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**FACULTY OF THE BUILT ENVIRONMENT  
DEPARTMENT OF QUANTITY SURVEYING**

**Title: An Analysis of Building Procurement Systems in  
Zimbabwe**

A dissertation submitted to the Department of Quantity Surveying in partial fulfillment of the requirements of the Bachelor of Quantity Surveying (Hons) degree

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**AUGUST 2009**



**ABSTRACT**

This paper focused on an analysis of building procurement systems in Zimbabwe, thus it gives an insight of various procurement methods used. The study was prompted after the realization that most procured projects are failing to create better value for money to clients. The hypothesis is that building procurement systems in use are producing costly constructed facilities. This paper starts with reviewing general information about procurement and literature reviews of the different methods used, their advantages, disadvantages and risks associated with various methods. The hypothesis was tested in the construction industry of Zimbabwe by, administering questionnaires to various stakeholders and conducting personal interviews. Research findings shows that, most of the respondents were aware of the procurement systems used, factors considered when selecting an appropriate procurement method to use, past experience was considered the most important factor and politics was also considered as a factor that can affect the total value of a constructed facility. The traditional procurement method is the most frequently used and the procurement trend in Zimbabwe is different from that of the rest of the world. This is due to the fact that the construction industry in developing countries is lagging far much behind in terms of change and development thus stakeholders are still comfortable with the traditional methods. It was also found that stakeholders were cognizant of the fact that it is the cohesion of effort that leads to better value creation from procurement and a development gap must be closed by, increasing the awareness of all construction stakeholders and the public at large through educating them about various developments in the industry and on procurement to be specific.