Abstract

In the traditional Procurement system, the architects and the contractors are two distinct parties. This system creates fragments and has flaws and imperfections recognised by all in the construction industry. This has led to parties, particularly the clients, to search for other alternatives.

In recent years, alternative ways of building procurement have been proposed. Among these, is the Contractor-led Design and Build (D&B) System. In this system, the contractors undertake both the design and construction of the projects. This arrangement promises high quality, time and cost effective, higher buildability and often certainty of price to the clients. The high performance of contractor-led D&B projects is investigated under 3 aspects, namely quality, time and cost. Results of the survey concluded that contractors agreed that contractor-led D&B performs well with regard to these 3 aspects. With this, it can also confirm their ability to lead D&B projects.

The usage of D&B also has a great impact on the role of various participants, especially the architect. Results of the surveys concluded that contractors are comfortable with this change in leadership. The architects, on the other hand, are unwilling to relinquish their traditional responsibilities.

Recommendations are made to make D&B projects more suitable. It is concluded that certain conditions are needed to improve the performance of contractor-led D&B projects. But, overall, some architects and clients believe that contractors are able to take the leadership role in D&B projects.