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**THE BUILDING PERFORMANCE OF OLD AND
NEW KTMB QUARTERS IN RELATION TO BYLAWS**

**This academic project is submitted in partial fulfillment of the
requirement for the Bachelor Of Building Surveying (Hons.)**

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1.0 INTRODUCTION

The definition of building maintenance suggested by the DOE Committee runs as follows;

‘Building Maintenance is work undertaken in order to keep, restore or improve every facility, i.e. every part of a building, its services and surrounds, to currently acceptable standard and to sustain the utility and value of the facility.’

The difficulty with housing maintenance in the public sector is that although there may be general agreement that housing should be kept ‘in a good state of repair’, when it comes to actual repairs, there is very reason to expect different priorities being emphasized by tenants, housing managers, maintenance engineers, surveyors, foremen and maintenance operatives themselves. Tenants, for example, are likely to be most concerned with those repairs that affect them personally, causing inconvenience, discomfort or just unsightliness and they naturally want the repairs completed as quickly as possible.

Maintenance engineers or surveyors representing the public interest in maintaining the value of the property might be well be expected to favor a policy

of systematic planned maintenance of all houses, rather than relying on tenant requests as a way of initiating work. They might also be expected to emphasize structural repairs and preventive repairs, rather than, for example, frequent decoration. Foremen, charge hands and operatives concerned with the actual execution of the work are likely to be concerned with maintaining as sufficient programmed of work which will utilize their own skills. They are also likely want to avoid undue pressure form tenants, as they have to work actually under the eye and possible supervision of the occupant of the houses. That is part of how the KTMB maintenance unit do their works.

Performance is a fundamental concept underlying all human being activity. Judgments on it are made continuously by all members of society, in the form of gossip and news comment of scientific analysis and evaluation. To understand performance, quantifiable or objective criteria need to be used so that standard can be ascertaining a comparison made. The performance of buildings and those people that contribute to their construction is of vital importance to the well-being of industrialized nations.

It is through the effective use of well-planned, functional, safe and durable buildings, that a nation's wealth can grow. The building as a whole must perform efficiently to enable human activity to transcend the restrictions of environment. Each element, service and material must in its own right perform adequately and