Analysis of the Managerial Structure of Public Housing Projects Administered by the Ministry of Housing in Bahrain

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ABSTRACT

Ministry of Housing (MoH) started building housing units in the 1960s and still playing a leading role in this regards for the middle to low income Bahraini families. Bahrain has made tremendous achievements in providing Public housing for its rapid growing population. Between 1971 and 2001 the population of the Kingdom of Bahrain trebled, as did the number of the households which raised the challenge for the MoH. In order to meet the growing demand and achieve the goal of reducing the backlog and waiting time; it seems that the processes currently followed in producing Public Housing in MoH projects need to be probably documented and analyzed.

The objective of this study is to identify challenges/time-consuming factors, and to propose means to reduce the delivery time of Housing Projects and subsequently keep up with the current/forecasted increasing demand for the MoH services.

The study analyzed the procedure generally followed in MoH in producing public housing through flowcharts and identified the problems currently faced in the delivery process of public housing by adopting three methods: by observing the current status of each phase, by conducting a survey and by interviewing some MoH experts. Then the study analyzed and displayed the structure of the organization MoH and highlighted the sections and parties involved in the public housing delivery procedure by displaying the organizational structure of MoH.

The study adopted both qualitative and quantitative methodological approaches to enrich the research and to make it more useful and reliable. Based on that the recommendations were discussed and numbers of conclusions were developed to overcome these problems such as: to promote faster information flow among internal and external stakeholders and get effective use of the lessons learned. Recommendations were highlighted to enhance the existing process in each phase of the housing project lifecycle.