

KAJIAN BESARNYA TAMBAHAN BIAYA KONSTRUKSI BANGUNAN TINGGI YANG MENGALAMI CHANGE ORDER

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Change order is a proposed change of work in writing between the owner and the contractor to amend some conditions of the original contract document, such as adding or reducing the work on a construction process resulting in adjustments to the cost and time of work. Change order are very common in almost every construction projects nowadays. The percentage of the increase cost resulting from the change order reaches 2.52%-24.96% of the initial contract value. This study aims to determine the significant factors causing change orders, the amount of cost increases in high-rise buildings and what steps should be taken to reduce the additional costs because of change order. This thesis reviews the recorded 200 sample change orders in 30 high-rise building completed project before 2017 in Jakarta. Based on database, there are 4 variables analyzed to test their impact on the cost of the change orders. The study concluded variables that impact the value of the change orders, which are (1) use buildings, (2) work package, (3) change orders expended, (4) party implementing change orders. Percentage additional cost measures total cost variance on the project cost due to change orders. Average of percentage additional cost based on use buildings category office 9.615% and non office 11.658%, average of percentage additional cost based on work package category mechanical and electrical service 10.443% and civil work 10.213%, average of percentage additional cost based on change order expended category credit (addition/omission) 7.7672% and rework 14.3713%, average of percentage additional cost based on party implementing change order category contractor 10.030% and subcontractor 10.284%. The finding of this thesis can be used as a reference for clients in planning other similar projects.

Keywords: Change order, Additional cost, High rise building, Construction project