

Developing a five star hotel in maldives construction essay



**ASSIGN
BUSTER**

“ Expedition Maldives Pvt. Ltd”, this is leading construction company in Maldives, A Company is a expand hard with the ability to meet its clients’ building needs through wide range of contracting and company with a staffs of professionals skilled in architectural design and construction management, In every movement, the company’s priority is helping its clients achieve their construction and developmental objectives. Our goal is to build the most expertly designed structure as economically as possible.

During the past 07 years, Expedition Maldives Pvt. Ltd, a company, has successfully completed a wide range of construction projects for the private sector, hotels building, and government projects.

Background

Developing a five star hotel in Maldives. The project environment “ Mendhoo” island is located in (BAA-Atoll) and this is an individual stand alone island. This is an investment of Blue line corporation, Netherland. The project commenced on 2011 February. The island is plan and design for 200 bed rooms with other necessary building in a five hotel. The first phase of the project is going to complete 100 bed rooms and required other buildings, such as restaurants, bars, sport centers and etc. The total investment of first phase is Eight million US\$ (Eight million dollars), and the duration of the this phase is three years, after finishing the first phase the resort will be opened and connect the tourism industry. The remaining project phase of 100 bed room will start after analysis of performance.

Project goals

- 1- To complete the project within the agreed timeframe of three years from January 2011 to January 2014, and handover to the owner of “ Mendhoo International”
- 2- To complete the all the project works within agreed budget of US\$ Eight Million (United State Dollars), that includes goods, materials, food, accommodation, transportation and labor cost.
- 3- To maintain the project quality according to the plan, without omitting any single part of project work and hand over the project after revising entire the project work, to make ensure the owner are satisfied with the project work.
- 4- To make sure the customer is satisfy, by finishing the project with the specification the customer provided and exactly the customer want.
- 5- To use the best methods and ways, to complete the project in a difficult situation such as strong weather it normally faced in the country like Maldives.

Project objectives

- 1- To monitor the project works day-by-day and how the project team performance to avoid the problems that are facing on the project activities to complete project on time.
- 2- Adopt an effect monitoring system to handle goods, materials and other services which are used in the project to control the budget.

3- Supervise the all the project works, to ensure that the works are carryout according to the plan provided, to maintain the quality of the work.

4- Get the continuous feedback from owner or consultant that the owner has selected, to provide the product the customer actually wants.

5- Continuous monitoring of weather forecast, to organize the work schedules, suppliers' transportation, to mitigate the obstacle facing on the project performance.

Stakeholders

Stakeholders of this project defined as all internal and external stakeholders. Internal stakeholders who involved in this project are Investors, investing for the project, Board of Directors, Managing director, Organizational staffs, Project manager, Project team members, Contractor and Suppliers. External stakeholders are government agencies, Architectures, Consultants, Competitors, Tourists and banks.

Project Scope and Time Management

Scope is building a five star hotel in Maldives, to provide higher quality accommodation for the customers and to deliver owners acceptable quality works within given budget and time frame and project time is managed buy according to the work breakdown structure (WBS) attached in this plan.

Human resources management

This looks on the process which required and how these people effectively involved in the project. This will includes all the stakeholders. In the organizational planning it was mentioned roles and responsibility of each

member, whom they should report and provide the best resources to the staffs, that will include provide the best training which required for the project and good standard of food, accommodation, health and safety.

Financial Management

Required funding is provided by the investors for part payments from Blue Line Corporation, Netherland. They are paying in many different phases, according to the ongoing project works.

Internally project will be audit; according to the audit management system will monitor and order the required good and materials for the project and made the payment for contractors and suppliers.

Stakeholders Roles and responsibilities

1- The project investors will oversee the research of the business and finalized the budget for the project and investing on project.

2- Project board of directors will establishing the organization mission and vision, establish the plan and provide resources required for the project.

3- Managing director will develop the organization strategic plan in an effective manner and accountable for overall performance of organization. Managing day-to-day activities of the business, authority delegated from board and implementing board policies and strategy, allocating resources required to achieved the objectives.

4- Project Manager responsibility is completing the project on time, within the provided or given budget, and maintain the quality criteria provide

training for the project staffs, maintain the project quality, identify the project procurement, develop and approve project charter, define the goals and objectives.

5- Project Teams members responsible are performing the project activities. They also help obtaining commitments to complete the project within schedule and limited budget.

6- Contractors will carry out the task handover according to the design and plan and contract they may be a construction or electrical.

7- A Supplier will supply good and material according to the contract, which are required for the project and should maintain the quality standard of the according to the contract.

Project Management Information System PMIS

Project Management Information System adopts for this project, collect, combine and distributes the information through electronically and manually. This used for upper management to communicate with lower management. It will provide the resources for planning, evaluating, monitoring, and controlling to a project through both formal and informal channels.

Risks management

In the risk identification of this project, all identified risks will be stored in a risk register and this list will be determine which risk is most danger to the project and will give more priority to attend the high risks first likewise resolving one after another.

Tools and Techniques consider are Documentation Reviews, Information Gathering Techniques, Checklist, Assumption Analysis and Diagramming Techniques such as Cause and effect, and fishbone Ishikawa diagrams, Process flow charts, Influence diagram

Risk treatment plan is a part of risk and also it is a part of risk management plan. This plan will show how the risk will be managed either that is high, medium or low. According to this project the first create risk management plan that will guide the team members and stakeholders, how they react on the risk.

Communication Plan

Maintain the communication among the stakeholders, according to the communication matrix given below.

Communication type

Project Objectives

Medium

Used

Frequency

Project Audience

Project Owner

Deliverable

Methods

Project Kick-off

Introducing the project team and review objectives and management approach

Face-to-Face

Once

Investor

Board of Directors

Stakeholders

Project Team

Project Manager

Agenda

Meeting Minutes

Project Team Meetings

Review project status within project team.

Face-to-Face

Call Conferencing

Weekly

Project Team

Project Manager

Agenda

Meeting Minutes

Technical Design Meetings

Develop a technical design and solution for the project.

Face-to-Face

As needed

Technical staff

Technical Leader

Agenda

Meeting Minutes

Status Meetings of Project

Project status report to management

Face-to-Face

Call

Conferencing

Monthly

PMO

Project Manager

Status Reports of Project

Project status report of the activities, progress, costs and issues

Email

Monthly

Investor

Board of directors

Project Team

Stakeholders

PMO

Project Manager

Status Report of Project

Quality management

To manage the quality of the project, the firm will adopt ISO 14000 for “ Environmental issues” and ISO 12006 for “ Building construction issues”. Both of these two families have many other series of standards that are included in this project. This is a five star hotel, so the quality management system of the project conduct according to the ISO approved standard. The

<https://assignbuster.com/developing-a-five-star-hotel-in-maldives-construction-essay/>

firm staffs will be trained the standard of ISO approved level. The project is running with international standard, than these agencies provide required knowledge for particular issues, so adopting ISO standard is very important for this full project.

The main reason of adopt ISO standard is to meet or exceed stakeholders' needs and expectation. The project team will develop a good relationship with key stakeholders, specially the supporter and the recipient of the project, to understand what quality means to them. The project team will need to make adjustment to scope, schedule and budget to satisfy the recipient s' needs and expectation.

Procurement Management

Procurement planning of this project, the firm will use annual procurement planning.

This planning encourages the firm management to handle the available resources as well as deliveries according plans and strategies.

- 1- To identify the quantity of good and materials required for the project, according to the plan other requirements.
- 2- Always materials should be available for the project works.
- 3- Giving special attention to good, material and resources prices.
- 4- Minimize the procurement time, cost and increase the production.
- 5- Mitigating the level of risk associate with the project.

6- Equally perform the production and procurement plan.

7- A trusted understanding between business partners and suppliers.

The firm management will consider on following stages of annual procurement planning.

1- Supporting service of delivering the products

2- Assessing company expenses on goods, materials and services

3- Improving the project procurement process

4- Improving the project performance of goals and events