

**THE SIGNIFICANT FACTORS CAUSING DELAY OF  
BUILDING CONSTRUCTION PROJECTS IN**

**SRI LANKA**



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# THE SIGNIFICANT FACTORS CAUSING DELAY OF BUILDING CONSTRUCTION PROJECTS IN SRI LANKA

**W.P.K.Dinusha Nilanthi Chandrasoma**

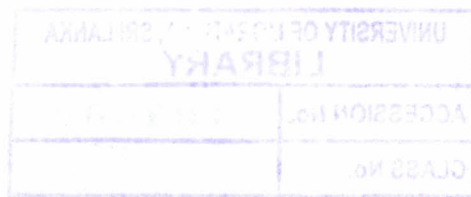


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Department of Building Economics

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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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## Dedication

To my parents



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# A Study Submitted in Partial Fulfillment of the 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 neither person nor material which, to a substantial extent, has been accepted for the award of any other degree of a University or other institution of higher learning, except where an acknowledgement is made in the text.

## *UOM Verified Signature*

W.P.K.D.N Chandras



30<sup>th</sup> November 2011

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I hereby acknowledge that Mrs. W.P.K.D.N Chandrasoma has followed the dissertation process set by the Department of Building Economics.

***UOM Verified Signature***

30/11/2011

Prof .C. Weddikkara

Dissertation Supervisor

Date



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## ABSTRACT

### THE SIGNIFICANT FACTORS CAUSING DELAY OF BUILDING CONSTRUCTION PROJECTS IN SRI LANKA.

Delays are common in all type of construction projects and therefore delays are very significant for all types of construction projects. Mainly the fault or mistake is by client, architect, contractor and other stakeholders.

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 Lankan 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 was 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 eight 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 and slow decision making by owner. Out of these ten causes, poor planning and scheduling has recorded extremely significant and all other seven 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.*