

## MINIMIZING VARIATION ORDERS IN THE CONSTRUCTION OF MARRIED QUARTERS FOR SPECIAL TASK FORCE, SRI LANKA: A CASE STUDY

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**Abstract:** One of the problems often experienced in the construction sector is variation orders. Variation orders affect project implementation efficiency since they often cause a considerable cost increase as well as delays. Since the project of construction of married quarters for the Special Task Force, the building is essential hence efficient project management is needed for timely completion. Therefore, the study will focus on determining the factors causing variation orders in the construction of married quarters for the STF in Sri Lanka. The study will help determine what factors result in variation orders and how the orders can be curbed to avoid delays through implementation strategies. In this study, I will adopt a case study method to investigate a sample of STF married quarters construction projects. Primary data will consequently be gathered through semi-structured interviews with key stakeholders, such as project managers, consultants, and construction contractors. Further, project document and record reviews will be conducted. The analysis will involve identifying patterns and trends in variation orders and evaluating their impact on project performance, as well as investigating what brings about them. Once completed, this study will use its findings to prepare a list of suggestions to minimize variation orders. This would significantly streamline the construction process and facilitate more cost-effective and timely project delivery to all participants involved.

**Keywords:** Construction, Building projects, Variations, Variation Causes