

PREFACE

First of all I thank the One Supreme God for all His grace and guidance that enable me to come to the completion of this thesis despite all obstacle along the writing process.

This thesis is a conduction of partial fulfilment of sixteen months Magister Management program at Indonusa Esa Unggul University.

I would like to express my deepest gratitude to :

1. Dr. Ir.Son Damar Msc. as director of Magister Management program in Indonusa Esa Unggul University and as counsellor in writing this thesis.
2. Mr. Joko Hardjono Msc.MBA as assistant Director of PT. Lippoland Development, who gave me an opportunity to me to write this thesis.
3. Mr. Lucky Budiman as Project Manager PT. Lippo Hyundai Development in Amartapura Project.
4. Lectures of Magister Management program, all staff and member of Indonusa Esa Unggul University and all colleagues who have helped, encourage and cooperated with in writing this thesis.
5. All parties and individual that, directly or indirectly, have given contribution during the writing process of this thesis.

Last but not least, I would also pass my most sincere thank to my beloved friends, Felicia for her support, encouragement and help since the beginning until the completion of my Magister Management study.

It is within my awareness that this thesis is far from being perfect. For its improvement, I welcome all criticism and suggestion from all parties.

Finally, I hope that this thesis would be of some benefit for all readers.

Jakarta, August 1998

Djoni Poetranto