



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

**A STUDY ON BUILDING DEFECTS IN NEWLY COMPLETED  
HIGH-RISE RESIDENTIAL BUILDINGS DURING DEFECTS  
LIABILITY PERIOD**

**ZARUL AZKIEF BIN CHE ZULKIFLI  
(2006121803)**

**BACHELOR OF BUILDING SURVEYING (HONS)**

**APRIL 2009**

## **ABSTRACT**

In recent times, buildings defects are constantly arising in Malaysia though it is a newly completed building. These might be happened due to the poor of workmanship and the use of less quality materials. Although the defects of new buildings are not that bad, but it is yet to demonstrate that the supervisory levels during the constructions practice are still insufficient. As the results, developers and contractors are still responsible for the defections occurred and it will be repaired during the defect liability period.

Consequently, the purposes of this research are to identify the types of defect and percentages of defect during the defect liability period that fell under responsibility and which categories are not. Apart from that, this research also implemented in order to spot the consumers (residential owners) right and responsibility during the defections phase. The only scope of the research is focusing on the types of defect that occurred on the new buildings along with that the buildings are still under the defect liability period.

The methodology of the research was done by conducting site visits and simple inspection through the survey techniques. Afterward, the data and information acquired during the survey will be identified and analyzed to classify the defects under its respective categories. Apart from that, interview sessions were conducted with some interrelated individual whose involved under the process of constructions and the owners of the residential buildings

for the reason of recognizing the respective rights and responsibilities for the defections throughout the defect liability period.

As a conclusion, most defect happened during the defect liability period are fully liable by the developers and contractors as long as the rationale of the defections appeared from the developers and contractors themselves, for instant, the poor workmanship and less of material quality. However, should the defects are caused by the negligence of the residents; it would not be accounted as the developer's liabilities, neither the contractor's.

## TABLE OF CONTENTS

CHAPTER	CONTENT	PAGE
	Abstract	i
	Acknowledgement	iii
	Table Of Contents	iv
	List Of Figures	vii
	List Of Tables	viii
	List Of Charts	ix
	List Of Pictures	x
	List Of Abbreviations	xi
<b>1</b>	<b>INTRODUCTION</b>	
	1.1 Preview	1
	1.2 Issues And Problem Statement	2
	1.3 Objectives Of Study	5
	1.4 Scope Of Research	5
	1.5 Methodology Of Study	6
	1.6 Stages Of The Research	7
	1.7 Writing And Analyzing Stage	8
	1.8 Conclusion And Recommendations	8

<b>CHAPTER</b>	<b>CONTENT</b>	<b>PAGE</b>
<b>2</b>	<b>LITERATURE REVIEW</b>	
2.1	Introduction	9
2.2	Definition	9
2.3	Introduction To The Defects	11
2.4	Concrete Defects That Directly Effect Structures	11
2.5	Concrete Defects That Not Effect Structures	20
2.6	Building Element Defects	31
<b>3</b>	<b>DEFECTS LIABILITY PERIOD</b>	
3.1	Introduction	42
3.2	Defects Liability Period	43
3.3	Purpose Of A Defects Liability Period	46
3.4	Liability Of Defects	47
3.5	Procedural Requirements	49
3.6	Defects Discovered During Defects Liability Period	51
3.7	Standard Form Of Contracts	54
3.8	The Responsibilities And Consumer Rights During Defects Liability Periods	58