

IDENTIFY CONTRACT ADMINISTRATOR'S ROLE ON DISPUTE AVOIDANCE IN POST CONTRACT STAGE OF THE CONSTRUCTION PROJECT IN SRI LANKA.

CPDR DALPATHADU¹ and KASGS KARUNANAYAKE²

¹Undergraduate, ²Visiting Lecturer

**Department of Quantity Surveying, Faculty of Built Environment and Spatial Sciences
General Sir John Kotelawala Defence University, Sri Lanka**

ABSTRACT

Construction industry do greater contribution to a country's development. So, it is important to improve the performance and productivity of construction industry. But significant factors have been identified as contributing to the cost and time overrun of a construction project.

Among them, disputes take a major place. Because dispute occurrence in a construction project become a common thing. Post contract stage of a construction project encompasses the highest dynamism and the highest density of the project activities, thus making it more complex in nature. So, it is essential to avoid disputes occurrence of a construction project in post contract stage.

Therefore, aim of this research is to identify the Contract Administrator's role on dispute avoidance in post-contract stage of a construction project in Sri Lanka. Structured questionnaire survey was used to identify the factors affecting to dispute development regarding documentation, parties stakeholders nature and risk management of a construction project and to identify the contract administrator's role. The selected population of this survey was 60 professionals currently in construction industry and 43 were responded.

Through this study, it revealed as Contract Administrator is the responsible person for the dispute avoidance in post-contract stage and through identified contract administrator's role dispute can be avoid which can be occur in post contract stage.

Key words: *Disputes, Post contract stage, Contract Administrator, Dispute avoidance.*