

A Study on Defects and Maintenance Works of Residential Building

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ABSTRACT

Residential building defects are one of the main problems that lead to low quality of project. In Malaysia construction industry, there are defective works that always occur in the residential buildings. The building defects are something that could make a project dangerous, unsafe and can cause threaten to the users of buildings. They can either be apparent or not apparent. There are a many common defects, 5 of the most common defects are selected, identified and discussed in detail. Besides that, these defects can be caused by a lot of issues, thus there is a section for researching and explaining the factors that lead to the building defects. Maintenance works are required in order improve the value of buildings and assists retaining economic life of buildings, types of maintenance adopting in local industry are to be identified. Moreover, to reduce and prevent of occurrence of defective works, the suitable solutions and ways to manage defects are clearly elaborated and identified. In addition to that, questionnaire survey is conducted to the private sector about their opinion and their experience in dealing with building defects. Analysis to the questionnaire findings and conclusion to overall research are conducted in self-opinion