

**FACTORS INFLUENCING PROJECT SUCCESS IN MEDIUM
SCALE APARTMENT CONSTRUCTION PROJECTS IN SRI
LANKA**

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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 a Degree or Diploma 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 except where the acknowledgement is made in the text.

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Dr.Menaha Thayaparan

Abstract

The complexity of modern construction projects, involving multiple stakeholders and intricate design requirements, presents challenges for clients and contractors. While project management researchers have discussed strategies for achieving success, there is no consensus on the essential success factors for building projects despite numerous studies. This study aimed to improve the project success of medium scale apartment building constructions in Sri Lanka. First, this study reviews project success factors globally within the construction industry. Through an extensive literature review, the researchers identify 59 factors influencing project success, covering technological, economic, educational, social, and professional aspects. This study employs a questionnaire survey using purposive sampling to gather data from industry professionals. The collected data undergoes quantitative analysis using the Relative Importance Index (RII) method, ranking factors based on significance, applicability, and contribution. This analysis successfully identifies critical factors influencing project success in this context. The roles of different stakeholders in contributing to project success factors were evaluated next. Experienced professionals involved in semi-structured interviews to assess stakeholder contributions. Findings reveal that stakeholders of varying types play distinct roles in relation to different factors, directly influencing success in medium-scale apartment building projects. This study developed a framework to enhance project success in medium-scale apartment building constructions, incorporating critical success factors and important stakeholders contributing to project success. This framework facilitates the identification of factors causing delays and issues in construction projects, enabling stakeholders to take necessary corrective actions for ensuring success. The content concludes with recommendations for future research. Further studies are suggested to explore effective procedures for addressing critical factors and stakeholders impeding project success. Limitations such as a small sample size and the impact of COVID-19 on expert interviews are acknowledged. Emphasis is placed on the need for larger and more representative sample sizes in future studies. Additionally, investigating success factors for different project types and sizes and considering success factors from the perspective of developers with varying levels of capital investment is proposed.

Dedication

This study is sincerely dedicated to my loving family, my parents, my devoted husband, and my children, who have been a continual source of inspiration in my life. They have given me the motivation and immense support to undertake this work with enthusiasm and commitment. This endeavor would not be possible without their love and support.

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