

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

**A STUDY ON ACADEMIC SPACE CONDITION AT UiTM PERAK
(CASE STUDY: UiTM SERI ISKANDAR, UiTM TAPAH, UiTM TELUK INTAN)**

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Department of Building Surveying
Faculty of Architecture, Planning, & Surveying**

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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

Construction sector rapidly growing sector in all the developed countries in the world. Malaysia is one of the countries that have a lot of construction activity for many sectors. Maintenance of the building is very necessary for any circumvent of damage especially in maintaining building assets. Academic building is one of the government buildings that require good maintenance work. System maintenance that used in every academic building is preventive maintenance and corrective maintenance. The condition of a hot and humid in the country which is heavy rainfall and warm sunshine are all year round. This in turn causes the academic buildings tend to weather promptly, especially the building materials which are exposed much deterioration of external elements. Therefore, each building will expose to the defect. Thus, the maintenance of the building needs to be done. When the defect occurs, the immediately action of maintenance needs to be done. This action can circumvent of high cost to repair the damage when it's become critical stage. To achieve the objectives of the study, there were three (3) main objectives which are to classify common building defects and failures in education building, to establish and verify major contributing factors to building defects and failures on the education building, and to propose the best approach to mitigate and circumvent building defects and failures in education building. To collect the data, the acquisition methods were used which is questionnaire. The final result will show the respond of facility's user for all of academic building condition.

CHAPTER 01: INTRODUCTION

1.1 STUDY BACKGROUND

On this research is a step to carry out a research of something problem happen of the thing or properties. Some problem must have people problems and satisfactions to ensure user safety and health. There are several problems in construction industry especially during building construction works and post construction. The building always have problem after its complete construction especially on the structure and building elements. Besides that, the problem not focus on element only, but it also problem at their structure. The problem occur make a defect on the building and make a bad performance of the building.

University Technology Mara (UiTM) is one of the government sector university's buildings in Malaysia that has many assets. This kind of asset must be maintained to prevent the asset from deterioration and collapse. There have two ways how to maintenance the asset which is preventive maintain and corrective maintenance. The uses of the system must proper to the material and time.

Building defects occur in various ways such as during pre-construction, construction and post-construction. There also have cases that defects occur during building construction or after construction. For example, in Singapore, is found by constructing and building power (BCA) recorded about ten complaints made within a month about property defects. Among the examples of complaints such as leaking roofs and walls, chipped and cracked tiles, cracked walls and bad plumbing. In addition, the electrical problems are the most common problem in building defects. Due to the low quality of work and low quality of materials, most likely the same defect will recur once the building is completed and handed over to the building owner (Seng-Kian, 2001)