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KAMPUS SERI ISKANDAR PERAK

**A STUDY OF BUILDING CONDITION ASSESSMENT (BCA)
IMPLEMENTATION AMONG OF NEW OWNER RESIDENTIAL BUILDING
IN SRI ISKANDAR, PERAK**

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Table 4.6. Code A1: Exposed the promotion through media chatting (WhatsApp, messenger)

Table 4.7 Code A2: Provide templates for the public when they received the house key.

Table 4.8 Code A3: Exposed about promotions on social media (Facebook, Twitter, Instagram)

Table 4.9 Code A4- Exposed the promotion through printed media (newspaper, magazines)

Table 4.10 Code A5- Exposed the promotion through broadcast media (radio,television)

Table 4.11 Code A6- Put the house rules in the templates.

Table 4.12 Code B1: private sector or government do table talk.

Table 4.13 Code B2: to promote through seminar.

Table 4.14 Code B3: to hold free talks to every new homeowner.

Table 4.15 Code B4: an advertisement on the banner

INTRODUCTION

Study Background

In this research, we will discuss and study about the definition and the important of building assessment condition (BCA) and how to promote the building condition assessment (BCA) of new house. This study is also a method of understanding and reviewing related journal subjects and papers cited by this research found on our website. In addition, in this respect, the efforts and research expressed by the authors are very beneficial. Therefore, a lot of information about this research is available by understanding and referencing their research journals. The building condition assessment (BCA) is important to occupant that have want to stay at new house. It is because it will give the effect to occupant if get a house that have a lot of defects. Other than that, it will difficult if get a developer that does not take some responsibility with the house. This study will give occupant some knowledge to know the important of building condition assessment (BCA) and the benefit of Building Condition Assessment (BCA) to house.

Every institution has a substantial physical asset in the form of a building. A building serves three basic roles linked to space: it offers protection from the elements, as well as safety and privacy to its users or occupants. Buildings deteriorated during their useful lives. (Douglas, 1996) evaluates the role of structures that have deteriorated over time, with the level of needed performance by consumers increasing with time to restore the quality and function of deteriorated structures, maintenance is necessary. In an effective and efficient manner Building maintenance will produce the best outcomes in terms of both quality and cost.

Problem Statement

The problem statement of the research for a study a study of building condition assessment (BCA) implementation among of new owner residential building in sri iskandar, perak is how to give a promote to occupant about the important of BCA. Other than that, there are many people at Malaysia does not knows about the important of building condition assessment. It Is because, (*N.AM. Radzuan, A.H. Abdullah-Halim*) (2011) say the problems of detective houses reported in Malaysia are so rampant and therefore call for immediate steps to remedy the situation. We can see that the people in Malaysia have a low level of awareness about the Building Condition Assessment (BCA). With this topic, we will do some research and study to give them knowledge about the important of Building Condition Assessment (BCA). The lower the level of awareness among resident because their does not have been exposed by the basic of defect in new house. Other than that, there are also does not how to do (BCA) in their new house it also because their does not have knowledge about this.

Furthermore, there are also many types of defects that we can found in new house if left for long time. If the occupant does not take seriously, it will affect the house for long time span. The (*Syamilah Yacob, Azlan Shah Al*) (2016) have says defect and damage is a problem faced in any building regardless of age of building and construction types. Other than that, the houses have the major defect must be taken seriously by developers, and the developers must have taken fast action to avoid a big case.