

The Impact of RIBA Plan of Work on the Quality of Projects in Sri Lankan Construction Industry

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Abstract

The stage of Sri Lankan construction industry is evidenced by frequent project failures due to the performance of triple constraint. Inefficient project planning leads the projects toward an abyss. Royal Institute of British Architects (RIBA) Plan of Work is one of the leading project management techniques around the world. In the present day, many projects are moving towards the quality of projects while applying the RIBA Plan of Work. It guides all stages of the project life-cycle. The objectives of the study were achieved by using qualitative and quantitative data gathered through semi-structured interviews and a questionnaire. A comprehensive literature survey was carried out to understand and identify the concept of the RIBA Plan of Work and triple constraint performance which affect the project quality. The relationship between time, cost and quality performance, and project success was determined through the correlational analysis, and the impact of the relationship was determined through the regression analysis using SPSS software. The challenges pertaining to the implementation of the RIBA Plan of Work in Sri Lanka were identified through interviews by conducting a content analysis. The findings of this research discuss the critical success factors of time, cost, and quality performance which has a direct impact on the final output of construction projects. Finally, insufficient knowledge, denial of acceptance, PESTEL condition difference in practiced countries, implications with regard to time for implementing the RIBA Plan of Work, and implications of training/educating individuals involved in Sri Lankan construction projects were identified as the challenges.

Keywords: *Critical Success Factors, Project Success, RIBA Plan of Work, Triple Constraint*