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**PERSPECTIVE OF CONSTRUCTION TEAM
TOWARDS DEFECTS IN PUBLIC HOUSING
PROJECTS IN KLANG VALLEY**

Dissertation submitted in partial fulfilment of the requirement for the award of
Bachelor of Quantity Surveying (Honours)

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ABSTRACT

Several public housing that had been introduced by the government is *Perumahan Rakyat 1 Malaysia (PR1MA)*, *Program Perumahan Rakyat (PPR)*, *Perumahan Penjawat Awam Malaysia (PPAM)* and *Projek Perumahan Awam Kos Rendah (PAKR)*. Referring to the needs of the community and since the government had launched a public housing program, public housing has become the main focus in the housing market for the society of this country because home is an asset that everyone needs. Almost all occupants of public housing reported the homes they occupied had defects even though they had only stayed in for several months. Occupants are particularly impressed when occupying a home with defects. They are affected not only financially for repair expenses but from the psychological and daily life aspects of having to think about imperfect housing. The housing defects problem is the biggest problem that occurs in public housing but efforts to reduce defects in public housing are still idle and not addressed due to lack of acknowledgement towards defects problem in public housing. The Relative Index method being used to analyse the data obtained. All the data obtained is analysed to identify the most answered by the respondent. This study has identified the most frequent defects occurring, causes of defects and effective approach in managing defects in public housing projects from the perspective of the construction team. Cracking in concrete walls is the most common defect that occurs in public housing. Therefore, contractors and developers of public housing need to pay attention to the work or related matters during the construction of concrete walls. Furthermore, as stated by the construction team, poor workmanship is a major cause of defects in the construction of public housing. Therefore, this can be used as a reference for contractors and developers during the construction phase. Next, the most effective approach to be taken in managing the defects in public housing is to tighten the supervision in construction sites. Therefore, the construction site supervisor or anyone who is responsible for the construction site should make proper oversight so that employees do not make mistakes in the construction phase.

Keywords: Construction team, defects, public housing projects

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LIST OF CONTENTS

	PAGE
DECLARATION	i
ABSTRACT	i
ACKNOWLEDGEMENT	ii
LIST OF CONTENTS	iii
LIST OF FIGURES	vi
LIST OF TABLES	vii
CHAPTER 1: INTRODUCTION	1
1.1 Project Background	1
1.2 Research Problem	2
1.3 Research Questions	3
1.4 Research Aim	3
1.5 Research Objectives	3
1.6 Scope of Research	3
1.7 Research Methodology	4
1.7.1 Research Approach	6
1.7.2 Research Method.....	7
1.7.3 Questionnaire Development.....	8
1.8 Overview of Each Chapter	11
CHAPTER 2: LITERATURE REVIEW	13
2.1 Definition of Construction Team	13
2.2 Overview of Public Housing	14
2.3 Definition of Defects	16
2.4 Common Defects in Public Housing	19
2.4.1 Leaking Pipes	19
2.4.2 Foundation Failure	20
2.4.3 Cracking in Concrete Walls	21
2.4.4 Roof Defects	22
2.4.5 Dampness Concrete Walls.....	22
2.5 The Causes of Defects	24
2.5.1 Limited Time	24
2.5.2 Poor Quality Of Material	24
2.5.3 Lack of Supervision.....	25
2.5.4 Quality of Contractor	26
2.5.5 Poor Workmanship	26
2.6 Effective Approach in Managing Defects	28

CHAPTER 1: INTRODUCTION

1.1 Project Background

Every human being in this world needs a place to live, so owning a house is a basic need for us. Therefore, the Malaysian Government has introduced public housing to make it easier for the community to own homes, especially for those who are staying illegal squatters, homeless and the low-income group (Hamzah et.al, 2012).

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Referring to the needs of the community and since the government had launched a public housing program, public housing has become the main focus in the housing market for the society of this country because home is an asset that everyone needs (Rahman, 2019). This is because the provision of public housing is at a reasonable price, which is cheaper than the usual house (Noraziah Wahi, 2018).

However, there are some issues reported that arise in public housing and make this public housing program almost non-success (Hamzah et.al, 2012). Among the issues are related to housing quality (Rahman, 2019).

According to Valuation and Property Service Department (2009), almost 45% of public housing built is located in Klang Valley because the demand in this area is very high. Due to the importance of public housing in this developed area, this study is necessary to identify the perspective among the construction team towards defects in public housing projects in Klang Valley.