

MAHATHIR-TURNKEY

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KUALA LUMPUR, MAY 5 (BERNAMA) -- (DATUK SERI DR. MAHATHIR MOHAMAD IS VERY IMPRESSED BY THE TURNKEY SYSTEM OF CONSTRUCTION OF THE DAYABUMI COMPLEX HERE WHICH HAD SAVED ON BOTH TIME AND MONEY AND HOPES CONSTRUCTION OF BUILDINGS IN FUTURE ADOPT THE SYSTEM.

THE PRIME MINISTER SAID TODAY CONSTRUCTION OF THIS BIGGEST TURNKEY PROJECT IN THE CONSTRUCTION SECTOR WAS COMPLETED IN ONLY 26 MONTHS-22 MONTHS EARLIER THAN SCHEDULED-AND HAD SAVED ABOUT \$50.6 MILLION IN COST. ~~LEAVE TURNKEY~~

OPENING THE THIRD PHASE OF THE 36-STOREY DAYABUMI PROJECT COSTING 6313 MILLION IN JALAN SULTAN HISHAMUDDIN HERE, HE SAID HE DID WANT TO SEE RECURRENCE OF THE LOSSES UNDER THE +OLD SYSTEM+ OF APPOINTING MULTIPLE CONSULTANTS AND CONTRACTORS.

HE SINGLED OUT AS AN EXAMPLE THE CONSTRUCTION OF THE KUANTAN PORT WHARF, WHICH HAD INCURRED NEARLY \$200 MILLION IN LOSSES NOT INCLUDING THE INCOME LOST AS A RESULT OF THE FOUR-YEAR DELAY.

+THE CONSULTANTS FOR THE PROJECT HAVE ALSO DISAPPEARED. AND THE PASIR GUDANG WHARF IS SUFFERING THE SAME FATE WITH THE GOVERNMENT LOSING MILLIONS OF RINGGIT,+ HE ADDED.--. MORE 1505/PA.

MAHATHIR-TURNKEY 2 KUALA LUMPUR

THE PRIME MINISTER FELT THE COUNTRY SHOULD TRY OUT THE TURNKEY SYSTEM AS THERE HAD BEEN PROJECTS DELAYED FOR MORE THAN 10 YEARS BECAUSE OF VARIOUS REASONS.

HE SAID THE ACCELERATED COMPLETION OF THE COMPLEX HAD ENABLED THE COMPLEX TO BE RENTED OUT MUCH EARLIER WITH THE RENTAL INCOME ESTIMATED AT ABOUT \$2.3 MILLION MONTHLY.

NORMALLY, SUCH BUILDINGS WOULD TAKE FOUR YEARS TO BUILD AND THIS WOULD HAVE MEANT LOSS OF POTENTIAL INCOME FROM RENT FOR 22 MONTHS, HE ADDED.

DATUK SERI DR. MAHATHIR ALSO LISTED OUT OTHER ACHIEVEMENTS IN THE CONSTRUCTION OF THE DAYABUMI COMPLEX:

- USE OF THE STEEL FRAME SYSTEM FOR THE FIRST TIME IN THE COUNTRY. PREVIOUSLY, REINFORCED CONCRETE WAS USED,
- INSTALLATION OF GRILLES AND OTHER SECURITY FEATURES NOT FOUND IN OTHER BUILDINGS IN THE COUNTRY, AND
- SUPERFLUITY OF THE \$20 MILLION CONTINGENCY ALLOCATION WHICH WOULD BE RETURNED TO THE URBAN DEVELOPMENT AUTHORITY (UDA) AS THE OWNERS OF THE BUILDING.

HE SUGGESTED THAT UDA PRODUCE A BOOK ON THE PROBLEMS AND DIFFICULTIES ENCOUNTERED IN THE PROJECT AND THEIR SOLUTIONS TO SERVE AS A GUIDE TO THOSE INTERESTED IN LEARNING MANAGEMENT TECHNIQUES OF SUCH MAMMOTH PROJECTS. -- BERNAMA 1535/PA