

**A STUDY ON DELAYS IN BUILDING INDUSTRY IN
SRI LANKA FROM
PROFESSIONAL PERSPECTIVE**

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Dissertation submitted in partial fulfillment of the requirement for the degree of
Master of Science in Construction Law & Dispute Resolution

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Sri Lanka

July 2019

Declaration

I formally declare all of this to be my own work and, as far as I know, and believe it is, it does not contain previously written or written graduate material or diploma material, except if it had been recognized in the text. This is not unconsented.

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Date

Mr. W.A.D. Niroshan Pramuka has carried out research for the Masters Dissertation under my supervision.

.....
Dr. K.A.K Devapriya
Dissertation Supervisor

.....
Date

Abstract

A study on delays in building industry in Sri Lanka from Professional perspective

The author has selected this research to study about the delays in Sri Lankan building construction projects to identify significant causes of delay and its magnitudes, responsible parties for the delays, their adverse effects and its magnitudes on project completion and performances. Also, the research aimed to study the magnitude of remedies to minimize or avoid possible delays in building construction projects.

The research study achieved the Aim of the research by establishing the five numbers of interrelating linked objectives established at the beginning of the study. There are forty-four leading causes of delay divided into four groups according to the party responsible for such delays as; the contractor, the client, the consultant, and the government and external.

The research methodology adopted both a questionnaire survey and interviews, to collect the primary data to find the magnitude of causes of delays and effects from the outcomes of the data analysis according to that, twenty number of significant causes identified in this research study (Refer Table 18 & A9-4&5 under Appendix 9).

Thus, this research study recognized eight number of significant effects magnitude due to the identified of causes of delays such as time overrun, cost overrun, disputes, arbitration, idling of resources, litigation, negative social impact and total abundant. Also, the results confirmed that both the clients and the contractor are equally responsible for delays in Sri Lankan building construction projects.

Finally, this research study recommends fifteen remedies and its magnitude to minimize/mitigate potential delays in building construction projects in Sri Lanka described in the study. The outcomes of the research identify highest magnitude three significant remedies to avoid or minimize delays such as; the client shall pay the contractor on-time, the contractor shall improve labor productivity, and he shall have proper financial planning and proper management with planning to be improved.

Keywords: *Building construction projects, causes of delay, Effects of delay, Remedies for delay*

Dedication

“We all have dreams. However, in order to make dreams come into reality, it takes an awful lot of determination, dedication, self-discipline, and effort.”

Acknowledgments

I take this opportunity to thank and grant heartfelt gratitude to those who helped in various ways to succeed in this research study. Without continuous support from professionals, friends, and colleagues in the construction sector in Sri Lanka, the research would not have a chance to complete this study timely, and it would be much difficult task to achieve.

First of all, I would like to give most profound gratitude to the research supervisor Dr. K.A.K. Devapriya of Department of Building Economics, University of Moratuwa, for his invaluable guidance and support throughout the research study. Moreover, I extend the highest appreciation to Dr. (Mrs) Yasangika Sandanayake, Course Coordinator of MSc in Construction Law & Dispute Resolution & The Head, Department of Building Economics, the University of Moratuwa for her feedback and guidance during initial submissions. The research study succeeded according to their support during the whole period.

Also, I highly appreciate all the questionnaire respondents and interviewees for their valuable contributions to success in this research study.

Last but not least, I give the heartiest gratitude to my family for their courage, support, and tolerance in the difficult times during the research study.

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List of Abbreviations

QSR – Questionnaire survey results

INR – Interview survey results

ICTAD – Institution of Construction Training and Development