

Analysis of Key Issues Basic for the Provision of Cost Effective Building in Urban Tanzania

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The current paper intends to analyse the key issues towards provision of cost effective building in Tanzania. The problem of providing cost effective building is common to most developing countries, Tanzania being among them. As observed, the building technology and practices is ever changing over the years. On the other hand, it seems that the technology used in the past was more practical and user friendly, while the present advancement in technology leaves a gap between practical and reality, and theories. This trend leads to difficulties in providing cost effective building. The present paper attempts to address the issue by using data collected and established by the researcher related to cost effective housing provision Urban Tanzania. The conclusion and recommendation suggests that trend and approach previously used for such attempts by both the client (people) and the design experts are outdated and hence needs a new strategic approach in order to arrive at a cost effective solution.

Keywords: Tanzania, cost effective building, affordable technology, materials; **Paper ID:** 1232

Construction and Economic Growth in Developing Countries of Africa: Evidence from Data of the Last Thirty Years

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The role of construction in economic growth and development has been addressed by various writers and international bodies, many of whom have focused in developing countries. The main aspect derived from a seminal work in this field (Bon, 1992) is that there is a changing development pattern of the construction industry based on the stage of development of a country's economy. That is in the early stages of the economic development, the share of construction in gross domestic product (GDP) increases but ultimately decreases in industrially advanced countries. Other writers, using cross-country comparisons, have found an association between construction investment and economic growth. That finding was consistent with the classical approach in growth theory in which physical capital formation is the main engine of economic growth and development. Using most recent data spanning the last thirty years drawn from United Nations (Yearbook of National Account Statistics: Main Aggregates and Detailed Tables) and World Bank (World Development Report), the results of this study corroborate, in the main, the assumptions of a previous work that posit that in the developing countries of Africa, the positive relationship between construction and the national economy concerns only a downturn economy, and in an economic upward trend the pattern of the construction sector (measured as a share of valued added in national output) tends to follow *pari passu* that of the rest of the economy.

Keywords: Africa, construction sector, economic growth, developing countries; **Paper ID:** 1235

Construction Cost Claims, or Entitlements?

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More often than not, cost claims which are legitimately due and entitled to the contractor for works done, or for loss and expense incurred arising from disruption, prolongation and delay, are surprising not successfully recovered, whether in whole or in part, or none at all. One of the main reasons attributing to such scenario, is due to either the contractor, employer or the consultants and their poor understanding of and adherence to established and proper contractual rubric that is embodied in the building construction contract for the works. This paper explores some such pitfalls that could very well spell the ultimate financial disaster for many contractors, and highlights salient and essential intimations that contractors and consultants should watch out for.

Keywords: legitimate cost claims, disruption, prolongation, delay claims, contractual procedure;
Paper ID: 1254