

ABSTRACT

The cost of construction material in a construction project may range from 30-80% of the total construction cost making it a prime uncertainty in a construction project. Kenya being a developing country does not have a huge number of skilled professionals with a long time experience in the industry. The main aim of this research paper is to examine the current material management practices and its impact on the delivery of building construction projects in Kenya. The research design used qualitative descriptive survey research method to evaluate the root causes of ineffective materials management practices. The primary data was collected from the sources by questions and online questionnaires where by the respondents were drawn from Clients, Quantity Surveyors, Contractors, Engineers and Project Managers. The data collected was analyzed and a relationship between the different materials management practices and project delivery in terms of cost overrun and delays was acquired from this questionnaire. The study found 3 distinguished materials management practices that were followed. The top 3 most common root causes of ineffective materials management identified as matching price to competitor's price, times spent investigating non-qualified suppliers and unavailability of materials.