

Problems Associated with Maintenance Budgeting: The Management Perspectives through Expert Survey in Sri Lanka

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BE34

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Conducting building maintenance without having a proper cost planning outline can be very difficult. Therefore, having a good Building Maintenance Budget (BMB), will help to understand that the building is in good condition or will be in poor condition. Even though, there are number of researches related to maintenance works, maintenance funding, maintenance safety and maintenance components, there are less number of researches that have been carried out on the subject of BMB both in global and Sri Lankan context. Hence, existing literature does not give a clear picture on the problems associated with BMB practices. Therefore, in order to address the identified gap, this study attempts to investigate the problems associated with the BMB practices in Sri Lankan organizations. This study initiated with a comprehensive literature review which identified eleven (11) numbers of problems related to BMB in the global and local contexts namely, "budgeting for newly completed buildings", "lack of proper policies and procedures", "lack of proper maintenance information", "lack of industry standards", "over-reliance on historical budget", "exogenous information and uncertainties", "fear of underestimation", "small scale and intangible services", "cost-led procurement", "short tender period" and "fresh tenderers". Subsequently, ten (10) experts who are in managerial positions and dealing with BMB from different industrial backgrounds in Sri Lanka have been chosen to investigate the relevancy of identified problems associated with BMB in Sri Lankan context. The required data were collected through semi structured interviews and the collected data were analysed using content analysis method. The majority of the industrial professionals accepted that they face most of the problems which have identified through the literature review but, the most common problem among the identified problems is "over-reliance on historical budgeting". Moreover, "lack of proper policies and procedures", "lack of proper maintenance information", "lack of industry standards" and "fear of underestimation" are the problems which are notified by majority of the respondents. Few of the respondents agreed that "budgeting for newly completed buildings", "exogenous information and uncertainties" and "cost-led procedure" are also some issues faced by them in practice. Finally, "small scale and intangible services", "short tender period" and "fresh tenders" have not been faced by any of the respondents. Therefore, proper concentration on BMB is essential to overcome the problems associated with BMB and to carry out the business activities to gain more benefits.

Keywords: Building Maintenance Budget (BMB), Problems associated with BMB, Sri Lanka