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**THE PERSPECTIVE OF CONSTRUCTION
TEAM TOWARDS DEFECTS IN HIGH-RISE
RESIDENTIAL BUILDING IN CHERAS,
KUALA LUMPUR**

Final Project submitted in partial fulfilment
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ABSTRACT

Malaysia is one of the developing countries which is quickly increasing in all sectors, including the building industry. However, some buildings have been inadequately constructed. The flaws in high-rise buildings are one of the elements which require attention. The aim of this study is to determine the perspective of the construction team towards defects in high-rise residential buildings in Cheras, Kuala Lumpur. The objectives of this study are to identify the type of defect occurred in high-rise residential building, to determine the causes of defects in high-rise residential buildings in Cheras Kuala Lumpur and to identify an effective approach in managing housing defects in high-rise residential building in Cheras, Kuala Lumpur. A quantitative method was used by distribute to the construction team by using Google Form. Google Form is an internet software that allows an individual to create an online questionnaire. The SPSS (26.0) software is used to analyse the results. According to the study, the causes of defects in high-rise residential buildings are poor workmanship, poor quality of material, poor design quality, climate condition, lack supervision and quality of contractor. The types of defects are unstable foundation, cracking of walls/ leaning walls, roof defects, peeling paint, dampness, honeycombing and erosion of mortar joints. The effective approach to reduce defect in high-rise residential building are proper design, proper inspection, strict supervision and proper manpower management. The conclusion and recommendations for future investigations were presented in the last chapter.

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CHAPTER 1

1.1 INTRODUCTION

In this modern era, the building industry can be considered as the most growing sector, thus, owing to scarce land and a high population, more high-rise towers are being constructed by buyers or contractors. Typically, high-rise building is defined as a building that is more than 7-10 stories. This statement is supported by John R.H. (2013), whose high-rise building is defined as 7 stories above grade. Meanwhile, the definition of a high-rise residential building is up to 5 or 6 stories.

Building defect has been one of the main elements of building things that needed tremendous consideration. If the building does not work as it used to, then it must urgently seek a solution. According to Nadia and Azree (2014), the defect in the building occurs depending on the age of the building components affected, the exact nature of the issue, the existence or absence of human error, or a combination of these three. This statement is also agreed by Talib et al. (2014). He stated that five major causes of construction defects were classified by the most important factors: repair failure, neglected state of the ground, moisture issues, faulty material, and environmental conditions. Therefore, to ensure that the building is not easily destroyed or damaged, builders must avoid such problems.

Defect always occurs on any building. A building defect is characterized as a building failure or design failure that decreases the building's quality itself. Defect building is a situation where it can harm the tenants on the building. Othuman Mydin M. A. et al. (2014) have a state that Building deficiencies are still in the spotlight and the construction industry is deeply worried. Different buildings or structures generate different defect forms and demand several standards of design and quality that are