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**1. EXECUTIVE SUMMARY**

**Project Information (See Details in Section 2)**

The current project name is “……………………..” Construction concept is ………………………….

**Authority Issues (See Details in Section 3)**

The first required permit is an approval of Environmental Impact Assessment (EIA) report by the Office of National Environmental Policy (ONEP) which is targeted and submitted by …………. Other permits will wait for the EIA approval or its consequential results in order.

**Design Issues (See Details in Section 4)**

Schematic designs, designs for EIA submission, designs for ………………………. Next design stage will be designs for BMA submission which is targeted by …………….

**Contractual Issues (See Details in Section 5)**

…………….Project awarded …………….. work to ………………….. Company Limited (…..)

**Construction Issues (See Details in Section 6)**

Current construction phase is ………………………….. on the property. Next construction phase will continue cooperating with Design Issues section.

**Financial Issues (See Details in Section 7)**

Being handled confidentially between……………...

**2. PROJECT INFORMATION**

|  |  |
| --- | --- |
| **Project Description:** |  |
| **Owner:** |  |
| **Consultants:** |  |
| * Project/Construction Manager: |  |
| * Quantity Surveyor: |  |
| * EIA Consultant: |  |
| * Architect: |  |
| * Civil & Structure Consultant: |  |
| * MEP Consultant: |  |
| * Interior: |  |
| * Landscape Architect: |  |
| * Traffic Consultant: |  |
| * Façade Consultant: |  |
| * Lighting Consultant: |  |
| * IT Consultant: |  |
| * Smart Card Consultant: |  |
| * Sound & Vibration Consultant: |  |
| * Signage Consultant: |  |
| **Contractors:** | |
| * Demolition (Mock Up Rooms): |  |
| * Mock Up Room: |  |
| * Piling |  |

**Project Status**: Design 🞎

Tender 🞎

Construction 🞎

**Report Pe**

**3. AUTHORITY ISSUES**

| **No.** | **Permission** | **Authority** | **Targeted Date** | **Status** | **Way(s) Forward** | **Remark** |
| --- | --- | --- | --- | --- | --- | --- |
| 1 | Approval on Environmental Impact Assessment (EIA) Report | Office of National Environmental Policy (ONEP) |  |  |  |  |
| 2 | Receipt of 39 Tawi Submission | Bangkok Metropolitan Authority (BMA) |  |  |  |  |
| 3 | No Objection Letter for 39 Tawi Submission | Bangkok Metropolitan Authority (BMA) |  |  |  |  |
| 4 | Occupation Permit (Aor 6) Partial for Offices | Bangkok Metropolitan Authority (BMA) |  |  |  |  |
| 5 | Occupation Permit (Aor 6) | Bangkok Metropolitan Authority (BMA) |  |  |  |  |
| 6 | Road Access & Drainage Connection Permit | ………….. District |  |  |  |  |
| 7 | Building Registration Number | ………….District |  |  |  |  |
| 8 | Permanent Electricity (Main Meter) | Metropolitan Electricity Authority (MEA) |  |  |  |  |
| 9 | Permanent Water (Main Meter) | Metropolitan Water Authority (MWA) |  |  |  |  |
| 10 | Permanent Telephone Lines | TOT / True Corporation |  |  |  |  |
| 11 | Office Unit Permanent Electricity (Sub –meter) | Metropolitan Electrical Authority (MEA) |  |  |  |  |

**Note:**

* Nil

**Outstanding Issues:**

* N/A

**4. DESIGN ISSUES**

| **Item** | **Work** | **%** | **Complete On** | **Status** |
| --- | --- | --- | --- | --- |
| **1** | **Schematic Design**   * Architecture * Structure * Mechanical & Electrical * Landscape | 0  0  0  0 | -  -  -  - | Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above |
| **2** | **Design development**   * Architecture * Structure * Mechanical & Electrical * Landscape | 0  0  0  0 | -  -  -  - | Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above |
| **3** | **Design for EIA Submission**   * Architecture * Structure * Mechanical & Electrical * Landscape | 0  0  0  0 | -  -  -  - | Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above |
| **4** | **EIA Submission**   * EIA Report Preparation * EIA Submission * EIA Approval | 0  0  0 | -  -  - | Awaiting Above  Awaiting Above  Awaiting Above |
| **5** | **Design for BMA Submission**   * Architecture * Structure * Mechanical & Electrical | 0  0  0 | -  -  - | Awaiting Above  Awaiting Above  Awaiting Above |
| **6** | **Tender Documentation**   * Mock Up Rooms * Piling * Architecture * Structure * Mechanical & Electrical * Façade Drawings * Interior (Guest Rooms) * Interior (Public Areas) * Landscape * Kitchen and Laundry | 0  0  0  0  0  0  0  0  0  0 | -  -  -  -  -  -  -  -  -  - | Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above |
| **7** | **Construction Documentation**   * Architecture * Structure * Mechanical & Electrical * Interior (Public Areas) * Landscape | 0  0  0  0  0 | -  -  -  -  - | Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above  Awaiting Above |

**Note:**

* Nil

**Outstanding Issues:**

* N/A

**5. CONTRACTUAL ISSUES**

| **Trade No.** | Work | **Contractual type** | **Contractor / Bidder** | **Progress** | **To be Awarded within/ Contractual Period/ LOA Date** | **Remark** |
| --- | --- | --- | --- | --- | --- | --- |
| SI-XXXX |  |  |  |  |  |  |

**Note:**

* Nil

**Outstanding Issue:**

* Ni

**6. CONSTRUCTION ISSUES**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Item** | **Description** | **%** | **Compared with Plan (Day)** | | **Remark** | **Catch-up** |
| **Ahead** | **Delay** |
| **Demolition, Cutting & Filling Work (TBA)** | | | | | | |
| 1 | Demolition |  |  |  |  |  |
| 2 | Cutting & Filling |  |  |  |  |  |
| **Total** | |  |  |  |  |  |
| **Sales gallery (TBA)** | | | | | | |
| 1 | Design |  |  |  |  |  |
| 2 | BMA Permission Drawing |  |  |  |  |  |
| 3 | Construction |  |  |  |  |  |
| **Total** | |  |  |  |  |  |

TBA = To be Advised.

**Note:**

* Nil

**Outstanding Issues:**

* N/A

**7. FINANCIAL ISSUES**

Budget and cost control report shall be prepared by have been monitoring by PACNS Company Limited

An updated project financial status as at 30st September 2014 is concluded as following:

|  |  |  |  |
| --- | --- | --- | --- |
| **No.** | **Items** | **Amounts**  **(THB incl VAT)** | **Remark** |
| 1 | Original Budget |  |  |
| 2 | Revised Budget |  |  |
| 3 | Anticipated awarded Contract Sum |  |  |
| 4 | To be Awarded Contract Sum |  |  |
| 5 | Approved Variation Order |  |  |
| 6 | Anticipated Variation Order |  |  |
| 7 | Revised Contract Sum |  |  |
| 8 | Budget Saving |  |  |

TBA = To be Advised.

**Note:**

* Nil

**Outstanding Issues:**

* N/A

**Appendix A - Master Project Schedule**

**Appendix B - Photo Progress**