

Evaluation Of Time, Cost and Quality For Developed Lands Built In Al Mutlaa City In The State Of Kuwait

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Abstract:- This paper has been prepared to evaluate the time, cost and quality for developed lands built by the owner in Al Mutlaa city and compared to developed lands built by the Kuwaiti government. The data was obtained through telephone and face-to-face interviews. The finding from this research were revealed that the time for developed lands built by the Kuwaiti government was faster compared to the developed lands built by the owner of the land, while the cost and the quality for developed lands built by the Kuwaiti government was higher compared to the owner of the land. The main conclusion drawn is that the time for developed lands built by the government was faster than the owner of the land due to all the construction building that has been built by the Kuwaiti government were similar in the design of Building Information Modeling (BIM) as well as in construction works.

Keywords:- Time, Cost, Quality, Al-Mutlaa City, Kuwait, Telephone and face-to-face interview.

Introduction

The Government of Kuwait has the full responsibility for providing the homes of citizens within the state. The government of Kuwait has the Public Authority for Housing Welfare (PAHW) to providing the house or land for each Kuwaiti family that has been registered with the PAHW. The houses are designed and built by the PAHW, while the lands are designed and built by the owner. The owner of the land has to use a non-interest loan from the government and an additional loan to build their house. The non-interest loan of 70,000 Kuwaiti Dinars provides from the Kuwait government for each Kuwaiti married couples. The non-loan is not enough to build their house. For that reason, the Kuwaiti families were using an additional loan or have saving to build their dream house.

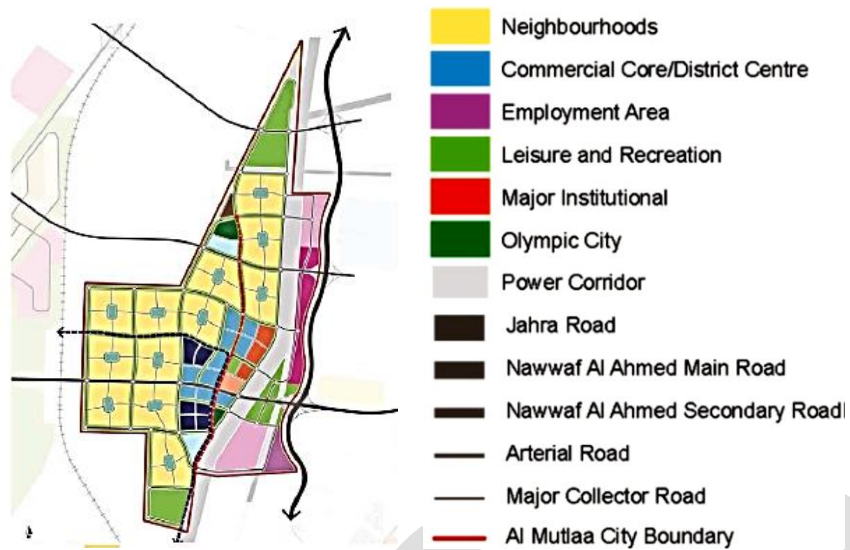


Fig 1:- Al Mutlaa City Master Plan (Pandurangi et al.,2016)

For example, city in Kuwait called Al Mutlaa, it is located in the west-northwest of Kuwait City. This upcoming city with 12 residential neighbourhoods for Kuwaiti citizens as shown in Figure 1. The government of Kuwait provides lands in Al Mutlaa city for each Kuwaiti family that has been registered from the PAHW. The PAHW allowed to design and build their lands for each Kuwaiti family in Al Mutlaa city. Most of Kuwaiti families have completed their homes in Al Mutlaa city, see Figure 2. Based on the literature review, the successful project must be insures the completion of project in time, within the project specifications and the budget. Therefore, this paper aims to evaluate the time, cost and quality for developed lands built by the owner in Al Mutlaa city and compared to developed lands built by the Kuwaiti government. The objective was to gather the information from a wide range of professional such as engineers, project managers, design managers and architects practitioners.



Fig 2:- (a) Incomplete homes in Al Mutlaa City and (b) Completed homes in Al Mutlaa City (Photos taken by Iphone 11 pro max, Author 2022)

Research Methodology

The research methodology used in this research is a telephone and face-to-face interviews from a wide range of professionals, See Table 1. A total of 72 engineering consulting sector practitioners working in Kuwait completed telephone and face-to-face interviews. The telephone and face-to-face interviews was launched between 6th of June 2022 to 6th of October 2022.

Table 1:- Respondents' from a wide range of professionals

S/N	Type Of Professional	Number Of Professional
1	Project Manager	6
2	Design Manager	6
3	Architects	17
4	Interior Engineer	3
5	Electrical Engineer	3
6	Mechanical Engineer	5
7	Civil and Structural Engineering	32

Findings and Discussion

The main findings of the telephone and face-to-face interviews showed the majority of respondents stated that the time for developed lands built by the government is faster than the time for developed lands built by the owner of the land. The research methodology used telephone interview with a project manager work on a project at consulting sector in Kuwait. The project manager stated that the time for developed lands by the government is faster than the time for developed lands by the owner of the land due to all the construction building that has been built by the Kuwaiti government were similar in the design of Building Information Modeling (BIM) as well as in construction works. Moreover, the cost and the quality for developed lands built by the government are higher than the cost and the quality for developed lands built by the owner of the land. Further research can be conducted through case studies in construction projects and this will help to understand the cost and the quality for developed lands built by the government and compared to developed lands built by the owner of the land. Furthermore, the majority of respondents stated that the owner of the land must be using an additional loan or having saving to build their dream house. Hence, this is in line with the previous studies which reported that the Kuwaiti families were using an additional loan or have saving to build their dream house.

Conclusion

The time, cost and quality for developed lands built by the Kuwaiti government has been evaluated and compared with the time, cost and the quality for developed lands built by the owner of the land in Al Mutlaa city. The main conclusions of this paper are summarised as follows:

- The time for developed lands built by the government was faster than the time for developed lands built by the owner of the land. The reason was due to all the construction building that has been built by the Kuwaiti government were similar in the design of Building Information Modeling (BIM) as well as in construction works.
- The Kuwaiti families must be using an additional loan or have saving to build their dream house. The reason was due to the non-loan of 70,000 Kuwaiti Dinars was not enough to build their house.

Clearly, further research is required to develop a better understanding of the cost and the quality for developed lands built by the Kuwaiti government and compared to developed lands built by the owner of the land. For example, case studies in construction projects are needed to collect information that can be develop a better understanding between developed lands built by the Kuwaiti government and by the owner of the land.

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