



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

DEFECT STUDY DURING DEFECT LIABILITY PERIOD

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

Malaysia is one the fastest growing developing nation in the region and the world. In order to remain at pace, the government had planned and budgeted billions of Ringgit to ensure the flow of projects in Malaysia. From the report and the problem statement in the newly completed project, government made the modification in the practice the Defect Liability Period. Government extended from the normal Defect Liability Period 12 months to 24 months. The reason why government extended the Defect Liability Period because to give the opportunity to clients or building owner make the report on the defect occur in their building. A study was conducted to identify the types of defect, categories of defect and how critical of defects occurred during Defect Liability Period. A total of 50 questionnaires were distributed to contractor, consultant, developer and building owner. The study indicated that defects are due to faulty design, faulty construction, faulty material and faulty use. The 4 groups of defects mentioned above are main causes of defects. The most group critical of defect is faulty use in questionnaire result. Condition survey indicated the faulty construction is the higher critical of defects occurred during Defect Liability Period.

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INTRODUCTION

1.1 OVERVIEW

From grow up the development in Malaysia will give opportunity to contractor to get the project and making profit from the project. Nowadays many contractor companies involve in getting project. However, the qualities of construction in Malaysia still having weakness in term of finishing work resulting from the used unskilled workers and the used foreign workers in order to reduce the cost.

From the reporter and the problem statement in the new completed project, government made the modification in the practice the Defect Liability Period. Government extended from the normal Defect Liability Period 12 months to 24 months. The reason why government extended the Defect Liability Period because to give the opportunity to clients or building owner make the report on the defect occurs in their building. The time given 12 months before this is too short to make the complaint by the defect occurs. Other than that, the building not are full stable with the soil in 12 months, meaning then after the 12 months the defects still occurred causes of construction. In the 24 months Defect Liability Period the functional of equipment it is totally can see the defects and the defects from contractor faults can be complained to the contractor.

Defect of construction works can be analyse within 2 years after completion that's called Defect Liability Period (DLP). The defect can be reduced if contractor control the quality works from sub-contractor and their workers during the construction. Site supervisor need to know the specification or any requirement of project and make