

**CENTRE OF STUDIES FOR BUILDING SURVEYING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITI TEKNOLOGI MARA**

**ASSESSING COMMON DEFECT ON COMMERCIAL COMPLEXES
IN SHAH ALAM**

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**Academic Project submitted in partial fulfillment of the requirements
for the degree of
Bachelor of Building Surveying (Hons)
Centre of Studies for Building Surveying
Faculty of Architecture, Planning & Surveying**

Jan 2015

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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 of the developing countries and many projects are being implemented. The construction industry helps to generate the nation's economy as well as providing benefits to construction companies. But some of these firms acted unprofessionally by involving in projects that do not meet the standard especially in commercial complexes. In commercial complexes, the common phenomena are defect and failures. The defects commonly include any deficiency which furnishing or performing of the construction and observation, inspections, supervisions, planning and designing. Defects occurring in various forms and different extents in all types of buildings, irrespective of age. The agents that affected the commercial complexes defect occurs is variation, locations, construction work, the use and condition of the affected buildings. The approach to prevent the defect occurred in commercial complexes should be taken by building management team or others involved parties. In order to achieve the aim, this dissertation will identify the common defects found in commercial complexes and highlight the agents that influences the defects occurred. Apart of that, it will also recommend the approach that should be taken to prevent the defect occurs. The study area is located at 3 commercial complexes in Shah Alam which is PAS complex, PKNS complex and SACC mall. The methodology adopted is through literature review, questionnaire with the building management team and site observation. A comprehensive literature research, which is related to this dissertation, was carried out based on the analyses of related books, journals, newspapers and magazine. Data was then analysed using statistical methods. The data analysed determined that most of the common building defect occurred in commercial complexes at Shah Alam is PKNS complex. There no major of common building defects occur to the commercial complexes of PAS mall and SACC mall. In addition, majority of the building management team has had knowledge and agreed about the agent's influences information related to the building defects occurred in commercial complexes and have been strongly agree and agree with all of approach of defect preventives. The common approach of defect prevention can improve the both of quality and productivity for commercial complexes. The knowledge and finding gained in this study can be used for future references.

ACKNOWLEDGEMENT



In the name of Allah, The Most Gracious and The Most Merciful. Alhamdulillah, all praises to Allah for the ideas, strength and His blessing in completing this final project. Completion of a project of this nature requires more than just the efforts of the author and involved many parties.

Foremost, I would like to express my sincere gratitude to my supervisor Mdm. Hasnizan Binti Aksah for his supervision, encouragement, and constant support throughout the research and creative suggestion. Her invaluable help of constructive comments, thoughtful criticisms and suggestions throughout the experimental and dissertation works have contributed to the success of this research.

My sincere thanks also go to respondents and all parties who responded to the survey, for their cooperation, useful information on common defect in commercial complexes in Shah Alam and also offered their invaluable contributions in carrying out this dissertation. I hope the experience and knowledge gained during this study would be useful to all parties in the future. I am also indebted to all my friends for their contribution, understanding and moral support during the preparation of this dissertation. Thanks for the friendship and memories.

Last but not least, my deepest gratitude goes to my beloved parents, and family members who never stop giving me their encouragement, contributions and prayers throughout the duration of my studies, does enabling me to complete my dissertation. To those who indirectly contributed in this study, your kindness means a lot to me. Thank you very much.

Sincerely,

Noor Hafizah Binti Adnan

CHAPTER 1

INTRODUCTION

1.1 STUDY BACKGROUND

In Malaysia, commercial complexes have implemented rosily as a one of developing countries. The commercial complexes have built for many reasons and built for use in commercial or activities and functions (Suffian and Rahman, 2008).

The defect is the nonconformity of a component with a standard or specified characteristic. The defect is used sometimes as a synonym for “failure”, but the preferred meaning is only to indicate a deviation from some (perceived) standard that may, but will not necessarily, result in failure (David, 1997).

According to Webster’s Dictionary search, a defect is defined as a something lacked of necessary for completeness or shortcoming. Defect also defined as a fault, blemish and imperfection. The deficiency is another term of defect. Deficiencies can define as some quality necessary lacked for completeness, defective or another deficiency.

In commercial buildings, the common phenomena are defect and failures. The defects commonly include any deficiency which furnishing or performing of the construction and observation, inspections, supervisions, planning and