

**AN EXPLORATORY STUDY OF THE FACTORS AFFECTING
ON PROJECT EFFICIENCY OF CONSTRUCTION
INDUSTRY IN SRI LANKA.**



By

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ABSTRACT

Construction in the country is finding so many problems right now, due to higher inflations. Inflation doesn't only squeeze the cost management in the organization, even it influences on the time management and labor productivity as well. In order to identify what are the ways and means to come out of these problems and what are the factors affecting on this cost overrun, time overrun and low productivity study was conducted. Therefore, as the main objective of this study is to find out factors affecting on cost overrun, time overrun and low productivity of construction industries in Sri Lanka. 8 number of experts were selected for the qualitative component's on judgmental sampling method while, 85 numbers of construction companies were selected by stratified proportionate sampling methods for the quantitative study. At the Independent variable, cost efficiency, perceived capability, perceived capacity, perceived quality of work, perceived resourcefulness was identified, while cost overrun, time overrun and project productivity was recognized as the dependent variables. All the preliminary test like normality test, reliability test, sample adequacy test was done and all the figures up to the satisfaction. Univariate analysis was conducted and identified, cost efficiency measured was enjoyed by fix contractors, while the perceived Quality of work heavily enjoyed by management contractors. Further, perceived capacity, perceived capability and the perceived resourcefulness was heavily enjoyed by design and build constructors. Bivariate analysis was conducted and there identified what are the factors which are having associative role with cost overrun, time overrun and productivity. After the parameter estimate was done, which can clearly identified in order to get the cost advantages capability cost efficiency and resourcefulness to be manage while in order to gain the time at advantages quality of the work and the capacity should be manage with the capability in order to enhance the product and cost efficiency should be manage well.

Keywords. Time overrun, Productivity, Resourcefulness, Capability, Capacity