

**INFLUENCE OF PROJECT MANAGEMENT PRACTICES ON THE QUALITY
OF PROJECTS WITHIN THE CONSTRUCTION SECTOR IN KENYA: A CASE
OF WANJOHI MUTONYI CONSULT LIMITED**

**LONA MOKEIRA AUKA
14M03EMBA068**

**AN APPLIED RESEARCH PROJECT SUBMITTED IN PARTIAL
FULFILMENT OF THE REQUIREMENTS FOR THE AWARD OF MASTER OF
BUSINESS ADMINISTRATION DEGREE IN THE BUSINESS SCHOOL OF
AFRICA NAZARENE UNIVERSITY**

MAY 2018

ABSTRACT

Globally, the construction industry is a trillion-dollar industry, which has a significant influence on a country's development as it contributes, both directly and indirectly, to the global GDP index. Failure to achieve the required quality of construction is a global problem, as the World Bank report shows; that 17% of all buildings worldwide are inhabitable due to poor construction while a further 39% do not achieve their lifespan. In Kenya, the situation is particularly dire as 13 buildings have collapsed in the last 10 years, leading to injuries, loss of lives and livelihoods. As such, the general objective of this study was to assess the influence of project management practices on the quality of projects within the construction sector in Kenya. The target population was 527, while the sample size was 229. The respondents were interviewed using a detailed structured questionnaire as well as a research interview guide. Data was received from both completed and on-going projects within the construction sector in Kenya. This data was then analysed using Statistical Package for Social Sciences (SPSS) version 23 and the results presented in tables, graphs and charts for easy interpretation in order to meet the research objectives. Quantitative data collected was analysed by descriptive and inferential statistics while a content analysis technique was used to analyse qualitative data. Descriptive statistics such as frequencies and percentages were used to describe the data. According to the findings of the study, majority of the respondents were male represented by 74.67%, while 25.33% of the respondents were female. The findings of the research were subjected to explanatory discussion of survey results so as to draw relevant conclusions and recommendations in regards to the influence of project management practices on the quality of construction projects in Kenya. The results indicated a very strong relationship between project management practices and the quality of projects within the construction sector in Kenya. The key findings of the research showed a very strong positive correlation between project design, material procurement, contracting and supervision as well as planning and budgeting; and the quality of construction projects within the construction sector in Kenya. Thus, before embarking on a project, careful consideration should be made regarding the specifications of the project design as this in turn affects the quality of material to be procured, hence the quality of the project. There should be accuracy in planning out the project timelines as this in turn affects the project costs as well as the sustainability of the project. Also, the level of competency and integrity of the contractors should be carefully considered, because this influences the quality of the project. The researcher therefore recommends that another study should be done on examining project management practices on the quality of projects within the construction sector Kenya which was not a concern in this study.