



**FINAL EXAMINATION**  
**MARCH 2024**

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<b>COURSE TITLE</b>	<b>PROJECT PLANNING AND DEVELOPMENT</b>
<b>COURSE CODE</b>	<b>TECO4323</b>
<b>DATE/DAY</b>	<b>24 JUNE 2024 / MONDAY</b>
<b>TIME/DURATION</b>	<b>02:00 PM - 04:00 PM / 02 Hour(s) 00 Minute(s)</b>

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**INSTRUCTIONS TO CANDIDATES :**

1. Please read the instruction under each section carefully.
2. Candidates are reminded not to bring into examination hall/room any form of written materials or electronic gadget except for stationery that is permitted by the Invigilator.
3. Students who are caught breaching the Examination Rules and Regulation will be charged with an academic dishonesty and if found guilty of the offence, the maximum penalty is expulsion from the University.

(This Question Paper consists of 4 Printed Pages including front page)

**\*\*\*DO NOT OPEN THE QUESTION PAPER UNTIL YOU ARE TOLD TO DO SO\*\*\***

There are **FOUR (4)** questions in this paper. Answer **ALL** questions based on the case study below in the answer booklet provided. **[100 MARKS]**

### Urban Renewal Plan Raises Queries

When agents for a developer came knocking on P. Kumar's door last year with an offer that seemed too good to refuse, he immediately registered his interest.

The father of four has been living in cramped quarters for several years and wants his children to experience life in a more comfortable environment. Kumar stays in a 520 sq ft unit at the four-block Flat Sri Lempah in Kuala Lumpur. The agent offered him a brand-new unit measuring 900 sq ft for free.

"They said it would come with two parking bays per flat, a swimming pool and all the facilities of a condominium in a redevelopment project that would see my block demolished and a new one built nearby. They even threw in RM1,000 for moving expenses. I am seriously considering it as I want my children to grow up in a better living environment," he said.

Similarly, Saroja Thevi Rajagopal said her late husband also received an offer of a free unit early last year.

"But we will have to give up our present unit in exchange for the new one. I am still thinking about it as I need more information on the project, and that is not available currently," she said.

Saroja's daughter M. Tanu said her mother even went to the agent's office located nearby so she could do some research on the project, but the staff could not give her any useful information. To Kumar and Saroja, the idea of a bigger and better unit seems like a win-win proposition but they are concerned about the lack of information.

Those who agreed to the direct swap had been promised a new unit at a proposed 37-storey condominium nearby.

The five-storey walk-up flats have about 540 units built about 40 years ago on 10 hectares of leasehold land. The flats have another 59 years left on their 99-year lease.

The development, which is located on a hill and buffered by old trees, is located next to a Kuala Lumpur City Hall (DBKL) park. It is just a five-minute drive to Mid Valley Megamall and borders Taman Desa. Currently, the resale value of the flats is between RM170,000 and RM200,000 per unit.

Resident Marie Lee, who owns four units at Flat Sri Lempah, hopes the condominium project

will take off.

"We had a meeting with the developer two years ago about the proposed redevelopment and I am interested," she said.

Noodle seller Ah Keong, who runs a stall near Flat Sri Lempah and whose family has four units there, is willing to hand over his old units in exchange for new ones.

"I came to live here in 1984. The facilities have aged a lot and there are many problems with the old pipes and wiring system. There is also the problem of water ponding. It is time for a change," he said, adding that he felt the offered deal was a good one.

The four blocks of flats are managed by Sri Lempah Management Corporation (MC). When contacted, Sri Lempah MC Chairman, Chong Kam Cheng said he was aware that agents had directly approached residents about the redevelopment.

"We wrote back saying that there were procedures that needed to be followed according to the Strata Management Act 2018. We advised them to meet us, discuss the redevelopment plans and do a formal presentation first. After the meeting, it felt like they were not keen for us to be involved," said Chong, adding that he wanted the issue to be dealt with in a transparent manner through the MC rather than have agents approach residents directly.

Currently, urban renewal is being carried out through nine existing legislations and laws, with legislation encompassing numerous ministries, departments, and organizations.

The Ministry of Local Government Development (KPKT) is working on a new law to ensure systematic, well-planned, and effective urban renewal efforts that would help to revitalize older structures, and uneconomical areas.

"If we look at development in the country, there are several things that hinder efforts towards urban renewal, including the absence of specific legislation," said the KPKT minister.

*Source: Adapted from The Star, May 4, 2021 and New Straits Time, September 8, 2023.*

**QUESTION 1** (25 Marks)

- a) Identify the **TWO (2)** pertinent issues discussed in the article. (10 marks)
- b) In responding to the issues mentioned in (a), describe what are the needs of the project. (15 marks)

**QUESTION 2** (25 Marks)

*"But we will have to give up our present unit in exchange for the new one. I am still thinking about it as I need more information on the project, and that is not available currently," she said.*

Based on the statement above, identify what is the central document that defines the fundamental information of a project. Next, develop the documentation by describing the information needed to be included into the central document.

**QUESTIONS 3** (25 Marks)

Based on Question 2,

- a) Prepare at least **FIVE (5)** specific activities that need to be carried out in performing this project. (15 marks)
- b) Based on your answer in (a), identify and describe at least **FIVE (5)** potential factors constraining the project success. (10 marks)

**QUESTION 4** (25 Marks)

The project manager is a key ingredient in the success of a project and needs to possess a set of skills that will help the project team succeed.

If you are to be appointed as a project manager, discuss the **FIVE (5)** essential skills you should possess to be an effective project manager for this project.

\*\*\* END OF QUESTION PAPER \*\*\*