

ABSTRACT

Cost overrun in hotel construction projects in Sri Lanka is common and found significant delays due to various reasons. If contractor can overcome by proper preplanning will be an advantage for construction field. As such this study had been focused to examine the issues facing cost related situations and precautionary measures that can take during the preplanning are giving more advantages. When compare to other civil engineering projects deferent reasons are getting for delays, but when consider hotel constructions there are similar factors and getting various factors other than reasons collected from the literature review. The purpose of the research was to identify most significant causes of cost overrun in hotel construction projects and take precautionary measures to overcome the situation by preplanning. The main objective of this thesis is to identify factors influencing cost overruns with the other specified objectives of identify the impact of contractor's affairs, assess the impact of designing issues, economic impact, effect of environmental factors, effect of procedural issues, resource-constrained and effect of scheduling in hotel construction sector in Sri Lanka. The quantitative section of the research has analyzed univariate , bivariate , factor, reliability sample adequacy and parameter analysis. According to the findings under the Parameter estimate it has been reflected that the cost are the most Significant Independent variable to the Dependent Variables of Design issues, Scheduling issues, Resource constraints, Economical factors and Environmental factors. For selecting of samples hotels were identified in the western province. It has been selected as the base province and 54 medium scale hotels were selected in order to conduct the study. The data collection method was supported with quantitative technique like structured questionnaire methodology. The quantitative section of the research has analyzed univariate , bivariate , factor, reliability sample adequacy and parameter analysis is expected to become conducted in order to see inner behavioral pattern of variables and indicators. There are 3 factors identify for time and cost overrun with the main factor come from inflation and price escalation while as the subsidiary factors increase of materials components and scheduling effects. Finally it's very important to have experience site management team also. They should introduce at the preplanning stage and contractor's project manager is the key person who has to achieve the cost of the project by coordinating with all stakeholders.

KEYWORDS

Preplanning; impact of designing; economic impact; procedural issues; resource-constrained; effect of scheduling