Minimising Variations and Fluctuations in Housing Delivery

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SUMMARY

Housing is unarguably one of the basic necessities of man. It is ranked second after food in the hierarchy of mans needs. The housing need in Nigeria increases by the day, whereas the vast majority of the population lacks the wherewithal to make effective demand on housing. It is estimated that Nigeria has a housing deficit of 17 million units. The private sector, which is the major supplier of housing in Nigeria, faces a number of problems inhibiting it from meeting the ever increasing needs. The complex nature of construction can confound even the most intricate management systems. This organization characteristic of the construction industry makes construction projects complex and prone to changes or variations during the construction phase. The changes that occur in construction usually has a resultant effect on the price for the work. Variations are inevitable on building and civil engineering projects and may range from small changes having little consequential effects to major revisions, which result in considerable delay, and/or disruption to the project Fluctuation of prices of materials and delays in project completion are a common problem in the construction industry not only with an immeasurable cost to society but also with debilitating effects on the contracting parties

This paper concludes that although changes in the construction housing projects can sometimes be inevitable, all parties and stakeholders should strive to reduce it to the barest minimum in order to give the client value for money.

Keywords: Housing, variations, fluctuations, projects delivery, developing economy.