

**ISSUES ASSOCIATED WITH EXTENSION OF TIME
(EOT) CLAIM PROCESS IN BUILDING PROJECTS IN
SRI LANKA**

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DECLARATION

I declare that this is my own work and this dissertation does not incorporate without acknowledgement any material previously submitted for a Degree or Diploma in any other University or Institute of higher learning and to the best of my knowledge and belief it does not contain any material previously published or written by another person except where the acknowledgement is made in the text. I retain the right to use this content in whole or part in future works (such as articles or books)

Signature:

Date:

The above candidate has carried out research for the Masters dissertation under my supervision I confirm that the declaration made above the student is true and correct.

Name of the supervisor: Prof. Menaha Thayaparan

Signature of the supervisor:

Date:

DEDICATION

This work is dedicated to all who have supported me in the pursuit of knowledge.

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I would like to take this opportunity to thank the many who were with me, if not for their support, guidance, and encouragement this research work is not possible.

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ABSTRACT

Issues Associated with Extension of Time (EOT) Claim Process in Building Projects in Sri Lanka

This study investigates the key issues associated with EOT claims in Sri Lankan building construction projects, with a focus on identifying globally recognized issues and assessing their relevance to the local context. A mixed-method research approach was adopted, comprising a comprehensive literature review, a structured questionnaire survey distributed to 225 construction professionals (yielding 52 responses), and in-depth interviews with five industry experts.

From the global literature, nineteen EOT-related issues were identified, of which documentation deficiencies, late submission of delay notices, disputes over delay causation, and inadequate demonstration of delay impacts emerged as the most critical within Sri Lanka. Expert insights further revealed systemic weaknesses in both claim preparation and evaluation, including lack of standardized methodologies, insufficient skilled evaluators, and inconsistent interpretation of contract provisions.

To address these issues, the study recommends adopting standardized templates and delay analysis practices, strengthening contractual clarity, and enhancing stakeholder capacity through targeted training. The findings underscore the need for proactive measures to improve the fairness, efficiency, and credibility of EOT claim processes in Sri Lanka. This research contributes valuable insights for contractors, consultants, and policymakers seeking to mitigate disputes and enhance time management practices in the construction industry.

Key Words: *Extension of Time (EOT), Construction delays, Disputed claims, Building projects, Sri Lanka*

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LIST OF ABBREVIATIONS

ADR	- Alternative Dispute Resolution
CIDA	- Construction Industry Development Authority
CPD	- Continuous Professional Development
DAT	- Delay Analysis Techniques
EOT	- Extension of Time
FIDIC	- Fédération Internationale Des Ingénieurs- Conseils (The International Federation of Consulting Engineers)
FMS	- Frequency Mean Score
IESL	- Institution of Engineers, Sri Lanka
IMS	- Impact Mean Score
LAD	- Liquidated and Ascertained Damages
RRI	- Relative Risk Index
UOM	- University of Moratuwa