SUMMARY

This dissertation is about Myanmar’s construction industry. Since Myanmar declared ‘the open door market economy policy’ in 1988 and began a series of economic reforms, foreign investments in Myanmar have increased substantially. Today, Myanmar – with its rich natural resources, manpower and growing markets – is swiftly becoming a competitive investment location and a trading partner for international companies including those from Singapore, which form the highest total investors amount among firms from various countries.

With Myanmar’s infrastructure straining to match the demands of its economy’s rapid growth, developments such as highway projects, port projects, new townships, hotels and apartments, office buildings, housing as well as industrial estates have been growing rapidly. Despite this, Myanmar still lacks infrastructure and basic developments and this creates many opportunities for foreign investors and contractors.

However, owing to the lack of exposure to the Myanmar market and the scarcity of literature related to Myanmar’s construction development, the Singapore investors often venture into the country with insufficient guidance.

Understanding the availability of construction resources, structure of construction industry, situation of current Myanmar construction and its project management practice will be helpful to construction professionals as well as developers prior to their involvement in construction projects in Myanmar.

The writer views construction project management as starting from feasibility stage to completion stage for both developers and contractors. Construction project management includes managing project scope, time, cost, quality, procurement, communication, as well as resources.

The objective of this study is to provide foreign contractors, developers or other investors with necessary information. Although it may not be complete, it can add more to the current insufficient information especially on project management practice.
Besides going through relevant literature, the research methodology also includes a field study based on a questionnaire survey and personal interviews with representatives of Myanmar developers, contractors, professionals and various personnel who relate to construction. The writer's own findings based on personal involvement in a few projects in Myanmar and survey findings might somehow illustrate the current practice of project management in Myanmar construction industry.

It would be iniquitous to say that there is a lack of management in Myanmar construction. However, based on the writer's observation, there is no proper construction project management practice in Myanmar at this moment. Preparation of simple Organization Chart, Project schedule, Sub-contract Agreement, Forms of Contract, Master Plan, Town Plan and Conservation Plan, Construction Quality Control, and Safety regulations are not properly formalized to suit today's international construction industry.

It is surprising that whereas proper construction project management has yet to be adapted in Myanmar, there have been many major infrastructure projects as well as residential and commercial projects completed successfully during the short term, and the customers (not only local but also foreign investors) are satisfied with the services of some local developers and contractors.