

**APPLICABILITY OF THE DAB METHOD FOR
SETTLEMENT OF CONSTRUCTION DISPUTES IN
HIGH-RISE BUILDING PROJECTS IN SRI LANKA**

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DECLARATION

I declare that this is my own work and this thesis/~~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).

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

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Thesis Supervisor

27 / 07 / 2023

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Date

DEDICATION

I dedicate this piece of work to my beloved parents, my wife,
brother & sister who has been the utmost inspiration and
light of my life...

May this be a dedication to their greatest love, support and
understanding

ACKNOWLEDGEMENT

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Applicability of the DAB Method for Settlement of Construction Disputes in High-Rise Building Projects in Sri Lanka

The construction industry plays a critical role in the economy and society as a whole. Disputes in construction projects adversely affect the success of construction projects. Further, construction conflicts and disputes are more complex, multifaceted, and technical in character than other business disputes. Moreover, conflicts in the construction industry mostly happen under specific conditions. When considering the Sri Lankan construction sector, needs a rapid and affordable means of resolving disputes as construction activity grows there.

This research paper explores the suitability of the Dispute Adjudication Board (DAB) method for the settlement of construction disputes in high-rise building projects in Sri Lanka. The research was initiated with a literature review. Subsequently, a mixed approach was adopted and thus conducted a questionnaire survey with thirty-six responses and semi-structured interviews with five experts from the Sri Lankan construction industry. The collected data were analysed using the RII method and NVivo software to capture significant findings from the questionnaire survey and expert interviews.

The findings elicited that lack of awareness about the DAB method, resistance to change, and insufficient legal framework as the barriers that can negatively affect the applicability of the DAB method in the Sri Lankan construction industry. In addition to that, poor communication mechanisms and enforcement issues are also some of the barriers identified through the research study. Then, the research was launched to examine strategies to eliminate or reduce these barriers. As the result, providing training and awareness continuous improvements, timely resolution, and establishment of clear contractual provisions are identified as some of the profound strategies to overcome the barriers to the practice of the DAB method in the Sri Lankan construction industry. Finally, the research concludes that the DAB method is a suitable and effective means of settling construction disputes in high-rise building projects in Sri Lanka, and its use can lead to successful project completion and improved industry relations.

Keywords: Construction Industry, Disputes, DAB method, High-Rise Building, Sri Lanka

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LIST OF ABBREVIATIONS

Abbreviation		Description
ADR	-	Alternative Dispute Resolution
CIDA	-	Construction Industry Development Authority
DAB	-	Dispute Adjudication Board
DRB	-	Dispute Review Board
FIDIC	-	The International Federation of Consulting Engineers
ICTAD	-	Institute of Construction Training and Development
RII	-	Relative Importance Index

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