

Chane Zangmo 2009: Study and Evaluation of Construction Performance for Mass Housing for Low Income Group in Bhutan. Master of Engineering (Civil Engineering), Major Field: Civil Engineering, Department of Civil Engineering. Thesis Advisor: Associate Professor Santi Chinanuwatwong, Ph.D. 140 pages.

Over the last decade, Bhutan has experienced a very rapid pace of urbanization. The overall socio-economic development in the country and rapid growth of Bhutan's urban centres has placed unprecedented pressure on the existing urban housing including urban infrastructures. The provision of housing for the low income group was approved in 1998-1999, and construction started in February 2001. The Changjiji Project, Thimphu was executed in three phases, with the total cost of Nu. 470 million (\$1 = Nu. 48). The District Housing Projects commenced in May 2005 and the total cost was Nu. 319 million. The implementing agency is the National Housing Development Corporation. The Changjiji housing consists of 676 units and 48 shops, and the District Housing 306 units spread over seven Districts and two Sub Districts. In an attempt to recommend approaches for improving the construction management system in provision of mass housing, the current practice of management was studied through personal interviews, questionnaires and document reviews. The respondents were the site engineers, project engineers, the project managers and general manager from the owner side. The various problems faced and the causes leading to the problems have been identified. The present management system is then compared with the standard management practices, to arrive at the management solutions for mass housing in Bhutan.

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