Abstract

This dissertation establishes a theory of proper assessment of Extension of Time ("EOT") with which to explore the nature of building scheduling and its contractual requirement under the 2 main standard forms of contracts (ie. SIA Form and PSSCOC) and case law in Singapore. The assessment of EOT has long been a contentious issue because of the complexity of construction scheduling. There are generally no specified legal requirements on how the period of extension should or can be determined except for delays caused by adverse weather. Currently, the Critical Path Method ("CPM") is the most common scheduling tool to be used to assess the extent of EOT to be granted. However, it is not strictly required unless it is expressly provided. In Lian Soon Construction Pte. Ltd v. Guan Qian Realty Pte Ltd [2000 1 SLR 497], the judge held that there was no requirement for the use of a critical path programme in the assessment and grant of EOT. However, proper method for assessment of EOT is required to assist the Architect and if necessary the arbitrator in determining the extent of EOT to grant that is in compliance with the contractual requirements. A set of requirements for proper assessment of delay is formulated and CPM is shown to be an effective method for assessment of EOT.