

REFERENCES

- Abdul-Rahman, H. (1995). The cost of nonconformance during a highway project: A case study. *Construction management and Economics*, 13, 23-32.
- Ahzahar, N., Karim, N., Hassan, S., & Eman, J. (2011). A study of contribution factors to building failures and defects in construction industry. *Procedia Engineering*, 20, 249-255.
- Ali, A., Kamaruzzaman, S., Sulaiman, R., & Peng, C. (2010). Factors affecting housing maintenance cost in Malaysia. *Journal of Facilities Management*, 8(4), 285-298.
- Allotey, S. E. (2014). An evaluation of the impact of defects in public residential buildings in Ghana. *Civil and Environmental Research*, 6(11), 58-64.
- Anand, K. B., Vasudevan, V., & Ramamurthy, K. (2003). Water permeability assessment of alternative masonry systems. *Building and Environment*, 38(7), 947-957.
- Assaf, S., Al Khalil, M., & Al Hamzi, M. (1995). Causes of delay in large building construction projects. *Journal of Management and Engineering*, 11(2), 45-50.
- Atkinson, A. (2003). The pathology of building defects; a human error approach. *Engineering, Construction, Management and Economics*, 9(1), 53-61.
- Bortalini, R., & Forcada, N. (2018). Building inspection system for evaluating the technical performance of existing buildings. *Construction Facilities*, 32-45.
- Bowling, A. (2002). *Research methods in health*. Buckingham, UK and Philadelphia: PA: Open University Press.
- Burati, J. L., Farrington, J., & Ledbetter, W. (1992). Causes of quality deviations in design and construction. *Construction Engineering and Management*, 118(1), 34-49.

- Buys, F., & Le Roux, M. (2013). Causes of defects in the South African housing construction industry: Perceptions of built-environment stakeholders. *Acta Structilia*, 20(2), 78-99.
- Chartered Institution of Building [CIOB]. (2012, June 20). Retrieved from Latent defects: https://www.designingbuildings.co.uk/wiki/Latent_defects
- Chew, M. (2005). Data analysis in wet areas of buildings. *Construction and Building Materials*, 19(3), 165-173.
- Chew, M., Wong, C., & Kang, L. (1998). *Building Facades*. Singapore: World Scientific.
- Chong, W. K., & Low, S. (2005). Assessment of defects at construction and occupancy stages. *Journal of Performance of Construction Facilities*, 19(4), 283-289.
- Chong, W. K., & Low, S. (2006). Latent defects: causes and design strategies to prevent them. *Journal of Performance of Constructed Facilities*, 20(3), 213-221.
- Clifton, H. M. (2007). Retrieved from Clifton Kok LLP Legal Counsel: <http://www.cklegal.ca/index.html>
- Common Amenities Board. (2003). *Apartment Ownership (Amendment) Act No. 24 of 2003*. Colombo: Government Publication Bureau.
- De Silva, N., & Ranasinghe, M. (2010). Maintainability risks of condominiums in Sri Lanka. *Journal of Financial Management of Property and Construction*, 15(1), 41-60.
- De Silva, N., Sampath, D. B., & De Silva, C. R. (2015). Maintainability of condominiums constructed for low-income families in Sri Lanka. *Built-Environment: Sri Lanka*, 11(2), 25-39.

- Dias, S. (2017, January 12). *CMA-UoM to set construction standards for condominium development*. Retrieved May 5, 2020, from <http://www.dailymirror.lk/article/CMA-UoM-to-set-construction-standards-for-condominium-development-122061.html>
- Douglas, J., & Ransom, B. (2013). *Understanding Building Failures* (4th ed.). Oxon: Routledge.
- Edirimane, A. (2006). *Understanding the concept of condominiums*. Colombo: Ceylon Printed Ltd.
- Edirimane, A. (2015, December 13). *Management of condominium properties*. Retrieved May 5, 2020, from Category: Condominium properties Sri Lanka: <https://ajithaa2.wordpress.com/category/condominium-properties-sri-lanka/>
- Fellows, A., & Liu, A. (2008). *research Methods for Construction* (2nd ed.). Great Britain: Blackwell Science Ltd.
- Forcada, N., Macarulla, M., & Love, P. (2013). Assessment of residential defects at post-handover. *Journal of Construction Engineering and Management*, 139, 372-378.
- Forcada, N., Macarulla, M., Gangoellis, M., & Casals, M. (2014). Assessment of construction defects in residential buildings in Spain. *Building Research and Information*, 42(5), 629-640.
- Forcada, N., Macarulla, M., Gangoellis, M., & Casals, M. (2015). Handover defects: comparison of construction and post-handover housing defects. *Building Research and Information*.
- Freitas, V. P. (2013). *A state of the art report on building pathology*. Italy: International council for research and innovation in building and construction.
- Hai, D. (2007). Current status of existing condominium buildings in Vietnam: Common problems, main causes and proposed maintenance strategies. *International conference on sustainable architectural design and urban planning*. Hanoi: Hanoi Architectural University.

- Hassanain, M., Al-Hammad, A., & Fatayer, F. (2013). Assessment of architectural defects attributed to lack of maintenance feedback to the design team. *Architectural Science Review*, 57(2), 132-138.
- Hopkin, T., & Lu, S. (2015). Investigating the impact of defects on key stakeholders in the UK new housing sector. *5th International/ 11th Construction Specialty Conference*. British Columbia.
- Isa, H. M. (2011). Learning from defects in design and build hospital projects in Malaysia. *International Conference on Social Science and Humanity* (pp. 238-242). Singapore: IACSIT Press.
- Janes, J. (2001). On research-survey design. *Library hi tech*, 19(4), 419-421.
- Josephson, P. E. (1998). *Defects and Defect Costs in Construction - A study of seven building projects in Sweden*. Working Paper, Chalmers University of Technology, Department of Management of Construction and Facilities.
- Josephson, P. E., & Hammarlund, Y. (1999). The causes and costs of defects in construction: A study of seven buildings projects. *Automation in Construction*, 8, 681-687.
- Kajaraj, S. (2006). *Assessment of demand and supply of condominium in Sri Lanka*. (Unpublished Bachelor's dissertation), University of Moratuwa, Sri Lanka.
- Kothari, C. R. (2004). *Research Methodology: Methods and Techniques* (2nd ed.). New Delhi: New Age International Publishers.
- Kowshala, N. (2002). *Proliferation of condominium development*. (Unpublished Bachelor's dissertation), University of Moratuwa, Sri Lanka.
- Kraemer, L. K. (2002). *Survey research methodology in management information systems: an assessment*. (Report no. URB-022), University of California, California.

- Lee, H. H. (2005). Overview of maintenance strategy, acceptable maintenance standard and resources from a building maintenance operation perspective. *Journal of Retail & Leisure Property*, 4(4), 269-278.
- Lee, S., & Kim, J. (2018). Evaluating the impact of defect risks in residential buildings at the occupancy phase. *Sustainability*, 1-13.
- Love, P. E. (2002). Auditing the indirect consequences of rework in construction: A case based approach. *Managerial Auditing Journal*, 138-146.
- Love, P. E., & Edwards, D. (2004). A rework model for construction projects. *IEEE Transactions on Engineering Management*, 51(4), 426-440.
- Love, P. E., & Li, H. (2000). Overcoming the problems associated with quality certification. *Construction Management & Economics*, 18(2), 139-149.
- Low, S. P., & Chong, W. (2004). Construction quality evaluation and design parameters for preventing latent defects in buildings . *Proceeding, International Symposium of CIB Working Commissions*, (pp. 554-566). Singapore.
- Mills, A., Love, P., & Williams, P. (2009). Defect costs in residential construction. *Journal of Construction Engineering and Management*, 135(1), 12-16.
- Minato, T. (2003). Representing casual mechanism of defective designs: A system approach considering human errors. *Construction Management and Economics*, 21(3), 297-305.
- Ministry of Justice and Judicial Reforms. (1982). *Apartment Ownership Act No. 11 of 1973*. Colombo: Ministry of Justice and Judicial Reforms.
- Olanrewaju, A. L., Khamidi, M. F., & Idrus, A. (2010). Quantitative analysis of defects in Malaysian university buildings: Providers' Perspective. *Journal of Retail & Leisure Property* , 137-149.
- Oxford Dictionary. (2012). Hinsdale: IL: Penquin Press.

- Pheng, L. S., & Wee, D. (2001). Improving maintenance and reducing building defects through ISO 9000. *Journal of Quality in Maintenance Engineering*, 7(1), 6-24.
- Putri, D. A., Setijanti, P., & Faqih, M. (2016). Consumer's decision making to invests on condominium and housing at East Surabaya. *International Journal of Education and research*, 4(1), 111-122.
- Ranaweera, W. R. (2006). *Recent legislation changes in condominium property development in Sri Lanka and its implementation*. (Unpublished Bachelor's dissertation), University of moratuwa, Sri Lanka.
- Ransom, W. (1995). *Building failures* (2nd ed.). London: E & FN Spon.
- Rhodes, B., & Smallwood, J. (2002). Defects and rework in South African construction projects. In *proceedings of the RIGS Foundation Construction and Building Research Conference (COBRA 2002)* (pp. 5-6). Nottingham: Nottingham Trent University.
- Riley, M., & Cotgrave, A. (2011). Common defects encountered during construction. In *Construction Technology 3: The Technology of Refurbishment and Maintenance* (2nd ed., pp. 57-112). London: Palgrave Macmillian.
- Rotimi, F., Tookey, J., & Rotimi, J. (2015). Evaluating defect reporting in new residential buildings in New Zealand. *Journal of Buildings*, 5(1), 39-55.
- Rushton, T. (2009). *Investigating defects in commercial and industrial building*. London: E & FN: Spon.
- Sampath, D. B. (2011). *Problems faced by occupants in utility condominiums in Sri Lanka*. (Unpublished Bachelor's dissertation), University of Moratuwa, Sri Lanka.
- Seely, I. H. (1987). *Building Maintenance* (2 ed.). London: Macmillan.

- Senaratne, S., Zainudeen, N., & Weddikkara, C. (2006). factors affecting condominium development in Sri Lanka. *Built-Environment-Sri Lanka*, 7(1), 23-28.
- Shirkavand, I. (2015). Defects at handover in Norwegian construction projects. *29th World Congress International Project Management Association (IPMA)* (pp. 3-11). Panama: Procedia - Social and Behavioral Sciences.
- Siniti, G. (1990). Condominium management principles into practice. *The surveyor*, 28(1), 15-19.
- Sommerville, j., & MoCosh, J. (2006). Defects in homes: An analysis of data on 1,696 new UK houses. *Journal of Structural Survey*, 24(1), 6-21.
- Sommerville, J., Craig, N., & Bowden, S. (2004). The standardisation of construction snagging. *Structural Survey*, 22(5), 251-258.
- Suffian, A. (2013). Some common maintenance problems and building defects: Our experiences. *Procedia Engineering*, 54, 101-108.
- Sulochana, W. A. (2007). *Maintainability risks factors in multi-storey condominium projects*. (Unpublished Batchelor's dissertation), University of Moratuwa, Sri Lanka.
- Taylor, G. R. (2010). *Integrating quantitative and qualitative methods in research* (3rd ed.). United Kingdom: University press of America.
- Tracht, M. E. (1999). Co-ownership and condominium. (pp. 62-89). Hofstra University School of Law.
- Watt, D. (1999). *Building pathology: Principles and practice* (2nd ed.). Oxford: UK: Blackwell publishing.
- Wijesinghe, S. M. (2005). *Quality assessment of long neglected condominium properties in Sri Lanka*. (Unpublished Bachelor's dissertation), University of Moratuwa, Sri Lanka.

Wijeyeweere, C. A. (2004, August 31). *Condominium development, management and condominium law*. Retrieved from Daily News: <http://archives.dailynews.lk/2004/08/31/fea08.html>

Wimalarathna, A. (2005, February 05). Regulating the booming industry - sheltering the people Condominium Management Authority. Sri Lanka. Retrieved from <http://koha.ips.lk/cgi-bin/koha/opac-detail.pl?biblionumber=33398>

Yin, R. K. (2009). *Case study research* (4th ed.). California: SAGE publications.

Yip, N. M., & Forest, R. (2002). Property owning democracies? Home owner corporations in Hong Kong. *Housing Studies*, 17(5), 703-720.

Yip, N. M., Chang, C. O., & Hung, T. Y. (2007). Modes of condominium management: A principal-agent perspective. *Facilities*, 25(5/6), 215-226.