

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF QUANTITY SURVEYING

**AN INVESTIGATION OF THE IMPLEMENTATION OF
VALUE MANAGEMENT IN THE ZIMBABWEAN
CONSTRUCTION INDUSTRY**

BY

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This study investigated the implementation of value management within the Zimbabwean construction so as to improve project delivery and provide satisfaction for the Zimbabwean clients. An exploratory research design was deemed appropriate in answering the research questions posed. Desktop studies, literature reviews and interview administered questionnaires were all juxtaposed in a holistic blend to obtain the data desired in order to map out the extent of value management implementation in the Zimbabwean construction industry. The study showed that only 38% of the construction industry professionals have sufficient knowledge about value management whereas the rest are slightly informed and the remaining 4% are not informed at all. It was found out that there is a low usage of the value management approaches within the construction industry which could be attributed to the adverse factors inhibiting the implementation of value management such as (1) lack of knowledge about value management (2) lack of qualified value management facilitators (3) lack of time to implement value management. For the few construction professionals that have implemented value management, they say it has been instrumental in ensuring cost savings, the development of good team dynamics, better understanding of clients' needs and objectives. However it was also found that they face the major challenges of resistance to change and the fragmented nature of the construction organisations, which make the implementation of value management difficult. Suggestions and recommendations on how to improve the implementation of value management made include the dissemination of value management information to construction professionals throughout the Zimbabwean construction industry, training of qualified value management facilitators and holding of periodic value management workshops. The study finally recommends a need for Zimbabwean construction professionals to adopt value management on their projects and organisations.