The influence of Traditional Procurement Path (TPP) in the delivery of green buildings in South Africa

The Traditional Procurement Path (TPP) dominates the form of procuring buildings in South Africa. The contractor is appointed after the design concepts and ideas have been finalised by the design team and the client. The TPP excludes the contractor partnership which can improve constructability of buildings and thus improve progress of production and saving of costs. The perceived most appropriate procurement method to deliver green buildings is design and builds which allows the contractor to be involved at early stages of construction. When using the TPP methods there tends to be cost over runs, quality issues and contractual disputes during the delivery of any form of infrastructure. The method perpetuates other problems that are experienced during delivery of green buildings such as disintegration of supply chain, non-compliance to health and safety amongst others. The purpose of the research was to explore views and perceptions on the delivery of green buildings in South Africa using the traditional procurement path and to establish how the use of traditional promotes and influences green building practices. The main objectives of the research are to survey the experience and perception of different built environment professionals who has exposure and knowledge on delivery of green buildings and to determine how the TPP influence delivery of green buildings as well to determine problems experienced when delivering green buildings using the TPP. The questionnaire was the primary tool that was used to collect data and was distributed to respondents involved in green buildings in South Africa.