

## **Construction Delays in Water Supply Schemes of Plantation Sector in Nuwara-Eliya District**

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Delay is the most considerable factor in all kinds of projects in all industries. In construction projects, a delay is a key considerable factor. The time length between the completion of the project and the given time period for the project is called a project delay. The length of the time period will be the most considerable factor in the success of the project. Construction delays can be seen in all kinds of construction projects worldwide. It is a common factor that most of the Water Supply Scheme projects in upcountry Sri Lanka are failed to complete the project within the estimated time period. Nowadays, the Construction of Plantation Water Supply Schemes in Nuwara-Eliya district, Sri Lanka is also facing the project delays. With the information gathered through the discussion between project participants (Client, Consultant, and Contactor), in Nuwara-Eliya Water Supply Scheme projects, and through the literature review, factors affecting Water Supply Scheme project delays were identified and a questioner was prepared considering those factors. An investigation was carried out to identify the effectiveness of those factors to the Water Supply Scheme projects. Leads in financing the projects by contractors, Lack of teamwork among all involved parties in the construction, Delays in gathering approvals from Client, Poor project management of Contractor, Skilled labour shortage and especially Political involvement in Tea Estates (Beneficent parties) and Environmental leads such as heavy rain, landscape, and other natural leads has been identified as the most effective factors for the delays in Water Supply Scheme projects in Nuwara-Eliya District. Conclusion and recommendations are made to overcome the identified most effective factors influencing project delays in future Plantation Water Supply Scheme Construction projects.

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