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MITIGATE THE IMPACTS OF PROJECT DELAYS ON THE CONTRACTOR'S CASH FLOW: CASE STUDY APPROACH

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Abstract: Most construction projects in the industry of Sri Lanka struggle with cost, quality, and time, aiming to maintenance of optimal levels in order to achieve successful project completion. Successful timely completion of a project, while lessening the impacts of Project Delays on the Contractor's Cash Flow is not a sole advantage to the client; it also benefits the contractor when perusing his deferent objectives. But due to various factors, timely completion of the construction project has become a challenge, causing impacts on the Contractor's Cash Flow. Therefore, the suggested means to mitigate the Project Delays which impacts of on the Contractor's Cash Flow has grown into a need at present. In the light of case study approach, this aspect was discussed, in which based on the project of "Proposed Northwestern Provincial Level Sports Complex Construction of 50m pool and pool pavilion project" as the case study for investigating insights. Thus, the causes of delays and their impact on the contractor's cash flow mitigate the impacts through a pragmatic approach was identified. As results, causes of delays and their impact on the contractor's cash flow has identified. The Impacts of project delays to the cash flow of contractor also identified through questionnaire survey, with the Mitigation actions and Recommendations acquisition of cash flow impacts also deliberated in the study from technical, commercial, and contractual points of view.

Keywords: Construction Project Delays, Impact on Contractors' Cash Flow, Causes of Delays, Mitigation Actions for Delays.