



**CAUSES AND EFFECTS OF DELAYS IN
MEDIUM SCALE BUILDING CONSTRUCTION
PROJECT'S IN SRI LANKA**

By

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The dissertation was submitted to the Department of Civil Engineering of the University of Moratuwa in partial fulfillment of the requirement for the Degree of Master of Business Administration in Project Management.

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Abstract

The main purpose of this study is to identify the causes or delays in medium scale building projects in Sri Lanka. highlight its impact on the construction industry and to forward recommendations for minimization or such delays .

A questionnaire survey was carried out among the professionals engaged in medium scale building projects to identify the delays and their effects. Hundred and twenty two professionals responded. The relative important index method was adopted to rank the GIUSCS and effects in the order 01" their importance and "Improper project management by the contractor" was identified as the main cause. Other causes for the project delays were identified as "Shortage of " labour". "Improper planning by contractor" and "Financial problems or the clients".

The most damaging effect of the delays was identified as the "Cost overrun" whilst other adverse effects were recognized as "Time overrun". "Disputes" and ..Arbitron".

Key players in the construction industry are contractors. Consultants and clients. They hold diverse views on the causes for delays. But at times agree on certain issues. Hence. Spearman's Rank Correlation Coefficient method was used to check the agreement among them.

Having identified the causes for the delays and ranking the same, separate set of guidelines were prepared for each party. identifying the areas they need to improve/concentrate to overcome the problem or delays.

These guidelines will ensure that clients would pay more attention on aspects such as project management. identification or rlit requirements or the building. minimizing design/structural changes during construction and setting realistic time targets whereas the main areas in relation to the contractors would be efficient project management. financial management. and material procurement.



Further, the proposed Guidelines will focus the attention of the Consultants on issues such as minimizing discrepancies in bidding documents, effective approval process, and identification of the client's requirements.

Declaration

I hereby declare that the research dissertation entitled “Causes and effects of delays in medium scale building construction projects in Sri Lanka” submitted by me in partial fulfillment of the requirements for MBA, is my original work and that it has not previously formed the basis of any other academic qualification at any institution.

Date – 08th February 2009

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I certify above statement.



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.. **UOM Verified Signature**

Signature of the supervisor

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Table of Contents

Declaration	i
Abstract	ii
Acknowledgment	iii
Table of contents	iv
List of figures	vii
List of tables	ix
Abbreviation	xi
Chapter 1: Introduction	01
1.1 Background	01
1.2 Research Problem	06
1.3 Research Objectives	07
1.4 Significance of the study	07
1.5 Methodology	08
1.6 Scope and Limitations	09
1.7 Key Findings	09
1.8 Chapter Breakdown	10
Chapter 2: Literature Review	11
2.1 Categories of building projects	11
2.2 Types of project delays	12
2.3 Studies on causes of project delays	13
2.4 Studies on effects due to construction delays	30
2.5 Methods to minimize project delays	31
2.6 Relative important index	33

2.7	Spearman's rank correlation coefficient	34
2.8	Chapter summary	35
Chapter 3:	Methodology	36
3.1	Identification of causes and effects of project delays	36
3.2	Questionnaire Design	38
3.3	Sample Selection	40
3.4	Calculation of relative importance	41
3.5	Identification of agreement among groups	42
3.6	Chapter summary	43
Chapter 4:	Analysis and Discussion of Results	44
4.1	Questionnaire survey	44
4.2	Demographic Characteristics	45
4.3	Causes of Delays	52
4.3.1	Consultants' view	54
4.3.2	Contractors' view	57
4.3.3	Clients' view	60
4.3.4	Generalized view	63
4.3.5	Discussion	66
4.3.6	Agreement among groups	74
4.4	Effects due to Delays	76
4.4.1	Consultants' view	76
4.4.2	Contractors' view	78
4.4.3	Clients' view	79
4.4.4	Overall view	81
4.4.5	Discussion	82

4.4.6	Agreement among groups	86
4.5	Chapter summary	87
Chapter 5:	Conclusion and Recommendations	88
5.1	Conclusion	88
5.2	Guidelines to clients	89
5.3	Guidelines to contractors	90
5.4	Guidelines to consultants	91
5.5	Guidelines to policy makers of the Sri Lanka	91
5.6	Recommendations for further studies	92
5.7	Chapter summary	92
References	 University of Moratuwa, Sri Lanka. Electronic Theses & Dissertations www.lib.mrt.ac.lk	97
Appendixes		97
Appendix – 1	Questionnaire distributed manually	97
Appendix – 2	Questionnaire distributed though e-mail	100
Appendix – 3	Summary of responses	103
Appendix – 4	Graph used to calculate significance of spearman’s rank correlation coefficient	111

List of Figures

	Page No
Figure 4.1- Gender variation among responded consultants	46
Figure 4.2- Education qualifications of responded consultants	46
Figure 4.3- Experience variation among responded consultants	47
Figure 4.4- Gender variation among responded contractors	47
Figure 4.5- Education qualifications of responded contractors	48
Figure 4.6- Experience variation among responded contractors	48
Figure 4.7- Gender variation among responded clients	49
Figure 4.8- Education qualifications of responded clients	49
Figure 4.9- Experience variation among responded clients	50
Figure 4.10- Gender variation among all respondents	50
Figure 4.11- Education qualifications of all respondents	51
Figure 4.12- Experience variation among all respondents	51
Figure 4.13- Consultants responses for project delays	55
Figure 4.14- Contractors responses for project delays	58
Figure 4.15- Clients responses for project delays	61

Figure 4.16-	Overall respondents view for project delays	64
Figure 4.17-	Consultants' view for effects happening due to project delays	77
Figure 4.18-	Contractors' view for effects happening due to project delays	78
Figure 4.19-	Clients' view for effects happening due to project delays	80
Figure 4.20-	Overall respondents' view for effects happening due to project delays	81



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List of Tables

	Page No
Table 1.1- Causes of project delays in large construction projects in Saudi Arabia	22
Table 1.2- Causes of project delays in traditional contracts in Jordan	25
Table 4.1- Demographic characteristics of the respondents	45
Table 4.2- Consultants responses for causes of project delays	54
Table 4.3- Ranking of causes of project delays as identified by consultants	56
Table 4.5- Contractors responses for causes of project delays	57
Table 4.6- Ranking of causes of project delays as identified by contractors	59
Table 4.7- Clients responses for causes of project delays	60
Table 4.8- Ranking of causes of project delays as identified by clients	62
Table 4.9- Overall respondents view for causes of project delays	63
Table 4.10- Ranking of causes of project delays as identified by all participants	65
Table 4.11- Agreement for causes of delays among groups	75
Table 4.12- Consultants view for effects happening due to project delays	76
Table 4.13- Contractors' view for effects happening due to project delays	78
Table 4.14- Clients' view for effects happening due to project delays	79

Table 4.15- Overall respondents' view for effects happening due to project delays 81

Table 4.16- Agreement among groups for effects happening due to delays 86



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Abbreviations

ADB	- Asian Development Bank
JBIC	- Japan Bank International Corporation
ICTAD	- Institute of Construction Training and Development
IESL	- Institute of Engineers of Sri Lanka



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