AN ANALYSIS OF FACTORS INFLUENCING THE SUCCESS OF EXTENSION OF TIME (EOT) CLAIMS IN THE UAE CONSTRUCTION INDUSTRY

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Dissertation submitted in partial fulfilment of the requirements for the degree of

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DECLARATION

I declare that this is my 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.

Further, I acknowledge the intellectual contribution of my research supervisor Ch.QS Vijitha Disaratna 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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The above candidate carried out research for the Master's Dissertation under my supervision. I confirm that the student's declaration above is true and correct.

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…… ..……

Ch.QS Vijitha Disaratna Date
Dissertation Supervisor

DEDICATION

To the memory of my late uncle, Sarath Osman Samarasekara.

ACKNOWLEDGEMENT

I would like to express my sincere gratitude to all those who supported me in completing this study by providing their valuable assistance in various ways.

Firstly, I would like to extend my heartfelt thanks to my Supervisor, Ch.QS Vijitha Disaratna, Senior Lecturer in the Department of Building Economics at the University of Moratuwa, for his patience, continuous support, encouragement and invaluable guidance throughout the course of this study. I would also like to express my grateful appreciation to the Head of Department of Building Economics, Ch.QS Dr. Suranga Jayasena giving the opportunity to undertake this dissertation and for the knowledge imparted. My sincere thanks are further extended all the academic and non-academic staff of the Department of Building Economics, for their kind support in making this study a success.

I am especially grateful to Prof. I. Samarathunga, Mr. Geoff Iredale and Mr. Abdelrahman Zahran for their valuable guidance and continued encouragement, which gave me the confidence and determination to complete this research.

My sincere appreciation also goes to all the respondents who participated in the survey, generously contributing their time and providing valuable primary data despite their busy schedules.

Finally, I am deeply grateful to my family, especially my mother, husband and elder sister, for their constant encouragement and unwavering support, which enabled me to successfully complete this study.

ABSTRACT

The UAE construction sector is distinguished by large-scale, complicated projects that are subject to schedule overruns, with regional surveys indicating average delays of around 80.9%. Extension of Time (EOT) claims are the principal contractual method by which contractors seek relief from liquidated damages resulting from such delays. Despite the high frequency of EOT claims in the UAE, empirical research into the elements influencing their success or failure is limited.

This study aims to analyse the factors influencing the success of EOT claims in the UAE construction industry. The research objectives include Identify the contractual basis of EOT claims, Investigate the relevance of documentary evidence on the success rate of EOT claims, Examine the impact of stakeholder behaviour on decision making in EOT evaluation and identify critical success factors relevant to EOT claims in the UAE construction industry.

The quantitative research approach was used, with a structured questionnaire survey distributed to construction professionals with direct experience in preparation or assessing EOT claims, such as planning engineers, project managers and contract administrators. The data were examined using IBM SPSS, which included descriptive statistics and reliability analysis.

The findings reveal that late authority /NOC approval is the most common contractual basis for delay events in UAE EOT claims, emphasising the importance of regulatory processes on project timelines. The baseline programme was recognised as the most essential documentation proof necessary to support an EOT claim. In terms of stakeholder behaviour, assessors delivering transparent and well-explained decisions were deemed the most essential conduct in EOT evaluation. Key considerations for EOT claim success include a clear identification of the delay event, its critical path impact, and contractual basis, as well as contemporaneous documents and a logical narrative explaining the delay from start to end. The study concludes by recommending that practitioners improve their contractual knowledge and entitlement literacy, which would lead to fairer and more consistent EOT assessment in the UAE construction sector.

Keywords: Extension of Time (EOT), UAE Construction industry, EOT Claim, Success factors

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LIST OF ABBREVIATIONS

Abbreviation	Description
ADDC	Abu Dhabi Distribution Company
ADM	Abu Dhabi Municipality
AED	UAE Dirham (Arab Emirates Dirham
BIM	Building Information Modelling
CEESP	Cause, Effect, Entitlement, Substantiation, Presentation
COVID-19	Coronavirus Disease 2019
CPM	Critical Path Method
EOT	Extension of Time
FIDIC	Fédération Internationale des Ingénieurs-Conseils
GCC	Gulf Cooperation Council
GDP	Gross Domestic Product
IBM	International Business Machines Corporation
LAD	Liquidated and Ascertained Damages
MEP	Mechanical, Electrical and Plumbing
NOC	No-Objection Certificate
PAM	Pertubuhan Akitek Malaysia
RFI	Request for Information
SCAD	Statistics Centre — Abu Dhabi
SCL	Society of Construction Law
SLPE	Sri Lanka Planning Engineers Association
SPSS	Statistical Package for the Social Sciences (IBM SPSS)
TIA	Time Impact Analysis
TAMM	Official Digital Platform and Service Ecosystem of the Abu Dhabi Government
UAE	United Arab Emirates
WAM	Emirates News Agency
WIR	Work Inspection Request

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