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NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

FACULTY OF THE BUILT ENVIRONMENT

DEPARTMENT OF QUANTITY SURVEYING

AN INVESTIGATION ON THE IMPACT OF THE AGREEMENT AND
SCHEDULE OF CONDITIONS OF BUILDING CONTRACT ON ZIMBABWEAN
PROJECT TIME AND COST

BY

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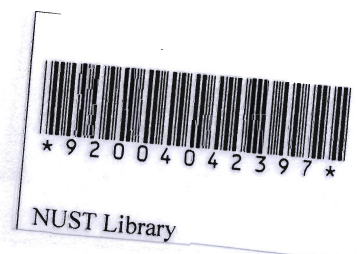
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ABSTRACT

The Zimbabwe Agreement and Schedule of Conditions of Building Contract form, is now assumed to be unsuitable for modern construction and it requires significant amending when adopted for use, because it is outdated and is believed that the form is the cause of cost and time overruns, and cannot be used on projects which require innovative solutions. The worldwide industry is moving toward the use of the NEC3 contract form, but the Zimbabwean industry tends to be reluctant. This study investigated the impact of the agreement and schedule of conditions of building contract on project performance. Literature shows that the construction industry culture is adversarial in nature, and the assumption put forward is that the traditional contract forms bred this culture. The study was conducted to investigate the perceptions of the main project team members regarding the effectiveness of the Agreement and Schedule of Conditions of Building Contract. A pragmatic research philosophy was employed with qualitative and quantitative research approaches and the research was descriptive in nature. The research targeted the players in the Zimbabwean Construction Industry, particularly building contractors, professional quantity surveyors and architects, essentially those that have been engaged in construction projects employing the agreement and schedule of conditions of building contract. Questionnaires were self-administered to the professionals and also interviews and document analysis were utilised to obtain information from contractors and professional firms. Perceptions of the industry players on the effectiveness of the contract form was analysed using the Weighted Mean and relative importance index (RII). Results indicate that it can be concluded that the contract form impacts on the project performance, its implementation is of utmost importance. Furthermore, the contract form is partly to blame for time and cost overruns on construction projects. The contract form was seen to have a 21.08% effect on cost of a project and a 13.21% effect on time of a project. Recommendations were advanced to the contractors, clients, professionals and the industry as a whole to adopt the Agreement and Schedule of Conditions for Building Contract when it's highly necessary. Furthermore the industry players are called upon to look into the contract form and amend/redraft it to address its inadequacies, as revealed by this research; such as its reactive stance (provision of claims) to a proactive stance (provision of early warnings).