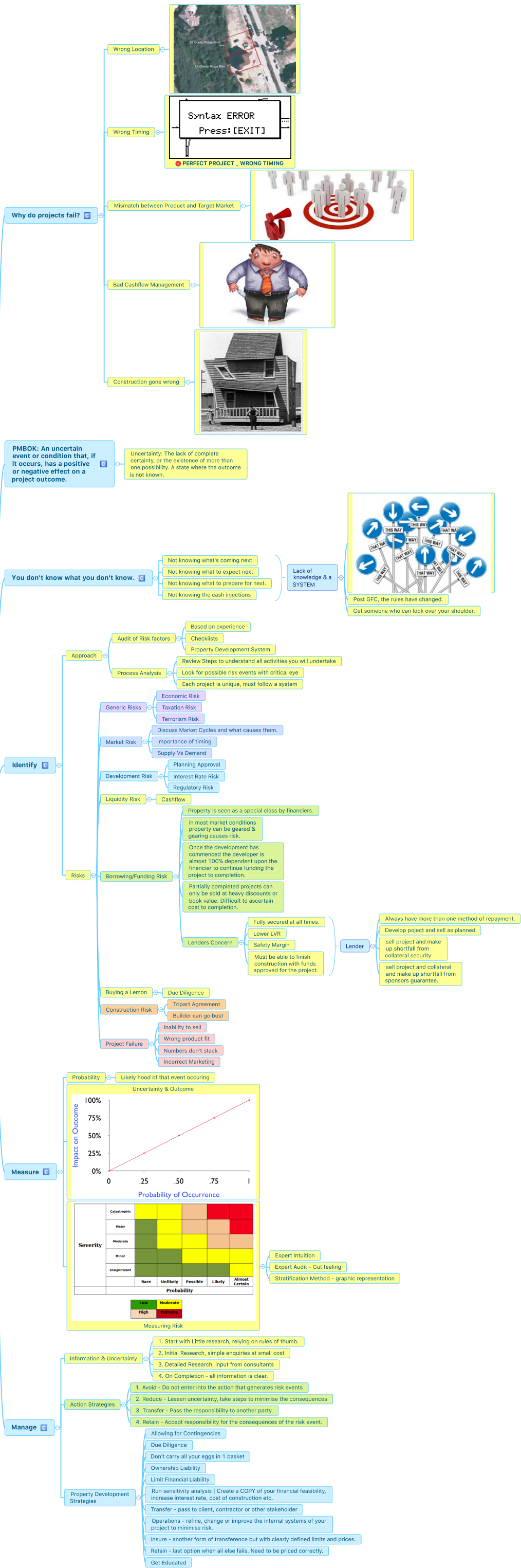


PROPERTY DEVELOPMENT SYSTEM
Risks & Risk Management

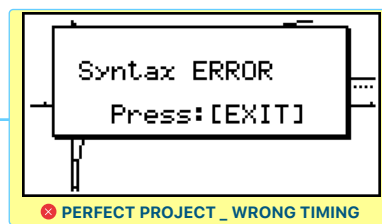


Why do projects fail?

Wrong Location



Wrong Timing



Mismatch between Product and Target Market




Bad Cashflow Management

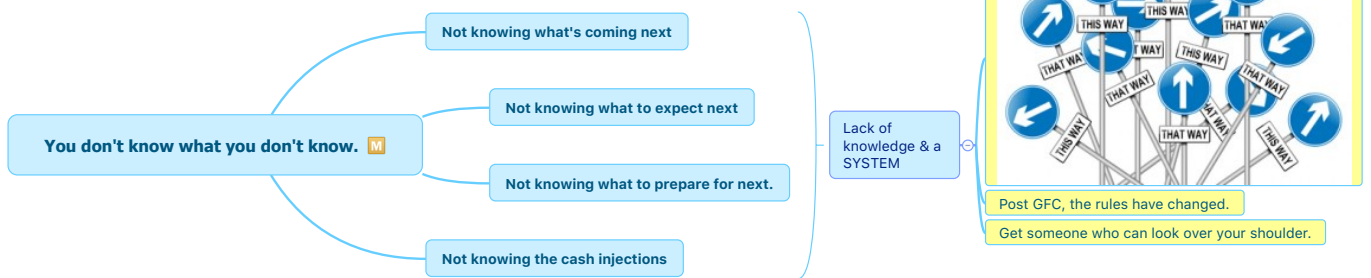


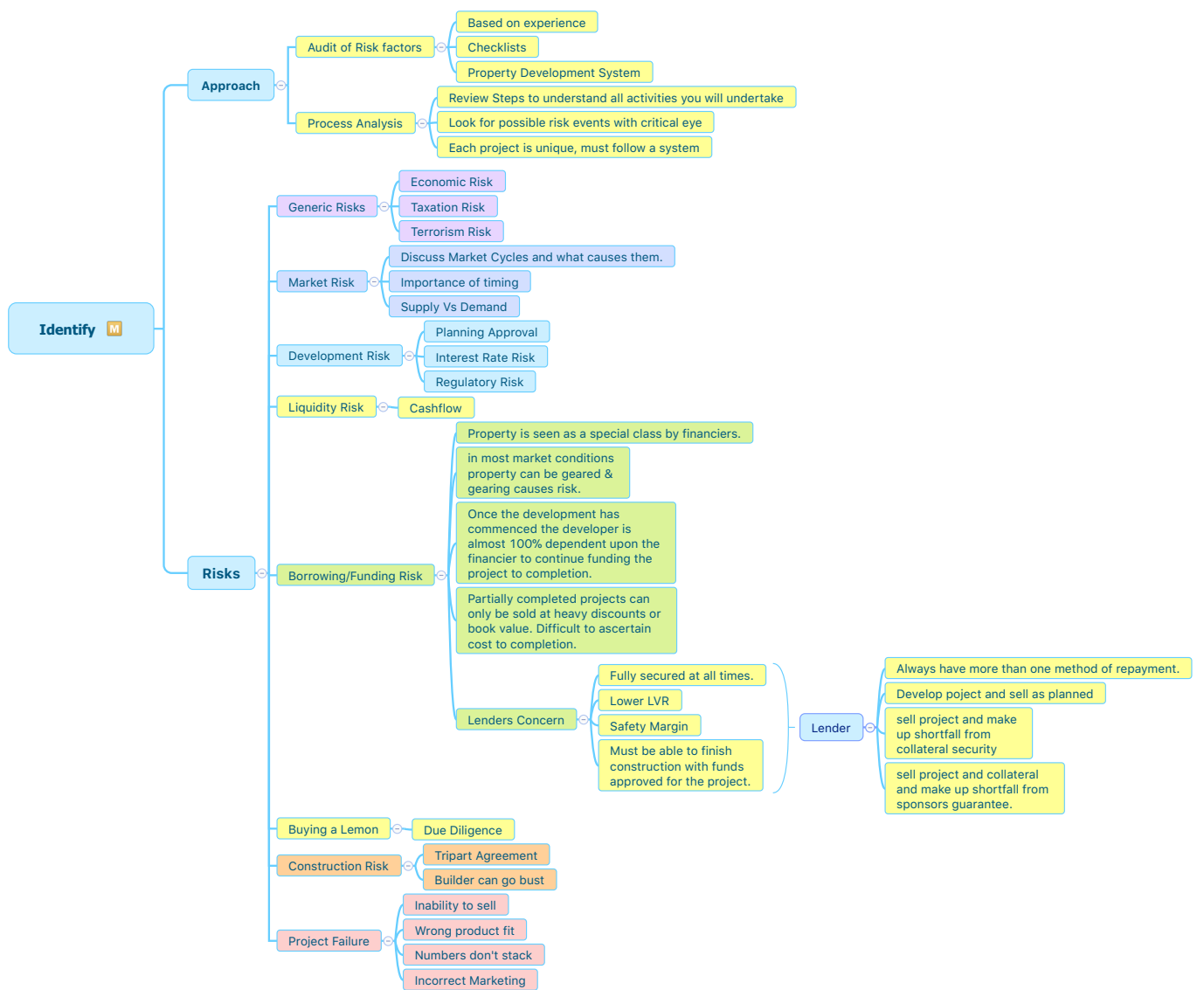
Construction gone wrong



PMBOK: An uncertain event or condition that, if it occurs, has a positive or negative effect on a project outcome. 

Uncertainty: The lack of complete certainty, or the existence of more than one possibility. A state where the outcome is not known.



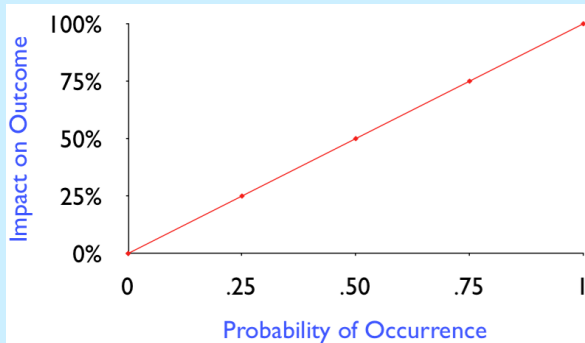


Measure **M**

Probability

Likely hood of that event occuring

Uncertainty & Outcome



Severity	Catastrophic					
	Major					
	Moderate					
	Minor					
	Insignificant					
		Rare	Unlikely	Possible	Likely	Almost Certain
		Probability				

Low	Moderate
High	Extreme

Measuring Risk

Expert Intuition

Expert Audit - Gut feeling

Stratification Method - graphic representation

