

**THE ROLE OF STAKEHOLDERS IN SUCCESSFUL  
IMPLEMENTATION OF DESIGN AND BUILD  
PROJECTS IN SRI LANKA**

Hettiarachchige Geethanganie Hettiarachchi

(158811X)

Master of Science in Project Management

Department of Building Economics

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Dissertation submitted in partial fulfillment of the requirement for the  
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## DECLARATION

I declare that this is my own work and this dissertation does not incorporate without acknowledgement any material previously submitted for any Degree in any other University or institute of higher learning and to the best of my knowledge and belief it does not contain any material previously published or written by another person where acknowledgement is made the text.

Further, I acknowledge the intellectual contribution of my research supervisors Ch. QS. Prof. (Mrs). B.A.K.S. Perera for the successful completion of this research dissertation. I affirm that I will not make any publication from this research without the names of my research supervisor as contributing author unless otherwise I have obtained written consent from my research supervisor.

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H.G. Hettiarachchi

.....

Date

The above candidate has carried out research for the Dissertation under my supervision.

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Ch. QS. Prof. (Mrs). B.A.K.S. Perera

.....

Date

Dissertation Supervisor

## **ABSTRACT**

Recently, use of integrated procurement systems became popular among private and public sector projects. As a result, 'Design and Build' (D&B) method has been increasingly adopted in Sri Lanka's construction industry during the past decade, even though, stakeholders lack a proper awareness about their role in the project life cycle. Thus, the aim of this research was to identify the role of stakeholders in successful implementation of D&B building projects in Sri Lanka. The methodology of this research incorporated a mixed approach with semi-structured interviews and a questionnaire survey to attain the aim of developing a frame-work for the roles of stakeholders for successful implementation of design and build building projects in Sri Lanka. A purposive sample of nine professionals were interviewed to validate the findings of the literature survey, and manual content analysis was used to analyze the interview findings. In the second part of the study, data collection was done using a questionnaire which was distributed to different parties in the construction industry which included clients, D&B contractors and consultants. Questionnaire findings were analyzed using weighted mean rating statistical methods. According to the findings, client, contractor and consultant were validated as the key stakeholders. The results identified that there are eight stages in D&B project lifecycle and that there are specific roles for stakeholders at each stage. Also there are, enablers and barriers at each stage. Twelve solutions were identified to mitigate the barriers. This research recommends to use for the D&B to Clients, Contractors, Consultants and other stakeholders related to D&B projects. Further, practitioners in D&B construction industry can also use this study to identify the different stages of D&B projects and the roles of stakeholders.

***Key words: Design and build, stakeholders, Project life cycle, Construction industry.***

DEDICATION

*Dedicated to  
my Beloved Parents  
and  
Respected Teachers*

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## **LIST OF ABBREVIATIONS**

APUC	-	Advance Procurement for Universities and Colleges
CCPM	-	Complete Construction Project Management
CM	-	Construction Management
D&B	-	Design and Build
GDP	-	Gross Domestic Product
GNP	-	Gross National Product
PM	-	Project Manager
RIBA	-	Royal Institute of British Architect
DBIA	-	Design Build Institute of America