INVESTIGATING COMMON CAUSES FOR DISPUTES IN CONSTRUCTION IN SRI LANKA
INVESTIGATING COMMON CAUSES FOR DISPUTES IN CONSTRUCTION IN SRI LANKA

Dasanayake Mudiyanseleage Prasad Rajitha Dasanayake

University of Moratuwa, Sri Lanka.
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Department of Building Economics
University of Moratuwa
Sri Lanka

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<tr>
<td>ADR</td>
<td>Alternate Dispute Resolution</td>
</tr>
<tr>
<td>BOQ</td>
<td>Bill of Quantities</td>
</tr>
<tr>
<td>BTT</td>
<td>Business Turnover Tax</td>
</tr>
<tr>
<td>CQS</td>
<td>Chief Quantity Surveyor</td>
</tr>
<tr>
<td>DAB</td>
<td>Dispute Adjudication Board</td>
</tr>
<tr>
<td>FIDIC</td>
<td>Federation Internationale Des Ingenieurs – Conseils</td>
</tr>
<tr>
<td>ICC</td>
<td>International Chamber of Commerce</td>
</tr>
<tr>
<td>ICE</td>
<td>Institute of Civil Engineers</td>
</tr>
<tr>
<td>ICTAD</td>
<td>Institute for Construction Training &amp; Development</td>
</tr>
<tr>
<td>LAD</td>
<td>Liquidated and Ascertained Damages</td>
</tr>
<tr>
<td>LD</td>
<td>Liquidated Damages</td>
</tr>
<tr>
<td>PAL</td>
<td>Port Authority Levy</td>
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<td>QS</td>
<td>Quantity Surveyor</td>
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<td>Goods and Services Tax</td>
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A Study Submitted in Partial Fulfillment of the Requirements of the Degree of Master of Science in Project Management

Declaration

I hereby declare that this submission is my own work and that, it contains no materials previously published or written by another person nor material which, to a substantial extent, has been accepted for the award of any other degree of diploma of a University of other institution of higher learning, except where an acknowledgement is made in the text.

D.M.P.R Dasanayake

5th March 2010
I hereby acknowledge that Mr. D.M.P.R. Dasanayake has followed the dissertation process set by the Department of Building Economics.

Prof. Chitra Weddikkara
Dissertation Supervisor

Date
ABSTRACT

INVESTIGATING COMMON CAUSES FOR DISPUTES IN CONSTRUCTION IN SRI LANKA

The objectives of the study were to examine the status of the construction industry in Sri Lanka to examine the common cause for disputes in the construction industry and establish a checklist to identify the types of disputes and their causes. This was examined by undertaking a literature review of the Sri Lankan construction industry and the construction industries of the countries of Asia Pacific region together with a questionnaire survey and interviews with wide cross section of the construction industry personnel in the Sri Lankan construction industry. 30 respondent through questionnaire survey and 15 interviews were carried out to analyze and identify the type of disputes that occurred in their projects or in their professional career.

It was found that causes for disputes can be categorized into common and uncommon causes. It was also found that around 70 - 75 % of the causes arise due to common causes and balance arises due to uncommon causes. While common causes shows a similarity to the causes perceived by the other countries uncommon causes shows significance to the Sri Lankan Construction industry. Examining the respondents in an analytical format the common causes and uncommon causes of disputes were formed into a check list to be used by the professional specially who are responsible in documentation in the industry. Since information has been obtained for this research from a wide cross section of the construction industry, the results could be generalized without any significant limitation.

Keywords: Common Causes of Dispute, Prevent Disputes, Sri Lanka