

REFERENCE CASE REAL ESTATE



Project Management Support Throughout the Entire Life Cycle of Slums Enhancement Program in São Paulo

The Secretary of Housing and Urban Development of the City of São Paulo required an experienced partner to provide professional support and project management to help transform the slum areas of São Paulo city. That's why they turned to TÜV Rheinland Ductor, our PM company in Brazil.

Basic facts

Client	Secretary of Housing and Urban Development of the City of São Paulo
Timeframe	1990 - present
Project location	São Paulo, Brazil
Main services	<ul style="list-style-type: none">▪ Project management including design review, planning and control, contracts administration, cost analysis and control, quality assurance, environmental monitoring, health and safety monitoring, civil works supervision▪ Infrastructure and housing design review, geotechnical and foundation technical analysis, cost evaluation, bid support

Initial situation and requirements

The Secretary of Housing and Urban Development of the City of São Paulo implemented the Slums Infrastructure and Housing Enhancement Program, a major long-term housing initiative, to urbanize and integrate the 'favela' slum settlements since 1990. As a result, the Secretary of Housing and Urban Development required project management professional support to help provide families with decent new homes, along with the necessary infrastructure and public services.



Solutions, results

As a leading provider of Project Management and Supervision Services for the construction industry in Brazil, TÜV Rheinland has been won successive bids to render these services for the program since 1990. Because of its highly-competent technical team, the company is now the first choice for the Secretary of Housing and Urban Development of the City of São Paulo.

We provided technical advisory services and project management for the São Paulo Slums Program. We began by assisting with the preparatory stage, planning the projects and the budget and preparing the physical and financial studies, projects and works.

We also helped to develop and controlled the documentation needed for funding approval in Brazilian and international banks. During the period from 1994 to 2001, we supported the municipality in the management of a US\$ 250 million loan contract with the IDB - Interamerican Development Bank.

Next, we provided planning and control for the implementation phase, supervising the project execution and budget. During the construction phase, we supervised the urbanization and construction with on-site inspections and management of the contracts, contractors and design companies. We also developed and implemented a quality assurance, environmental and safety and health program in all the sites, and ensured a smooth consumer delivery phase in a joint effort with the municipality as well as private social and welfare institutions involved in the program.

Did you know?

The São Paulo Slums Program has already benefited over 150,000 families and will add 30,000 more over the next five years at a total investment of 400 million euros.

Benefits for the client

TÜV Rheinland provided the Secretary of Housing and Urban Development of the City of São Paulo with:

- **Technical advisory services and project management.**
- **Well-qualified, experienced management personnel.**
- **Extensive experience of major construction projects and quality, environmental, safety and health issues.**
- **Comprehensive support throughout the planning, funding, construction and hand-over phases.**

Your contact:

TÜV Rheinland Group
Industrial Services
is@tuv.com
www.tuv.com

About TÜV Rheinland:

Founded 140 years ago, TÜV Rheinland is a global leader in independent inspection services, ensuring quality and safety for people, the environment, and technology in nearly all aspects of life.

We inspect technical equipment, products and services, oversee projects and help to shape processes for companies around the world. Since 2006 we have been a member of the United Nations Global Compact to promote sustainability and combat corruption.

Our approach to project management is accomplished through the application and integration of appropriate processes throughout every phase of your project. We can provide general coordination, technical support, planning and execution supervision. We can also monitor cost, quality, time, communication, risk, safety and environmental impact for works carried out and the materials used.

We also coordinate all parties involved in your project, including design and consulting companies, contractors and suppliers.