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UNIVERSITY OF MORATUWA

STUDY ON  
PROJECT MANAGEMENT APPLICATIONS  
IN THE LOCAL  
BUILDING CONSTRUCTION INDUSTRY

BY

S. V. LEELARATNA, Sri Lanka.  
University of Moratuwa, Sri Lanka.  
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STUDY ON PROJECT MANAGEMENT APPLICATIONS  
IN THE LOCAL BUILDING CONSTRUCTION INDUSTRY

BY

SUSIRI VIRAJA LEELARATNA

THE THESIS SUBMITTED IN PARTIAL FULFILMENT

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SUPERVISED BY Eng. P.M. GUNASEKARA

We accept this thesis as conforming to the required standard

*UOM Verified Signature*

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# Abstract

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The traditional method of Project delivery system with the Architect as team leader, responsible for both design and management of the project with the contractor appointed on the basis of a competitive tender, still predominates in Sri Lanka. However, in recent years variations of this method have emerged and we have seen almost the entire spectrum of alternative procurement systems including Executive Project Management, Non executive Project Management, construction management, etc.

The objective of this study was to find out the actual practices being used in the field of Project Management in Sri Lanka, what services are offered and by whom, how effective they are and recommendations to improve the existing practices and to increase Project Managers participation.



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The study found out that, most of the problems could have overcome by educating the clients. The other significant finding was the requirement of a form of contract defining the responsibilities and accountability of a Project Manager. The report goes on to state that leadership qualities are more important than the technical qualifications of a Project Manager to keep the project participants as a team.

Further it recommends that Project Management should be recognized as a separate discipline with an institute. It also shows the need for professional bodies and government to encourage and recognize the functions of project management.

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My sincere appreciation is greatly extended to many members of the construction industry and professions who have shared with me their views on project management. Without that experience this thesis could not have been written.

Finally this thesis will be a tribute to my parents who recognized and reminded me the value of education from my childhood.

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