



IMPLICATIONS FOR PROSPECTIVE CONSTRUCTION CONTRACTS DUE TO THE IMPACT OF COVID-19 (WITH EMPIRICAL EVIDENCE FROM SRI LANKAN CONSTRUCTION INDUSTRY)

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Abstract

The Covid-19 outbreak has made a giant impact on the entire planet as a continuing global pandemic. As far as Sri Lanka is concerned, the scenario is almost identical. The substantial influence on the construction sector in Sri Lanka is made by the pandemic which caused several difficulties in achieving project goals within the agreed budget and on time. Among these concerns, the terms of construction contracts have been harshly affected by the epidemic. Consequently, the formulating of existing and imminent contractual terms in construction contracts has been demanded considerable attention. Since the findings on this perspective reflect the historical dearth, it has yet to be researched. Hence the aim of this study is nested within to investigate the impact of covid-19 on contractual provisions in construction contracts with empirical evidence from the Sri Lankan construction industry. The study adopted a qualitative approach, and semi-structured interviews were conducted with 10 industry experts to gather data. The manual content analysis method is employed. The results of the study demonstrated that the ramifications of the Covid 19 pandemic had a substantial impact on contractual provisions. Under seven major headlines namely licenses, permits, deadlines, and other approvals, dispute resolution, audit, notice, facility access rights and inspection, and consent, the impact was examined and identified considerations to be amended or newly introduced to the contracts. Entitlements for the contractor due to the impact under the contract clauses were identified. The insights gained from this research can be used, to enhance the awareness of construction stakeholders on the contractual scenarios that may occur as a result of the Covid-19, convince the importance of amending and introduce contractual provisions to make the construction activities more effective and efficient.

Keywords: *Construction Industry, Contractual Provision, Covid-19, Sri Lanka*