IDENTIFICATION OF VALUE ENGINEERING FOR A COMMON FRAMEWORK IN CONSTRUCTION INDUSTRY OF SRI LANKA

WSS FERNANDO[1] and SD JAYASOORIYA[2]

[1]Undergratuate, [2]Senior Lecturer
Department of Quantity Surveying, Faculty of Built Environment and Spatial Sciences
General Sir John Kotelawala Defence University, Sri Lanka

ABSTRACT

Value Engineering (VE) is an emerging concept in the modern world whereas the Sri Lankan situation is incompatible to other countries. The basic principle of VE is to eliminate unnecessary cost of an item without comprising its required quality or functionality. Nowadays, it is one of the mostly used 'value' technique in the construction industry along with sustainability concepts. Since 1957, it has been practiced in many European countries, America and Hong Kong etc. to gain more value to their projects. But Sri Lanka is far behind in the implementation of VE in their construction project among other South Asian Countries. Though its theories and benefits have been recognized it is not practiced in the in the industry. Therefore, this research aims to find out the current status of the industry and to find solutions in order to increase the implementation of VE in Sri Lanka.

A mixed methodology of quantitative data collection through a questionnaire survey was used to identify the relationship between Key development factors and Value of a project was proved from correlation analysis as well as their impact was analyzed though regression analysis by SPSS software. The qualitative data collection through 10 semi-structured, expert interviews were analyzed by content analysis.

It was identified that there needs to be more motivation factors which need to make the industry practitioners and project parties to engage in VE practices such as proper funding methods, compensations and protecting confidentiality of VE proposals and a providing a realistic time frame. Also the lack of proper knowledge of VE techniques and not having properly distinguished about 'Value' are pullbacks of professionals in producing VE proposals. Also not being aware of new technologies in today's world, apart from conventional methods. These solutions were represented in a framework as the final output.

Key words: Value Engineering, Construction Industry, Sri Lanka, Value, Methodology.