

**A FRAMEWORK TO MANAGE THE QUALITY OF
DESIGN AND CONTRACTUAL DOCUMENTS IN THE
CONSTRUCTION SECTOR IN SRI LANKA**

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DECLARATION

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ABSTRACT

The quality of the design and quality of contractual documents that are used for construction project implementation phase has a significant influence on the project's performance and efficiency. The decrease of design quality standard has been significant factor in the construction performance decline. This thesis aims to provide a comprehensive analysis of various elements that affect to quality of design and quality of contractual documents in the Sri Lankan construction sector. The research aims to help stakeholders plan for a project's start by creating awareness about the various elements that can affect to quality of design and quality of contractual documents. It also aims to help minimize the chances that a project will encounter design deficiencies. Accordingly, forty-five various factors influencing quality of design and contractual documents were identified from the literature review and were evaluated by 33 respondents. The questionnaire results showed that projects in Sri Lankan construction sector face cost overruns and delays due to design and contractual documents deficiencies, due to reasons such as the inexperienced design team and insufficient cooperate between the client and consultant. The causes for the most severe factors influencing quality of design and quality of contractual documents were recognized through questionnaire survey and the measures to be taken to minimize those factors were investigated through semi-structured interviews with three top level professionals. Afterword, the gathered data was evaluated using content analysis. Finally, a set of guidelines and measures through the framework were developed to enhance the quality of design and quality of contractual documents in the Sri Lankan construction sector.

Keywords: Contractual Documents, Design Documents, Quality

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