



TP00002368

PHASES IN DEVELOPMENT PROJECT, SUPERVISION,
CO-ORDINATION, AND PROJECT MANAGEMENT AND
PROBLEMS INCURRED AND RELATED.

CASE STUDY: WANGSA MAJU NEWTOWNSHIP
(HAWTHORNDEN ESTATE)

PREPARED BY:

SITI AMINAH HAJI ABDUL AZIZ

UNDER THE SUPERVISION OF:

PUAN KHATIJAH MDKHTAR

DISSERTATION SUBMITTED TO THE DEPARTMENT OF
ESTATE MANAGEMENT, SCHOOL OF ARCHITECTURE, PLANNING,
SURVEYING, MARA INSTITUTE OF TECHNOLOGY
FOR THE PARTIAL FULFILLMENT OF THE AWARD OF
ADVANCE DIPLOMA IN ESTATE MANAGEMENT.

DEPARTMENT OF ESTATE MANAGEMENT
SCHOOL OF ARCHITECTURE, PLANNING, AND SURVEYING
MARA INSTITUTE OF TECHNOLOGY
APRIL, 1985.

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SYNOPSIS

Wangsa Maju Newtownship the epitome of an ideal, well planned township, designed to promote the spirit of neighbourhood among residents. It is designed in accordance with the structure plan, equipped with socio-economic facilities and modern infrastructures. In line with the Government policies to provide better housing for the low income earners, the development pattern of Wangsa Maju Newtownship consists of 5 storeys walk-up flats surrounded by pedestrian malls free from traffic. Along the walkways are the green belts.

The development of Wangsa Maju Newtownship is the first joint-venture project undertaken by Dewan Bandaraya Kuala Lumpur and Peremba Berhad. It is envisaged that this pioneer project will bring success not only to Dewan Bandaraya but to the implementation of the Malaysia "incorporated Concept" introduced by the Government.

Part two illustrates the background of case study Wangsa Maju Newtownship in great detail from evaluation stage until implementing stage by stressing phase development, supervision, co-ordinating and the need for project management in implementing real property development projects.

Part three provides an assessment of problems involved in different stages of development progress. The problems identified are discussed in various aspects mainly construction works, legal aspects, technical work and persons involved in the project.

Project Management in a property development emphasis the major part played by the project manager, the central figure in the project. Since project management is not a one person approach, mention is also made of the contribution of the various professional consultants making up the project team which will be co-ordinated by the project manager towards meeting project goals.

Part four being the final part summarizes the impediments to the management of real property development project of case study and options resolve the use of modern management techniques to solve the problems. Proposals for other alternatives will adhere better methods for a smooth flow of the development process.