EVALUATING THE SUCCESS LEVEL OF DESIRED OUTCOMES OF ALTERNATIVE DISPUTE RESOLUTION METHODS IN BUILDING PROJECTS IN SRI LANKA

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(179160B)

Degree of Master of Science in Construction Law and Dispute Resolution

Department of Building Economics

University of Moratuwa

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March 2020
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DECLARATION

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Further, I acknowledge the intellectual contribution of my research supervisor Ms. Menaha Thayaparan for the successful completion of this research dissertation. I affirm that I will not make any publication from this research without the name of my research supervisor as contributing author unless otherwise I have obtained written consent from my research supervisor.

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Evaluating the Success Level of Desired Outcomes of Alternative Dispute Resolution Methods in Building Projects in Sri Lanka

The success or failure of dispute resolution depends comprehensively on implementing a mechanism to resolve the particular dispute while having a sound understanding of the ideologies and features of each dispute resolution method. This document reported a study on the features of both traditional and Alternative Dispute Resolution mechanisms including litigation, negotiation, mediation, adjudication, arbitration and hybrid methods. Even though, the topic Alternative Dispute Resolution in construction industry has been rapidly addressed, the actual scenario of achieving desired outcomes by using Alternative Dispute Resolution for resolving construction disputes has not been discussed sufficiently.

The aim of this research was to evaluate the success level of using Alternative Dispute Resolution methods to resolve disputes in building projects in Sri Lanka by assessing the level of achieving desired outcomes of Alternative Dispute Resolution (ADR). The research employed a mixed research approach entailing semi-structured interviews as the preliminary stage and case studies as the following stage. Subsequently, manual content analysis and cognitive mapping were used to capture and map the major findings from the interviews and case studies.

Results of the analysis elicited that there are five highly desired outcomes of using ADR hence those were evaluated under each case study to review the achievement level. Accordingly, the analysis evident that the parties would not get desired outcomes of ADR as expected and the research has identified six main reasons for this cause. Finally, recommendations were provided to enhance the level of achieving desired outcomes of using ADR by minimizing the loop holes identified in case study findings.

Key Words: Alternative Dispute Resolution, desired outcomes, level of achieving
I dedicate this piece of work to my beloved family members.
ACKNOWLEDGEMENT

This successful research outcome can be identified as a collaboration of the efforts given by many parties rather than an individual effort. Therefore, it is my pleasure to thank every single one who gave their important assistance on numerous conditions and to all who shared their knowledge and expert experience to make this work a triumph. It ought to be said that without all of you this would have not been a reality.

First and foremost, I owe my heartfelt gratitude towards my dissertation supervisor, Senior Lecturer Dr. Menaha Thayaparan, for all the valuable ideas, assistance and guidance, put forward to make this study a success. The support given at all the times is highly appreciated.

I wish to extend my utmost gratitude to Prof. Yasangika Sandanayake, the programme coordinator, senior lecturers, lecturers and all other staff members of the Department of Building Economics for their enormous advices and commitment during the course of this study. My grateful acknowledgment is made to all the member of non-academic staff of the Department of Building Economics as well for their support.

I wish to express my greatest appreciation to the professionals in the industry who contributed to this study by actively participating and sacrificing their valuable time in data collection process despite of their busy work schedules.

Finally, I express my heartfelt gratitude to my beloved family members and to all the colleagues as well for their support given in numerous ways to make this piece of work a success.

Gamage I.S.

March 2020
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LIST OF ABBREVIATIONS

ADR – Alternative Dispute Resolution
CIDA – Construction Industry Development Authority
DRB or DAB - Dispute Review Board or Dispute Adjudication Board
FIDIC- The International Federation of Consulting Engineers
JCT - Joint Contracts Tribunal