

A STUDY OF CURRENT EFFECTS IN TO THE CAUSE OF INTERNATIONAL CONTRACTORS DELAY IN LARGE CONSTRUCTION PROJECTS IN SRI LANKA.

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Abstract

The Construction project delay is endemic in Sri Lanka and, it is purely affecting the country's economy and political endeavours. When booming Sri Lankan Construction Industry and open to the world for infrastructure developments and, featured building projects in the Colombo area under urban planning. This type of construction is doing by International contractors, and most of them are foreign-funded projects fully or partially. Then in this research going to focus on the management of delays that pertains to construction projects by International Contractors during their tenure in this arena. The objectives of this research are to identify the critical factors that caused delays of government construction projects in Sri Lanka doing by the Chinese, Indian and Iranian contractors; to study the present use of project management knowledge tools and techniques in managing delays in construction projects and, to develop a framework to enhance management of delays. Target groups of respondents are from the Moragahakanda reservoir based projects, Uma Oya hydropower project, Colombo, Polgahawela, and Thamubuththegama Water, drainage, and sewage projects contractors and Altair Tower respectively. The study was limited to the most famous Civil Engineering Infrastructure and mentioned Building Project and it was thus conducted with the use of literature review and surveys. Questionnaires and personal interviews and type of case studies will commence for the data collection. The Research area going to cover the study to reveal the re-al sources of project delays; Inadequate client financial resources, delay in respect of payment for work done, underestimation of project time, poor communication between parties, complexity, difficulties in accessing money; Change orders during construction. Adequate knowledge of

project management, principles, tools, and techniques is required on the part of the contractor to minimize delays. Consultants must be well-designed to ensure contractual procedures are followed. Their work must be closely monitored by insisting that corrections be made at the right time to reduce or prevent reconstruction. Projects.

Keywords: Project Delay; Infrastructure; Development; International Contractors; Project Management.