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**THE IMPACTS AND BUILDING DEFICIENCIES RELATING TO
MAINTENANCE CONSIDERATIONS AT DESIGN STAGE**

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ABSTRACT

The awareness of having maintenance considerations during design has often neglected by the construction personnel at every stage. This situation has contributed many negative effects towards the completion, and also to the building itself. The research will focus on what are the maintenance considerations during design and also the impacts towards the building. Building owners are beginning to accept that it is not in their best interest to carry out maintenance in a purely manner, but that it should be planned and managed as efficiently as any other corporate activity. This has placed new demands on building owners, requiring them to adopt a more systematic approach of their work. This is where the concept of design for ease of maintenance comes in. This research also reviews on the issues of design maintenance factors in design aspects and proposes factors for designers to take into account during design stage.

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Chapter 1: INTRODUCTION

1.1 Introduction

The research studies on the factors and the importance of maintenance considerations during the design stage of construction and also the impacts towards the building. Increasingly, building owners are beginning to accept that it is not in their best interest to carry out maintenance in a purely manner, but that it should be planned and managed as efficiently as any other corporate activity. Buildings are designed to meet higher builder standards which demand longer life span and control of the decaying processes. (William, B. 1993. *What a Performance? Property Management*. 239-244)

With the increasing costs of new construction, the effective maintenance of the existing building stock has become even more important. This is where the concept of design for ease of maintenance comes in. It is of great importance to consider maintenance of building aspects during design stage for the future performance of the building. Somehow, with the help of modern technology, new inventions in building equipments and design software, building design becomes easier. With little input, all work will be computed by computer software. (K.C. Lam (1999) *Planning and Execution of Business – Centre Maintenance For Perfect Building in Year 2000*. Building Services Engineering Department. The Hong Kong Polytechnic Univ. in South East Asia Facility Management.)