



THE MOST SIGNIFICANT CAUSES OF DELAY IN CONSTRUCTION IN SRI LANKA

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LIST OF ABBREVIATIONS

PM	-	Project Management
M.Sc	-	Master of Science
UAE	-	United Arab Emirates
UK	-	United Kingdom
USA	-	United States of America



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Requirements of the Degree of Master of Science in Project
Management**

Declaration

I hereby declare that this submission is my own work and that, it contains no materials previously published or written by another person nor material which, to a substantial extent, has been accepted for the award of any other degree of diploma of a University of other institution of higher learning, except where an acknowledgement is made in the text.

UOM Verified Signature

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2nd February 2010

I hereby acknowledge that Mr. D.S.K Upali Jayalath has followed the dissertation process set by the Department of Building Economics.

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09.02.2010

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Abstract

The delay is considered as a widespread crisis in construction projects. The delay occurs as a result of an act or failure to act by contracting parties as well as by outside forces. Sri Lankan construction industry faces a significant rate of delays in project delivery. The causes of delays in construction in Sri Lanka have been identified and have been addressed individually by stakeholders. However, the delay occurs in almost all projects in Sri Lanka continuously. The purpose of this research was to identify the most significant causes of delays in construction in Sri Lanka.

Following an in-depth review of literatures in various parts of the world, 44 causes of delay were first formulated. These identified causes were presented, based on Delphi technique, to a panel of experts from construction industry consisting of Senior Quantity Surveyors, Senior Project Managers, Senior Architects and Senior Engineers who are playing a managerial role. The experts were requested to express their opinion on the level of significance on each cause and the results were statistically summarized.

It was observed that there are ten most significant causes of delays exist in Sri Lankan construction projects viz.; poor planning and scheduling, delay in obtaining permits and permissions, poor site management, design deficiencies, suspension of works by owner, contractor's financial difficulties, variations, poor procurement methods of the contractor, slow decision making by owner and lack of familiarity of local industry. Out of these ten causes, poor planning and scheduling has recorded extremely significant and all other nine causes have recorded as very significant. The findings were slightly different to those of previous studies in other countries.

Keywords: *Significant Causes of Delay, Construction, Sri Lanka*