



**DEPARTMENT OF BUILDING SURVEYING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITI TEKNOLOGI MARA**

COMMON DEFECTS ON PRE-WAR SCHOOL

**This academic project is submitted in partial fulfillment of the
requirement for the Bachelor Of Building Surveying (Hons.)**

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**“I hereby declare that this academic project is the result of my own research
except for the quotation and summary which have been acknowledged”**

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ABSTRACT

In Malaysia, the dilapidation surveys are gaining momentum and are often required by the building owners or clients. Dilapidation surveys are usually prepared in anticipation of the work required to rectify any identified building defect, hence, they are best conducted as part and parcel of the documentation for these works.

The lack of maintenance on the building can causing the building has many problems according the structure, services and fabric of the affected building. The defect is maybe caused of the age of the building where the causes of defect such as wear and tear, applied forces, gases or liquids, biological agents and climate or temperature will occurred along age of the building.

The objective of the study common defect on the Heritage School is to identify the common defect on the pre-war school, to determining the causes of the building defects, to give recommendation on upgrading the current maintenance of pre-war school.

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Thank you.

CHAPTER 1

INTRODUCTION

1.0 Introduction

The practice of securing information on pre-war buildings has been considered fundamental towards understanding the existing building conditions and defects. Such detailed and systematic collection and documentation of vital building information is commonly known as the dilapidation survey. In Malaysia, the dilapidation surveys are gaining momentum and are often required by the building owners or clients. Dilapidation surveys are usually prepared in anticipation of the work required to rectify any identified building defect, hence, they are best conducted as part and parcel of the documentation for these works. A poor understanding regarding the extent and nature of the building defects would render an inappropriate approach and scope of repair work being carried out during the conservation project leading to disagreements and substantial costs implications amongst building owners, clients and contractors.