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**HIGHER EDUCATIONAL BUILDING DEFECT IN
PERAK**

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ABSTRACT

Malaysia is one of the developing countries where many projects are being implemented especially in the construction industry. The construction industry is getting more modern, advanced and growing day by day. Despite that, problems such as building defects still occur. Defect is sometimes used as synonym with failure but the preferred meaning is to indicate only a deviation from some standard that may, but will not necessarily, result in failure. There are many type of defects that can be found in the construction industry in Malaysia. The types of defect can be grouped by the element such as external wall, internal wall, column, door, window, roof, ceiling, floor, and others. The aim of this is study to investigate the defect on higher educational buildings in Perak. This study uses observation and questionnaires to collect data from the respondents. For objective 1, the result from observation show the common defects found are cracks, dampness, flaking paintwork and plaster, fungus attacks are the most occurring type of defect in educational buildings in Perak. For objective 2 and objective 3, the questionnaires were distributed to 92 targeted respondents which are the maintenance team. In addition, the SPSS version 25 was utilized in analysing the collected data. Amongst the main reasons that causes defects are age of the building itself. The famous method to overcame the defect is doing inspection of the building and structure. As a conclusion, it is imperative that the personnel who are in charge of the maintenance of these buildings should take precaution to ensure that these defects could be minimized.

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CHAPTER 1

OVERVIEW OF TITLE

1.1 INTRODUCTION

According to the education ministry, in Malaysia, there are more than 1000 damaged school in 2013. Defect are generally defined as a defect in the design, the workmanship, and in the materials or systems used on a project that results in a failure of a component part of a building or structure and causes damage to person or property, usually resulting in financial to the owner. Defects are viewed as deficiencies in the function, performance, and requirements of a building (Low and Darren, 2001). Defects in poorly maintained indoor environments have been associated with the development of user-experienced related diseases. Defects in academic buildings reduce the efficiency and performance of indoor spaces. Although the main causes of building defects concern about design detail, selection of materials, workmanship, construction methods, regulations and rules and standards, maintenance management processes and procedures are responsible for a significant part of the defects (Abdul Lateef, 2012).

However, in the media and research literature with the performance of education buildings in Malaysia, there are many complaints and criticisms on account of poor maintenance management despite the consistent increase in maintenance expenditures. The consistent increase in maintenance costs is due to building defects being prevented and repaired. According to Ismail (2013), effective maintenance management has significant value over the course of its operation on the running costs of particular building and infrastructure. Educational infrastructure is the