



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

**DESIGN AND BUILD CONTRACT AND ITS EFFECT TO THE
MEINTENANCE**

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

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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

The preparation of this dissertation was mainly motivated by the Design and Build procurement method and its effect to the maintenance. The study has specific aim and objectives to achieve in the end. The primary aim to of this study is to identify the cause of defect normally occur in building that use Design and Build procurement method. Second objectives are to study impact of Design and Build procurement method to the maintenance. Lastly, propose solution and recommendation in order to reduce the maintenance problem. This dissertation includes the outlines of the introduction to the subjects and each sub topic, and also explained elaborate about Design and Build procurement method, maintenance and defects. Research methodology which had been applied in the 3 case studies is through observations and questionnaire to maintenance department and facilities department. Then analysis and finding through the data collection. From analysis it can be that the -cause of defect normally occur in building that use Design and Build procurement method is substandard product, lack of experience and excellent of workmanship, lack installation method and environment factor. Then, the factor that impacts of the Design and Build contract to maintenance like general aspect, time aspect, quality aspect and design aspect. Finally, conclusion from the research findings and development of recommendation for solve of the problems.

TABLE OF CONTENT

TITLE PAGE	i
DECLARATION	ii
ACKNOWLEDGEMENT	iv
ABSTRACT	v
TABLE OF CONTENTS	vi
LIST OF FIGURES	xii
LIST OF TABLES	xiii
LIST OF PHOTOS	xv
LIST OF CHARTS	xvi
LIST OF SYMBOLS, ABBREVIATIONS AND NOMENCLATURE	xvii

CHAPTER 1

1.0	INTRODUCTION	1
1.1	PROBLEM STATEMENT	2
1.2	RESEARCH OBJECTIVE	3
1.3	SCOPE OF STUDY	3
1.4	BRIEF METHODOLOGY	4
1.5	OUTLINE OF CHAPTER	5