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# **Legal Causes and Factors of Delay in Delivering International Construction Projects and Governing Laws in Common law and civil law Countries**

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## **Abstract**

Timely delivery of the construction project is very important. In the past, the inherent ambiguities of construction were so great that timely completion of the project was not the main element of contract. The contractor completed the project within a reasonable time after the date specified in the contract. Failure to perform a contractor's contract in due time would merely entitled the employer to compensation and not deserve to be terminated. But today time is the essence of construction projects. Timely delivery, especially based on completion time, is one of the most important legal and managerial aspects of the construction project and is a priority of the parties to the contract. When it comes to the construction of the word "delivery time", we usually think of the completion time. However, contracts contain clauses or other issues related to time, such as the "feedback period", the periods of mutual communication, the performance of the individual duties, and so on. In this paper, in addition to describing the delay and its causes, we will more pay attention to the approaches of different countries to delay in project delivery. We will also have a brief look at the rules of governing in two major legal systems regarding construction projects.

## **Key word:**

delay, construction, contractor, owner, common law