

**IDENTIFYING FACTORS AFFECTING THE
PROJECT SUCCESS OF PRIVATE SECTOR
BUILDINGS IN SRI LANKA**

MASTER OF SCIENCE

IN

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BUILDINGS IN SRI LANKA**

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“This dissertation was submitted to the Department of Civil Engineering of the University of Moratuwa in partial fulfilment of the requirement for the Master of Science in Construction Project Management”

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Declaration

I certify that this thesis does not incorporate without acknowledgement any material previously submitted for a degree or diploma in any university to the best of my knowledge and believe it does not contain any material previously published, written or orally communicated by another person or myself except where due reference is made in the text. I also hereby give consent for my dissertation, if accepted, to be made available for photocopying and for inter library loans, and for the title and summary to be available to outside organisations.

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Abstract

Building construction projects are inherently complex, dynamic, and involve challenges due to lots of uncertainties. It is difficult to produce a complete solution to manage such projects successfully. Therefore, to achieve project success in building construction of projects, recognising the most significant factors affecting project success is an emerging concern in the industry. Although there is abundant research conducted globally on project success factors, only a few have attempted to explore project success factors pertaining to Sri Lanka. Therefore, it is necessary to identify project success factors that particularly impact the private sector building projects in Sri Lanka which have been carried out in this research.

In this study, a literature survey was carried out to gather the project success factors identified in a global context out of which 115 factors were selected. The Delphi technique was adopted to collect data and to obtain expert opinions; two rounds of questionnaire surveys were conducted. An academically and professionally qualified panel of experts who are currently practising in Western Province, Sri Lanka participated in the survey.

In the first-round questionnaire, 66 project success factors were identified out of 115 factors as factors applicable to the Sri Lankan Context. Relative Importance Index formulae (RII) were utilized for data analysis, after which factors were ranked respectively. The second-round questionnaire survey was conducted to collect data to analyse the most significant factors affecting project success in Sri Lanka. Twenty-eight factors were identified as the most significant factors affecting project success in private sector building projects in Sri Lanka. Contractor's Cash flow, Contractor's Planning efforts, Easiness to reach to the site (Project Location) and Control of sub-contractors works are the most significant factors that received the ranking position of 1 to 4 respectively. The outcome of the research can be used as a guideline to achieve the project success of building construction projects in Sri Lanka. Further studies are required to create a conceptual framework, which shall be a benchmark to monitor project success in Sri Lanka.

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List of Abbreviations

CIDA – Construction Industry Development Authority

EOT – Extension of Time

FIDIC – International Federation of Consulting Engineers

ICTAD – Institute of Construction Training and Development

LEED – Leadership in Energy and Environment

RFC – Request for Clarification

RFI – Request for Information

SBD – Standard Bidding Documents