

ABSTRACT

The study on factors contributing to variations orders in donor funded construction works was conducted as a case study of World Vision Tanzania (WVT) using a sample of 40 respondents drawn from the organization, contractors and consultants. Content analysis reveals that organization's desire to change scope of work as revealed by 65% of the respondents is one of factors which contribute to variation orders. Change in design made by consultant is another cause of variation orders as revealed by 65% of the respondents. Poor planning and management is another factor contributing to variation orders as indicated by 55% of the respondents. Contractors' failure to understand project design is another factor which contributes to variation orders as indicated by 75% of the respondents. Omissions and errors in design is also a cause of variation orders as shown by 82.5% of the respondents. It is also evident that conflicting contract documents is another factor which contribute to variation orders as revealed by 80% of the respondents. Design modification is another factor which contributes to variation orders in the construction works as indicated by 80% of the respondents. It is also evident that lack of coordination is another factor which causes variation orders in donor funded construction projects as mentioned by 95% of the study participants. Changes in design specifications of the construction works is a cause of variation orders as revealed by 72.5% of the respondents. An assessment on eight donor funded projects under the WVT reveals that variation orders have increased duration of the construction works by 121.54% with a standard deviation of 164.5%. The variation orders have also increased project cost by 22.27% and a standard deviation of 9.47%. Contract management, project coordination and involving all parties during project design are among effective measure which can minimize variation orders in donor funded construction works. Effective contract management, effective project coordination and involving all relevant parties during project design are among measures which can minimize variation orders in donor funded construction works. Organizations engaged in donor funded construction works should hire capable contractors and consultants to carry out the projects and should involve all relevant parties during the planning and designing stage of the construction works to minimize or eliminate variations orders during implementation stage. Further studies on causes and effects of variation orders in construction works under public construction organizations are suggested. Organizations' policies on donor funded projects should be developed or reviewed so as to set guidelines on appropriate and effective strategies to minimize variations orders and consequently enable projects to be completed within budgeted time and cost.

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