

**INVESTIGATION INTO THE FACTORS CONTRIBUTING
TO DELAY CLAIMS IN CONSTRUCTION INDUSTRY:
A COMPARATIVE STUDY OF SRI LANKA AND CHINA**

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DECLARATION

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ABSTRACT

Delay is one of the major issues faced by construction projects in both Sri Lankan and Chinese construction industry. During last decade, many economic and investment linkages have been established between Chinese and Sri Lankan government, which has led to several major construction projects in Sri Lanka. However, delays have caused significant impact on the success of those construction projects and led to delay claims. Hence, there is a need to identify the factors leading to delays in Sri Lankan construction industry. It is also evident that there is lack of a comparative study on delay factors in Sri Lankan and Chinese construction industry. Therefore, this research aims to identify the factors most frequently leading to delays and the most significant factors contributing to delay claims in Sri Lankan and Chinese construction industry.

The research was started with a comprehensive literature review followed by a pilot survey. The study used mixed method research approach. A detailed questionnaire survey was carried out under quantitative approach. The frequency of factors leading to delays and significance of factors contributing to delay claims were analyzed and ranked using Relative Important Index (RII) method by the collected data from thirty (30) Sri Lankan and thirty (30) Chinese respondents. The findings of factors most frequently leading to delays and most significant factors contributing to delay claims were presented to a panel of experts under qualitative approach for further analysis and validation

It is revealed that the delay factors of change order / variation by client, unfavorable weather conditions and design errors made by designer are the most significant factors contributing to delay claims in both Sri Lankan and Chinese construction industry. However, the significant factor contributing to delay claims in Sri Lankan construction industry but not in Chinese construction industry are changes in government regulations and laws, political and regional stability and problem raised by local surrounding residents. The significant factor contributing to delay claims in Chinese construction industry but not in Sri Lankan construction industry are unclear and inadequate details in drawing by design consultant, delay in determination by consultant, design changes by owner or his agent during construction. The research findings will be useful for minimizing delays and delay claims in both Sri Lankan and Chinese construction industries and specially construction projects handled by Chinese contractors in Sri Lanka.

Keywords: Delay Factors; Delay Claims; Construction Industry; Comparative Study; Sri Lanka; China

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LIST OF ABBREVIATIONS

Abbreviation	Description
BS	British Standard
CB	Central Bank of Sri Lanka
CNY	Chinese Yuan
GDP	Gross Domestic Product
HML	Hundred Million
LKR	Sri Lankan Rupee
RII	Relative Importance Index
WTO	World Trade Organization