CRITICAL CONTRACTOR-RELATED FACTORS INFLUENCING PROJECT MANAGEMENT SUCCESS IN MALAWI’s BUILDING CONSTRUCTION

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ABSTRACT

The successful management and implementation of building construction projects is one key area demanding great focus in modern construction. In Malawi, where this research study was based, very few building construction projects are successfully managed (i.e. finish within budget, on schedule or according to set quality standards). The current situation necessitates improvement in management of these projects so that a large number of them are successfully managed. This research study joins many of previous studies in identifying and establishing the magnitude of influence of the critical contractor-related factors on project management success measured in terms of cost, time and quality.

Several variables were found through intensive literature review. A hypothesized relationship model was then built based on the variables found. A survey was later conducted on the successful building projects, through semi-structured questionnaire addressed to Managing Directors or senior technical staff of the selected building construction companies. The collected data was later analyzed statistically using Structural Equation Modeling (SEM) techniques.

The research findings indicated that; (1) contractor’s cash flow management; (2) contractor’s experience; (3) contractor’s site management; (4) contractor’s coordination with consultants on the project; (5) and contractor’s quality control management; (6) coordination with fellow contractors; are the most critical contractor-related variables that influence project management success. In particular, the key research finding indicated that contractor’s experience and overall management skills have strong positive influence on project management success criteria of time and quality outcomes of building construction projects.

Key words: Building Construction Projects, Critical Contractor-Related Factors, Project Management Success, Malawi, Structural Equation Modeling.