



جامعة الجميع الذكية
EVERYONE'S SMART UNIVERSITY

Everyone's Smart University

Project (Spring 2021)

Student Name	Ayman Ahmed Badawood	اسم الطالب
Students I.D	2021201771	الرقم الجامعي

Section

Master

Date

Thursday

18 / 03 / 2021.

Course Code

(PMG506)

Advanced project Management

Instructions:

- اخر موعد للتسليم هو يوم الخميس 2021-05-20 في تمام الساعة ٩ مساءً.
- الإجابة متاحة باللغة الإنجليزية أو اللغة العربية مع مراعاة أن تكون المصطلحات العلمية باللغة الانجليزية.
- يتم تسليم المشروع في صيغة ملف pdf مع الالتزام نموذج الجامعة ولن تقبل أي مستندات أخرى.
- يجب مراعاة أقسام البحث الرئيسية (مقدمة Introduction، دراسات علمية سابقة Literature Review، طريقة البحث Methodology، النتائج والمناقشة Results and Discussion ، وأخيراً المراجع References . وان كان هناك ملحقات Appendices يتم إضافتها)
- يجب الالتزام بـ Theme موحد كما يلي:
- حجم الخط 12.
- نوع الخط Arial.
- لون الخط أسود.
- المسافة بين الأسطر line spacing 1.5
- عدد صفحات البحث (لا يقل عن ثلاث صفحات ولا يزيد عن ست صفحات).

Instructor's Name: Eng. Amaal Aburumman

Project:

You are required to document your role in administering a project. The project may be set in a business, social, sporting, or family environment but must be of a significant size and scale. If you do not have an actual project to write about you may complete the project hypothetically. **This report will be between three to six pages in length.** This is a significant research project.

Your report must address each of the following issues:

1. Identify and describe the purpose, scope, and objectives of the project. **Display this information using an appropriate tool.**
2. Describe how the team is given an outline of the project.
3. Describe the strategies that are going to be set up to maintain communication with the team members.
4. Describe the tools that are going to be used to monitor the goals, time frames or milestones.
5. Identify project milestones and activities. **Display this information using an appropriate tool.**
6. Create a budget and link the costs to the key milestones for a project.
7. Describe how you are going to divide tasks and resources amongst a project team. **Display this information using an appropriate tool.**
8. Briefly describe how the progress will be monitored.
9. How are current project records maintained? Who has responsibility for this? provide some recommendations on how this process could be improved.
10. Describe the current procedure for finalizing projects. Create your own procedure and identify how you will evaluate the success of the project.
11. Legislation that may affect the project including health and safety, and anti-discrimination legislation.

Best of luck...

المشروع:

مطلوب منك توثيق دورك في إدارة مشروع. قد يتم تعيين المشروع في بيئة تجارية أو اجتماعية أو رياضية أو عائلية ولكن يجب أن يكون بحجم مناسب. إذا لم يكن لديك مشروع فعلي لتكتب عنه ، فيمكنك إكمال المشروع افتراضياً. سيتمكن هذا التقرير من ثلاث إلى ست صفحات .

يجب أن يعالج تقريرك كل من القضايا التالية:

1. تحديد ووصف الغرض والنطاق والأهداف من المشروع. اعرض هذه المعلومات باستخدام أداة مناسبة.
2. صف كيف يتم إعطاء الفريق مخططاً تفصيلياً للمشروع.
3. وصف الاستراتيجيات التي سيتم وضعها للحفاظ على التواصل مع أعضاء الفريق.
4. صف الأدوات التي سيتم استخدامها لرصد الأهداف أو الأطر الزمنية أو المعالم.
5. تحديد معالم المشروع والأنشطة. اعرض هذه المعلومات باستخدام أداة مناسبة.
6. إنشاء ميزانية وربط التكاليف بالمعالم الرئيسية للمشروع.
7. صف كيف ستقوم بتقسيم المهام والموارد بين فريق المشروع. اعرض هذه المعلومات باستخدام أداة مناسبة.
8. صف بإيجاز كيف سيتم رصد التقدم.
9. كيف يتم الاحتفاظ بسجلات المشروع الحالية؟ من المسؤول عن هذا؟ تقديم بعض التوصيات حول كيفية تحسين هذه العملية.
10. وصف الإجراء الحالي لإنهاء المشاريع. قم بإنشاء الإجراء الخاص بك وحدد كيفية تقييم نجاح المشروع.
11. التشريعات التي قد تؤثر على المشروع بما في ذلك الصحة والسلامة ، وتشريعات مكافحة التمييز.

مع تمنياتي بالتوفيق..

Building Residential Complex

Introduction

Building a residential complex is one of the challenging project. Modern residential complex has many facilities in it such as Mosques, Gym,..ets. This paper will discuss a project of a residential complex which contains 10 number of villas, a gym, a central garden, and a small mosque. This project will be carried out in Medina city. Project will be executed by a contractor and I will be a project manager from a real estate company side. The design of the complex will be carried out by an exterior engineering company which also will supervised the project execution. Moreover, the real estate company will financed this project and will supervised all stages of project.

Each venture contains a starting, a center period amid which exercises move the venture toward completion, and an finishing (either effective or unsuccessful).”A standard project typically has the following four major phases (each with its own agenda of tasks and issues): initiation, planning, implementation, and closure. Taken together, these phases represent the path a project takes from the beginning to its end and are generally referred to as the project “life cycle.”[1]. The first phase is the initiating phase which our project is in now. In this phase the project should be studied and see if there is a benefit to undertake this project or not. This study will be written in a form called Business case. The input of initiating case are defining and scoping, identifying stakeholders, team building, and making the rules. However, the deliverables of this phase will be project charter, stakeholder responsibility matrix, statement of work, and team charter. These deliverables will be tools for other phases. Project charter is a brief document that elaborate project overview, scope, general approach, contractual aspects, schedules, resources, personal requirements, risk management plan, and evaluation methods of the project. “The project charter should not be confused with the investment business case (IBC). The IBC should already be completed, and the investment decision to proceed with a project should be taken before a project

charter”[2]. Project charter is a valid planning tool used in initiating phase and is a communication tool that can be continually referenced. Team charter is a document that clarify rule that the team set and it signed by all team members.

Literature Review:

The initiation phase is critical to a project’s success[3]. Quality need for the project will be determined in initiation phase. This quality of the project should satisfy the clients and end user need. “Decision maker in residential complex making must be particular with this phase because it is the process that formally recognizing that a new project exists or that an existing project should continue into the next phase”[4]. The process of residential complex progress has been displayed in numerous distinctive ways from a simple show to a more nitty gritty and comprehensive pictures. “The process starts with explore and assess development, followed with evaluate development, pre-feasibility study preliminary investigation, development schedule and finally feasibility study” [5].

Project charter should be created once the project approved by higher management. The size of project charter document depend on the size and complexity of the project. In initiation phase we should define project scope which identify project’s goals, deliverables, budget, and schedule. Identify clear project objectives will help the project team to stay tune because they know what they are working for. Project Objectives should be specific, measurable, attainable, realistic, and time bound. The knowledge, skills, and experience needed on the project can vary in each phase.

In the starting phase of the project, the project leadership needs good conceptual skills, the ability to build a team, and the experience to build a project roadmap. During project closeout, the project leadership provides a high degree of motivation and attention to details. On a large project, lasting two or more years, it is common to see the project management team change leadership to provide skills that are appropriate to the final phases of the project.[6]

The project initiation process contains some of activities such as:

- Holding alignment and kickoff meetings
- identifying the project team
- Developing the resources needed to develop the project plan
- identifying and acquiring the project management infrastructure

METHODOLOGY:

1. Building a residential complex is not an easy project, so we decided to use mixed methods. First method will be expert judgment. So hire an engineering company for advise us on the project. This company will the expertise judgment technique since they have all expertise. This company will provide the estimation on cost, schedule, resources, and other things. The second method will Surveys which will takes by the clients. These surveys will provide to us the important information that will help us to take a decision. Third method will be based on historical data. The real estate company has done many residential project before. So we will use the data from previous project which will help us to get approximate idea about project budget and project need.

RESULT & Discussion:

Initiating phase is very importing phase since the project charter develop in this phase. Project charter is crucial ingredient in planning out the project since it will be used through all project life cycle. The engineering company which was hire to be as expert judgment was recommend us to start the project. They give us approximate return of investment 20%. The surveys result, which was taken by expected clients, was shown 85% of the clients would by one of these villa with target cost. Using the historical data is one of the important methodology technique. When we compare this project to our previous project we see a big opportunity that we should take. Based on past project data our new project will give us approximate return of investment around 17%. These methodology above also demonstrate to us the time line of the project,

resources needed, personal needed, define the project scope, and schedule of the project. Real estate investor sector is blooming in Medina city in past 3 years and its expected to develop more in future.

Reference:

[1] <http://calleam.com/WTPF/?p=3501>

[2] The Project Charter – Blueprint for Success Chuck McKeever GCI, Inc.

[3] WBDG (Whole Building Design Guide), Project Planning, Delivery and Controls. Washington: National Institute of Building Sciences, 2012.

[4] REHDA (The Real Estate and Housing Developer's Association of Malaysia), The Property Development Process in Malaysia. Kuala Lumpur: REHDA, 2010.

[5] Zainal R. and Rashid R. A., Decision Making Process At Initiation Phase In Housing Development. in Proc. Affordable Quality Housing (CAQH2013), Selangor: Housing Research Centre, Universiti Putra Malaysia, pp. 15–28, 2013

[6] https://saylordotorg.github.io/text_project-management-from-simple-to-complex-v1.1/s05-01-project-phases.html#:~:text=The%20initiation%20phase%2C%20which%20PMI%20calls%20%E2%80%9Cstarting%20the%20project%2C,acquiring%20the%20project%20management%20infrastructure.

