

Everyone's Smart University

Project (Spring 2021)

Student Name	Saleh Alsultan	صالح السلطان	اسم الطالب
Students I.D	2021202216		الرقم الجامعي

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Advanced Project Management

Build a House For My Family

A. Introduction:

For any family everywhere, a house is an important asset to secure the family future for the family especially in those difficult times with high rent costs and the government goal to almost double the population of Riyadh in the next 8 years, before any project, it should be studied before deciding to proceed, the identification of key factors for construction project success enables appropriate allocation of limited resources ⁽¹⁾, having a house to live in is an important to every family everywhere so deciding to own a house is a no brainer if it could be financially achieved. A certain characteristics must be identified, these factors are grouped under four main project aspects, namely, project characteristics, contractual arrangements, project participants, and interactive processes in the hierarchical model for project success ⁽¹⁾, a certain unpredictability is expected and some form of flexibility must be applied, the idea that project objectives can be set 'once and for all' is challenged by recently-collected data which shows that significant uncertainty remains as late as the start of construction ⁽²⁾.

I am planning to have a house for me and my family whom are 5 people, me, my mother, my wife and 2 kids. I am planning to have at least 3 more kids so the house must accommodate that which means the house will hold 8 people during the next 10 years by God's will.

Living in a city like Riyadh, it is extremely difficult to live in an owned house, the cost of owning a land is very high compared to most of the cities in the country, the cost of building it to medium quality is very high too.

B. Project Scope:

Effective management of scope has a positive effect on other project management areas too, these can include procurement management, contracts management, risk management, and human resource management ⁽³⁾, the scope for building a house of mine should include the family needs and limitations money wise, I think the scope for a small house should be represented by the following points:

- 1- The cost should not exceed 1.5 million.

- 2- Not less than 350 m² (gross floor area).
- 3- Master bed room (with bathroom).
- 4- A bedroom in ground floor for my mother.
- 5- 2 to 3 bed rooms for the children.
- 6- Living room.
- 7- Kitchen.
- 8- Extension room.
- 9- 3 to 4 bathrooms.
- 10- Outside paint color to be white.
- 11- Porcelain floors (except the living room to be marble).
- 12- Ceramic walls for the kitchen and bathrooms.
- 13- High quality plumbing and electrical works.
- 14- Gas connections.
- 15- Proper isolation work.
- 16- Medium to small windows.
- 17- F white interior paint work.
- 18- Park area inside the house that fit one car (with electrical door).
- 19- To be north of Riyadh.
- 20- Not far from work.
- 21- Not close to commercial locations (i.e. malls).
- 22- Close to a neighboring park/walk area, close to other needs (market, pharmacy ...etc.
- 23- The scope is subject to change depends on the situation on the real world.

C. Project HL Plan:

There is not much consideration to needs of individuals and I quote “the Researchers in this volume and elsewhere have celebrated the contributions of individual innovators, without necessarily addressing the social construction of reality”⁽⁴⁾, I think the project should start by the initiation phase which will include searching for a proper land, finishing the house design, establish contracts and documentations, choosing materials. The second part should be planning the work before

implementation and dividing activities and to keep on mind that plans are always subjected to change. The third part is implementation which will be monitored by me and the final part will consist of two phases, phase one closing of construction work and phase two will be furniture selection and installation, these milestones are represented in figure 1 below.

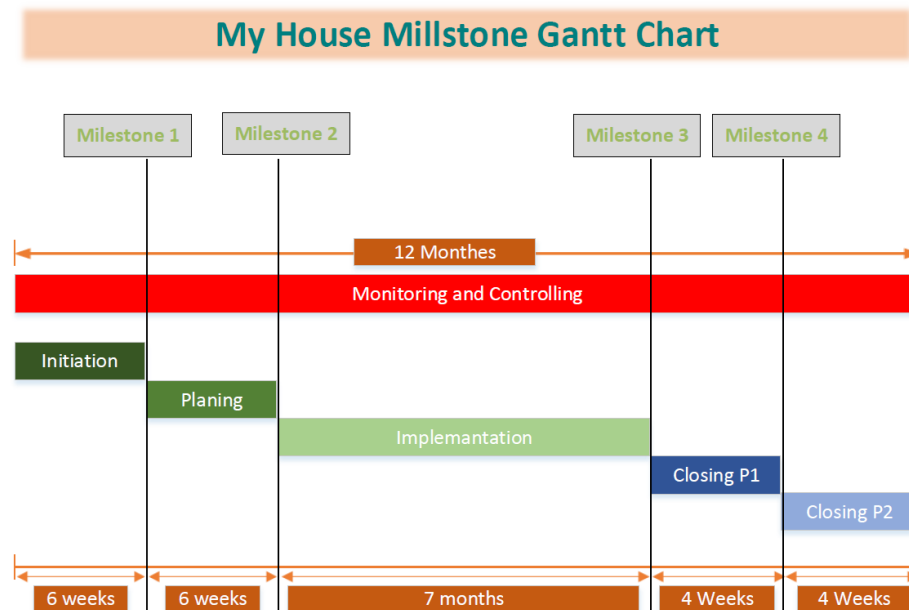


Figure 1: The proposed milestone for the project

D. Conclusion:

This is a high level study of the project, further risk analysis must be applied to this project to study the EMV of renting VS building but I think the result will be building a house (I am doing this before the risk research), the building of a house will provide safety for my family for the long haul as the most important thing is family and making them safe as we do not know the future and what it hides.

References:

- 1) *Critical Success Factors for Different Project Objectives* by D. K. H. Chua; Y. C. Kog; and P. K. Loh.
- 2) *Uncertainty and project objectives* by Gregory Howell , Alexander Laufer & Glenn Ballard.
- 3) *Project Scope Management* by Asadullah Khan.
- 4) *VISIBLE NUMBERS: ESSAYS ON THE HISTORY OF STATISTICAL GRAPHICS* by Series Editor: Miles A. Kimball, Rensselaer Polytechnic Institute, USA.