

## **Analyzing Factors Affecting the Delay in Building Construction Projects in Sri Lanka through the Interaction of the Project Team**

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Constructions undergo unfavourable situations related to their cost overruns due to the delays and exposure to risks because of inappropriate identification and minimising of the factors. To fulfill this gap, the research has analysed factors affecting the delay in building construction projects in Sri Lanka through the interaction of the project team with an adequate understanding on the practical solutions for minimising relevant factors. The study has used a mixed approach of qualitative and quantitative techniques for the identification of factors, and a review of literature was done. To assess the factors affecting delays, a questionnaire was distributed among 40 professionals in Sri Lanka and the analysis based on the Relative Important Index (RII) identified that client related factors, contractor related factors, consultant related factors and other related factors and assessment of the factors that affect the building construction industry. Significant factors of building construction delays were identified such as poor communication and coordination, delays in obtaining approvals from government regulated bodies and delays in subcontractor activities, inexpedient scheduling and project planning, inefficient contractor work and unexpected subsurface conditions and unforeseen circumstances. The study identified that the contractor related category had the highest affect as a result of delays of construction industry in Sri Lanka. To identify practical solutions for minimising, interviews were conducted by selecting 10 professionals with more than 10 years of experience as the sample. Concerning more on the effective performance of the key stakeholders under a better management system is recommended in minimising the problem of increasing delays, which will help to ameliorate performance issues of the industry.

**Keywords:** *delays, building construction, Sri Lanka*