

**MANAGING EXTENSION OF TIME (EOT) CLAIMS IN
BUILDING PROJECTS IN SRI LANKA**

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Declaration

I declare that this is my work and this dissertation does not incorporate without acknowledgment 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 acknowledgment is made in the text.

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Abstract

Managing EOT Claims in Building Projects in Sri Lanka

Compare to other industries, more claims are arising in the construction industry, and a majority among those are EOT claims. Key reasons for arising claims are the involvement of many parties, temporary setup of the organization, long period for delivery, unforeseen events, changes in market conditions, and change of government requirements. Mostly claims lead to arise disputes, ending with adjudication, arbitration, litigation and loss both time and money. For avoiding or minimizing EOT claims, it is necessary to identify the most significant causes of EOT claims, remedies, relevant parties, and occurring effects.

Recognized six lists related to EOT claim as; owner related causes, consultant related causes, other related causes, owner related remedies, consultant related remedies, and effects to conducted research. The questionnaire tested via a pilot survey and carried out a questionnaire survey with three Delphi rounds. Results confirmed through expert validation. Forty-one industry experts were involved in the process. A binomial test was used to derive the existence factors, and the RII equation was used to obtain significant levels for each factor.

Most significant; owners related cause was “Unrealistically short project duration,” and for consultants related was “Incomplete Contract Document,” and for other related category it was “Changes in statutory requirements.” Consequence comparing all three categories together, the most significant cause was found as “Incomplete Contract Document.” From the 22 remedies, “Choose experienced consultant” was the first rank of owner related remedies, similarly “On-time approval of drawings” was attributable to the consultant. In the overall comparison, both owners and consultants’ categories, the most appropriate remedy was “On-time approval of drawings.” The most arising effects of EOT was “Time overrun.”

These findings are equally essential for Owners, Consultants, and Project Management (PM) strategy developers.

Keywords: *EOT claims, Causes, Remedies, Effects, Owners, Consultants, PM*

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Dedication

To my Wife and Daughter

TABLE OF CONTENT

DECLARATION	I
ABSTRACT	II
ACKNOWLEDGMENT	III
DEDICATION	IV
TABLE OF CONTENT	V
LIST OF FIGURES	IX
LIST OF TABLES	X
LIST OF ABBREVIATIONS	XII
1 CHAPTER 1: INTRODUCTION TO RESEARCH	1
1.1 Background.....	1
1.2 Research Gap & Problem Statement.....	2
1.3 Aim.....	4
1.4 Objectives.....	4
1.5 Scope and Limitations	4
1.6 Chapter Summary	5
2 CHAPTER 2: LITERATURE REVIEW	6
2.1 Introduction.....	6
2.2 What is a claim.....	6
2.3 Claims in the construction industry	7
2.4 Type of claims in the construction industry.....	8
2.4.1 Contractual claims.....	9
2.4.2 Extension of Time Claims (EOT)	10
2.4.3 Prolongation claims.....	11
2.4.4 Variation claim	11
2.4.5 Changes claims.....	12
2.4.6 Different Site Conditions Claims	12
2.5 Issues due to claims	12
2.6 Analysis of EOT claims in depth	13

2.6.1	Causes of EOT Claims	13
2.6.2	Causes of EOT Claims – Owner related	15
2.6.3	Causes of EOT Claims – Consultant related	16
2.6.4	Causes of EOT Claim – Other related	17
2.6.5	Remedies for EOT Claim – Owner related.....	18
2.6.6	Remedies for EOT Claim – Consultant related	19
2.6.7	Effects due to EOT Claim.....	20
2.7	Summary of the Literature Review	21
3	CHAPTER 3: RESEARCH METHODOLOGY	22
3.1	Introduction.....	22
3.2	Research Design	22
3.3	Research Philosophy	23
3.4	Research Approach	23
3.5	Selection of survey approach.....	24
3.6	Research Technique	25
3.7	Pilot survey	25
3.8	Selection of Delphi Technique	26
3.9	Selection of Sample.....	27
3.10	Design of Delphi Rounds	28
3.10.1	Round one of Delphi Survey.....	28
3.10.2	Round two of Delphi Survey	29
3.10.3	Round three of Delphi Survey	29
3.11	Data Analysis	30
3.11.1	Binomial test	30
3.11.2	Relative Importance Index (RII).....	31
3.12	Expert validation	32
4	CHAPTER 4: PRESENTATION AND ANALYSIS OF DATA.....	33
4.1	Introduction.....	33
4.2	Delphi Round One	33
4.2.1	Causes of EOT Claims – Owner related	33

4.2.2	Causes of EOT claims – Consultant related	35
4.2.3	Causes of EOT claims – Other related	36
4.2.4	Remedies for EOT claims – Owner related	38
4.2.5	Remedies for EOT claims – Consultant related	40
4.2.6	Effects due to EOT Claims	41
4.3	Delphi Round Two.....	42
4.3.1	Causes of EOT claims - Owner, Consultant and Other related.....	42
4.3.2	Remedies for EOT claims – Owner and Consultant related	45
4.3.3	Effects due to EOT claims.....	48
4.4	Delphi Round Three	49
4.4.1	Causes of EOT claims – Owner related	49
4.4.2	Causes of EOT claims – Consultant related.....	50
4.4.3	Causes of EOT claims – Others related	51
4.4.4	Causes of EOT claims – Overall ranks of Owners, Consultant and Other related	52
4.4.5	Remedies for EOT claims – Owners related	54
4.4.6	Remedies for EOT claims – Consultant related	55
4.4.7	Remedies for EOT claims - Overall rank of Owners and Consultant related.....	56
4.4.8	Effects due to EOT claims.....	58
4.5	Discussion of results.....	59
4.5.1	Causes of EOT claims – Owner related	59
4.5.2	Causes of EOT claims – Consultant related.....	61
4.5.3	Causes of EOT claims – Other related	62
4.5.4	Overall comparison owner, consultant and other related causes of EOT claims	64
4.5.5	Remedies for EOT claims – Owner related	66
4.5.6	Remedies for EOT claims – Consultant related	68
4.5.7	Overall Comparison of the owner and consultant related remedies.....	69
4.5.8	Effect of EOT claim	72
5	CHAPTER 5: CONCLUSIONS & RECOMMENDATIONS.....	74
5.1	Introduction.....	74
5.2	Conclusions.....	74
5.3	Recommendations	76
5.3.1	Recommendations to Owners	76
5.3.2	Recommendations to Consultants.....	77

5.3.3	Recommendations to Project Management (PM) Developers	77
5.3.4	Further study.....	78
REFERENCES		79
APPENDICES.....		79

LIST OF FIGURES

Figure 2.1 : Relationships between “conflict,” “claim” and “dispute	07
Figure 2.2 : Types of claims in the construction industry	09
Figure 3.1 : Nested research methodology	23

LIST OF TABLES

Table 2.1 : List of causes in literature	14
Table 2.2 : Owner related causes in descending order	15
Table 2.3 : Consultant related causes in descending order	16
Table 2.4 : Others related causes in descending order	17
Table 2.5 : Owners related remedies in descending order	18
Table 2.6 : Consultants related remedies in descending order	19
Table 2.7 : Effects in descending order	20
Table 3.1 : Composition of experts' panel	28
Table 3.2 : Results of the binomial test	31
Table 4.1 : Results, Delphi Round 1, owner related cause	34
Table 4.2 : Results, Delphi round 1, consultant related causes	35-36
Table 4.3 : Results, Delphi round 1, others related causes	37
Table 4.4 : Results, Delphi round 1, owner related remedies	38-39
Table 4.5 : Results, Delphi round 1, consultant related remedies	40
Table 4.6 : Results, Delphi round 1, effects	41
Table 4.7 : Results, Delphi round 2, causes; owners, consultants & others.....	43-44
Table 4.8 : Results, Delphi round 2, remedies; owners & consultants.....	45-47
Table 4.9 : Results, Delphi round 2, effects	48
Table 4.10 : Results, Delphi round 3, causes related to owners	50
Table 4.11 : Results, Delphi round 3, causes related to consultants	51
Table 4.12 : Results, Delphi round 3, causes related to others	52
Table 4.13 : Results, Delphi round 3, causes, overall ranks (owners, consultants & others)	53-54
Table 4.14 : Results, Delphi round 3, Remedies related to owners	54-55
Table 4.15 : Results, Delphi round 3, Remedies related to consultants	56
Table 4.16 : Results, Delphi round 3, Remedies, overall ranks (owners & consultants)	57-58
Table 4.17 : Results, Delphi round 3, effects	58
Table 4.18 : Results comparison - Delphi R2 & R3 – causes, related to owners	59-60

Table 4.19 : Results comparison - Delphi R2 & R3 – causes, related consultants	61
Table 4.20 : Results comparison - Delphi R2 & R3 – causes, related to others	63
Table 4.21 : Results comparison- Delphi R2 & R3 – causes, overall ranks (owners, consultant & others)	65-66
Table 4.22 : Results comparison- Delphi R2 & R3 – remedies to owners	66-67
Table 4.23 : Results comparison- Delphi R2 & R3 – remedies to consultant	69
Table 4.24 : Results comparison- Delphi R2 & R3 – remedies, overall ranks (owners & consultants	70-71
Table 4.25 : Results comparison- Delphi R1 & R2 – effects	72