unused balance to some of the Executive devices the following year, several laws and regulations were vague and inconsistent, گاهاً for the guarantee taking credits, having said some laws, Executive Directors accountable executive devices to the higher authorities, the lack of allocation of part of the funds of non-goals related to the goals of the projects projects (sport, Cultural, research and others), the correct and timely payments and aatbart by admin Executive devices and the contractor, the lack of excess, such as the imposition of adjustment costs, delay and damage was not Payment, and reduce swelling, especially inflation arising from the implementation of the law objectively subsidies, lack of budget planning system weakness in Executive devices (operational planning not to use the budget system), appropriate use of resources and the circulation of The banking system to finance construction, lack of funds for development projects providing credit from various

sources (the location of the oil law, 2% of the credits, other rows and others), in order to increase the maneuverability and flexibility for the development budget, the allocation of funds for development projects in the province and is not paid to the Executive devices, to prevent construction projects, at least 50% depreciation credits required in the first year of project start credits Executive forecast and be assigned.

Future Research

1. will be offered on upcoming research), the role of the delay in the implementation and operation of the construction projects and building on the following the economic downturn of the attention by researchers.
2. is value engineering and management roles offer the quality of construction projects on the promotion of the quality of inclusive and expedite the process of the implementation of technical projects and consider the potential for the future.

Limitations of the research

1. With respect to make this research for the field and carried out through a questionnaire went out because in some cases it may ask participants to be genuine and based on sincerity and responded to questions on the results of research have laid a slight negative effect though.
2. on the other hand there are many other variables that caused the delay in the implementation and operation of the construction projects to be emptied in this research acknowledges there is not addressing them may influence on the result of the investigation.
3. according to the size of the construction works and Executive devices such statistical sampling plans for how the performer of the main limitations of this research has been that of course try was selected devices that have n tasks more specialized in the implementation and utilization of development projects and technical Executive and closely with the process of Have a common orientation.

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