# ***Abstract***

In Construction industry time is a very important measure and crucial resource in project management life cycle. In construction project, delay is the greatest common mistake that leads to failure of project. Delay is a very recurrent and non-planned phenomenon. This has negative impacts on project success in terms of time, cost, quality and safety. *To minimize these impacts, identifying the most significant causes of delay is vita as one of the most common problems causing a multitude negative effect on the project and its participating parties. The objective of this study is to assess and identify the major causes of delay on the successful completion of the project in Burayu Town Infrastructure office construction projects. To achieve these objectives qualitative and quantitative methods have been employed. This study conducts questionnaire survey and interview to investigate causes of delay and its effects. The collected data was analyzed by using the ‘Relative Importance Index (RII)’ where by the score with the highest RII is one that mostly influences the delay. The top delay factors according to their severity includes: Inaccurate site investigation, slow response and Inspection and rise in price of material are ranked from 1st to 3rd respectively. Similarly analysis for effects of delay shows, Cost overrun, time overrun and Arbitration ranked from 1st to 3rd respectively. The conclusion arrived by the researcher is that: as the respondents’ ranking, out of the top twenty most potential delay causes, 25% originated by the consultants, 20% originated by the contractors,20% originated by external factor,15% originated by the equipment ,10% originated by the clients, and delay causes originated by labor and material factors ranked least by 5% each. It is recommended by the researcher that: Most of the projects under the office are owned by the city administration therefore the government needs to give special focus for these project, cause they are the property of the society, the construction industry is one of the sector that brings the society and the city administration together that is the success of those project is also success of the relationship between the city administration and the society.*

***Key words: Delays, Causes of Delay, Construction projects***