

ANALYSIS OF THE CAUSES OF DELAYS IN SRI LANKAN CONSTRUCTION PROJECTS

NLL RUKSHAN¹ and TC KATHRIARACHCHI²

¹Undergraduate, ²Lecturer (Probationary)

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

ABSTRACT

One of the most significant issues in the construction industry is the delay. The three key factors in a construction project are time, quality and cost, among which time plays a key role. The time overrun that affects the completion of the work is a delay in any task or service. The prevalent issues with building projects around the world are largely due to construction delays. In order to reduce and avoid delays in any construction project, it is therefore important to identify the real causes of delay. This research introduces the best methods for reducing delay in Sri Lankan construction projects. This study was mainly focused on three objectives; to expose the most common delay causes in Sri Lankan construction projects with reference from the client, contractor, consultant and external factors, to identify the relationship between exceeding of time, initial cost and the delay of construction projects, to identify the means of reducing delays in construction projects. The research was conducted through a questionnaire survey, literature survey and semi structured interviews. A mixed method approach was used as a research approach. RII analysis method was used to analyze the data collected through the questionnaire. Content analysis based on the frequency method was used to analyze the semi structured interviews. Fifty out of seventy targeted respondents have responded to the questionnaire. It is a 71% of respondents' rate. Through this study, the delay reducing methods in Sri Lankan construction projects and common delay causes in Sri Lankan construction projects have been identified. The common delay causes; design changes, improper planning and scheduling, design errors and unforeseen weather conditions are related to the clients, contractors, consultants and external factors. Proper and realistic planning, monitoring the programme and getting the service of well experienced project managers or project management team are the best methods to reduce the delays in Sri Lankan construction projects. **Keywords:** *Delay causes, construction projects, Sri Lanka*