



THE EFFECT OF TEAM INTEGRATION IN SUCCESSFUL DELIVERY OF BUILDING CONSTRUCTION PROJECTS IN SRI LANKA

By

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Abstract

Sri Lankan building construction industry is growing rapidly and it can be seen that there is huge market competition among large buildings like housing condominiums. To achieve the best possible financial objectives as well as greater customer satisfaction, in these projects various stakeholders (clients, contractors and consultants ... etc.) have to get together and work towards common attainable goal. In the final analysis, sometimes it may be found that these projects would be unsuccessful as far as main project management objectives; time, cost and quality. The main purpose of this study was to find out how the effective team integration can be used to deliver the these building construction projects successfully in Sri Lankan building construction industry and to give stakeholders some recommendation for future construction works.

To achieve the research objectives a questionnaire was prepared and distributed among the professionals in Sri Lankan building construction industry. Required data for this research were collected among the key three stakeholders in the construction industry; client, contractor and consultant.

According to the responses main reasons for unsuccessful delivery of construction projects were delays due to bad weather conditions, inability of proper cash flow management by contractors and delay of decision making.


Though, lot of stakeholders' believed that proper team integration would help to deliver construction projects successfully, when the question was asked directly and once done the hypothesis test that there is no positive relationship between them. As far as the successful delivery of construction projects are concerned, other than the team integration there are some other dominant factor as well such as proper cash flow maintenance, timely decision making, mitigation of delays due.to bad weather conditions ...etc. A factor like delay of decision making can be considered to be happened due lack of team integration among stakeholders.



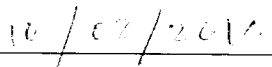
Some recommendation, which were drawn through the results of this research have been presented which will really help stakeholders to achieve successful deliver of construction project. These recommendations have been given mainly considering practical aspects of Sri Lankan building construction industry and finally some guidelines have been given for any future research work related the same topic.

Declaration

I confirm that, except where indicated through the proper use of citations and references, this is my own original work. I confirm that, subject to final approval by the Board of Examiners of University of Moratuwa, a copy of this Dissertation may be placed upon the shelves of the library of the University of Moratuwa and may be circulated as required.



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