

INVESTIGATING COMMON CAUSES FOR DISPUTES IN CONSTRUCTION IN SRI LANKA

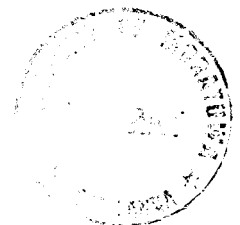


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M.Sc. Dissertation

2010



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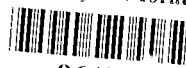
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Submitted in Partial Fulfillment of the Requirements of the
Degree of Master of Science

March 2010

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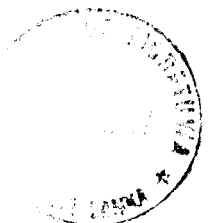


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LIST OF ABBREVIATIONS

ADR	:	Alternate Dispute Resolution
BOQ	:	Bill of Quantities
BTT	:	Business Turnover Tax
CQS	:	Chief Quantity Surveyor
DAB	:	Dispute Adjudication Board
FIDIC	:	Federation Internationale Des Ingenieurs – Conseils
ICC	:	International Chamber of Commerce
ICE	:	Institute of Civil Engineers
ICTAD	:	Institute for Construction Training & Development
LAD	:	Liquidated and Ascertained Damages
LD	:	Liquidated Damages
PAL	:	Port Authority Levy
QS	:	Quantity Surveyor
GST	:	Goods and Services Tax
VAT	:	Value Added Tax

Acknowledgement

This research would not have been possible without the support and assistance and encouragement of many people. Mr. H.D. Chandrasena, Chairman of Cost Consultancy Services (Pvt.) Ltd. Mr. Lalantha Amarasekara, Chief Quantity Surveyor of ICC and other leading professionals in the industry who gave up their time during interviews, and their valuable advices and critical insight towards the success of this report.

A special Thank you must be given to my supervisor, Prof. Chitra Weddikkara for her continuous support, critical insight and firm advices throughout the preparation of this report.

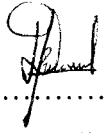
I would like to thank Mr. Indunil Seneviratne, Head of the Department of Building Economics, all other lecturers and administrative staff of the Master of Science Degree in Project Management for their help given during the research. I also like to extend my gratitude to many reviewers who have gone through my dissertation many times and have provided invaluable constructive criticisms through which I could develop it to the present level.


Finally I extend my special gratitude to my parents, family members and all other individuals who assisted and encouraged me in numerous ways towards the success of my research.

A Study Submitted in Partial Fulfillment of the Requirements of the Degree of Master of Science in Project Management

Declaration

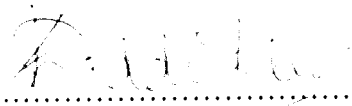
I hereby declare that this submission is my own work and that, it contains no materials previously published or written by another person nor material which, to a substantial extent, has been accepted for the award of any other degree or diploma of a University or other institution of higher learning,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


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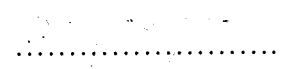
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5th March 2010

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

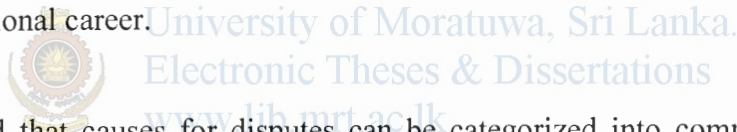


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ABSTRACT

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*