

**A STUDY ON THE IMPACTS OF THE AD-HOC
SITE INSTRUCTIONS ON BUILDING
CONSTRUCTION PROJECTS IN SRI LANKA**

A.Aravinthan

Dissertation submitted in Partial Fulfillment of the requirements for the
degree Master of Science in Construction Law & Dispute Resolution

Department of Building Economics

University of Moratuwa
Sri Lanka

May 2020

DECLARATION

I declare that this is my own work and this dissertation does not incorporate without acknowledgement any material previously submitted for a Degree or Diploma in any other University or Institute of higher learning and to the best of my knowledge and belief it does not contain any material previously published or written by any other person except where the acknowledgement is made in the text.

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ABSTRACT

Construction projects are more and more complex, involving in complicated contractual procedures. Complex nature can lead to construction disputes. Contract disputes are unavoidable and Ad-hoc site instruction is one of the significant reasons which may lead to contract disputes. Lack of clarity in contract documents, unforeseen circumstances during the construction phase, Changes in the employer's requirements etc. allow the Engineers to occasionally do alterations throughout the construction phase by providing the ad-hoc site Instructions as per their authority given in the contract administration. But, this prevailing practice of providing ad-hoc site instructions to contractors seems to over and over again be deficient in communicates the required instruction effectively to perform the construction activity. This study was a research on how ad-hoc site instructions impacted on building constructions in Sri Lanka. A detail literature review was done in order to understand the nature of the ad-hoc site instructions, causes of site instructions, wrong practices in the issuance of site instructions and the impact of the site instructions during the construction phase. Mixed method approach was adopted during the research study to achieve the objectives of the research. Five number of experts in the relevant subject were interviewed in 2 phases. After the first phase of expert interview, a representative sample of contract parties in the building construction projects that are registered with CIDA (successor to ICTAD) were surveyed. Gathered data was analysed using appropriate statistical analysis tools and the content analysis. Expert interview phase II was done to arrive the conclusions and recommendations. It was found that the project time delay and project cost overrun are the highly occurring outcomes due to the ad-hoc site instruction and those outcomes have significant adverse impacts on the building construction projects in Sri Lanka. Finally, strategies were developed to minimise the adverse impact of ad-hoc site instructions. The key themes of the developed strategies were knowledge improvement of construction practitioners, effective pre-contract management by the contract administrators, awarding the project to competent contractors and seriousness on engineers' duty of care.

Key words: *Ad-hoc Site instruction, Adverse impacts, Building Construction projects, Sri Lankan Construction Industry*

DEDICATION

*This dissertation is
Lovingly dedicated to
My beloved Parents, Wife, Son,
Brothers & Friends
For their Love and Support*

ACKNOWLEDGEMENT

This dissertation is accomplished owes much dedication and appreciation to many persons who supported me in several ways. Even though it is hard to indicate each as every person, but it is my obligation to extend my thankfulness and appreciation to all of them who endeavour.

Primary and foremost respectively, I importantly grateful to my research supervisor Dr.(Mrs),.Menaha Thayaparan for the granted interest, inspiration, gentle supervision and precious support presented during this of research work.

It is my primary obligation to give my thankfulness to the Programme Coordinator Dr.(Mrs.) Yasangika Sandanayake, Department of Building Economics, every other lecturers and staff members of Department of Building Economics for the endorsement they offered me throughout my research along with the entire duration of studies.

I express my gratitude to all contributors in the Expert interview and the questionnaire survey for their appreciation, involvement, valuable assistance and suggestions particularly their contribution to this research study and the valuable time they have expended to make this dissertation effectively.

It is my responsibility to acknowledge the supports granted in many ways by all the lecturers and non-academic staff members in the Department of Building Economics. Finally, I would like to express my utmost gratitude and thankfulness to my family, colleagues for their invaluable assistance and appreciation provided to complete this research work efficiently.

A.Aravinthan

May 2020

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LIST OF ABBREVIATIONS

ARII	- Average Relative Important Index
A/CA	- Architect/ Contract Administrator
CIDA	- Construction Industry Development Authority
CPD	- Continuing Professional Development
CVI	- Confirmation of Verbal Instruction
FIDIC	- International Federation of Consulting Engineers
GPMCM	- Guide to Project Management and Contract Management
ICTAD	- Institute of Construction Training and Development
JCT	- Joint Contracts Tribunal
SBD	- Standard Bidding Documents
SLNAC	- Sri Lanka National Arbitration Centre
SRS	- Simple Random Sampling
RII	- Relative Important Index