

National University of Science and Technology

Think in Other Terms



FACULTY OF THE BUILT ENVIRONMENT

Department of Quantity Surveying

AN ASSESMENT OF PROJECT TIME MANAGEMENT
TECHNIQUES IN HYPERINFLATIONERY
ENVIRONMENT. CASE STUDY JOINA CENTRE IN
HARARE, ZIMBABWE

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ABSTRACT

Project management is the art and science of trying to give value for money for the client through execution of project to the desired quality on time and within the stipulated budget. In a hyperinflationary environment there are many risks associated with such and it is up to the project management team to try and come up with innovative ways of project execution to obtain project success. Quantitative construction management tools and techniques are there to try and achieve project goals. The availability of such tools as the Gantt chart, Critical path analysis, Program evaluation and review techniques and work breakdown structures are at the disposal of the managers which if utilized properly will bring about project success. The hyperinflation that faced the Zimbabwean family in the past decade meant that there was need for a lot of innovation from all aspects of the economy not only project managers but the whole professionals as a whole. The purpose of this research was to try and investigate the effectiveness of the project time management tools in the face of such a risk. It can be appreciated that in as much as the respondents were aware of some of the tools, some were not using them electing instead to treat each day as it comes. This led to massive delays and as such clients were unable to unlock value in their investments. The field results indicated that the need for tools and techniques is still there irrespective of the environment that people are operating under. It is however necessary at this point to note that tools alone without the fuel will not put the project in the right motion and direction. Clients have to play their roles as the financiers of the project to avail adequate funding to enable progress to be achieved. There is need for all the resources to converge at a certain point to enable a successful project to be achieved. It is against this backdrop that there is need to encourage the use of tools and techniques in the field to at least avoid some of the problems that are associated with uncertainties of the economy and in the process delivering projects successfully.