

**STRATEGIES TO MINIMISE ERRORS IN CONTRACT
DOCUMENTS TO MINIMISE DISPUTES IN BUILDING
PROJECTS IN SRI LANKA**

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ABSTRACT

Strategies to Minimise Errors in Contract Documents to Minimise Disputes in Building Projects in Sri Lanka

Disputes are not new feature to the construction industry and due to disputes; construction projects exceed the time, cost, and end with a poor quality product. Hence, avoiding disputes before it arises is vital to industry. Numerous causes for disputes have been investigated during last twenty years. Among them errors in contract documents has been identified as one of the key causes of disputes in the Sri Lankan construction industry. Therefore, strategies has to be investigated to minimise errors in contract documents to avoid disputes arise due to errors.

Accordingly, the aim of the research study is to develop a framework to minimise errors in contract documents to minimise disputes in the building projects. Multiple case study method was selected as the most suitable research method for this study. The reasons being, the study needed to focus on in-depth decisions and behavioural attitudes of construction professionals who involve in the construction projects. Furthermore, the primary source of data was collected through semi-structured interviews. Data were analysed adopting content analysis method.

The ultimate findings of the study were categorised based on the key documents, which comprises in the contract documents such as; BOQ, drawings, specifications and conditions of contracts. Strategies were investigated and which help to minimise errors in contract documents. Among them recruiting competent professional to the construction projects, allocating adequate time to prepare contract documents, work as a team, contractor's involvement from the beginning, educating consultants about contract documents, providing detailed information about the project from the beginning, were the key techniques to mitigate errors in the contract documents.

Keywords: *Contract documents, errors in contract documents, Disputes, Construction projects*

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LIST OF ABBREVIATIONS

Abbreviation	Description
FIDIC	Federation Internationale des Ingenieurs Conseils
ICTAD	Institute for Construction Training and Development (Now known as Construction Industry Development Authority (CIDA))
JCT	Joint Contracts Tribunal
RICS	Royal Institution of Chartered Surveyors
BOQ	Bills of Quantities