

NATIONAL UNIVERSITY OF SCIENCE
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SURVEYING

A COMPARISON OF EFFECTIVENESS
OF LABOUR ONLY AND TRADITIONAL
PROCUREMENT ON PROJECT
PERFORMANCE IN THE CONSTRUCTION
INDUSTRY OF ZIMBABWE

BY

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Abstract

Procurement in construction is the obtaining of goods and services, obtaining the whole spectrum of goods, plant, materials, labour and services to design in order to deliver the possible value for money for clients. For this research two procurement methods of traditional and labour-only are investigated and compared for their effectiveness on project performance. The purpose of the study is to compare the effectiveness of labour only and traditional procurement methods on project performance in the construction industry of Zimbabwe. Questionnaires, case studies and interviews were used to gather data for this research. The research was targeted to construction stakeholders. The results indicate that there is no significant difference in terms of performances of both methods traditional procurement performs overallly better than the labour-only procurement method. However a relationship exists between the client, procurement selection factors and the overall performance of labour-only and traditional procurement methods. Other major findings include time consuming and buildability as challenges that affect both procurement methods. Implications of this study are for policy makers and construction players to develop their awareness on procurement performance for future projects in order to overcome the current economic situation and to imbibe procurement performance for management of future projects. This study helps expanding existing literature on construction procurement and it recommends contractor involvement in the design stage and establishment of a simple procurement selection model that works well in the Zimbabwe construction industry. Awareness on procurement performance should be disseminated by professional bodies and other agencies involved in construction for improvement of future projects.