



**FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING  
DEPARTMENT OF BUILDING SURVEYING**

**A STUDY ON FACTORS OF FLAT ROOF DEFECTS AND THE  
EFFECTIVENESS MAINTENANCE STRATEGIES IN  
PERSPECTIVE OF PUBLIC WORK DEPARTMENT**

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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

Maintenance is defined as any works initiated put in order to retain, reinstate and upgrade each facility to admissible level. Maintenance Planning is important in organization to achieve the objectives on time to cost, quality and performance. The effectiveness of Maintenance Planning carrying to the building is immensely depending on the Maintenance Planning implementation itself and it is essential for achieving the goals of the organization. Therefore, this paper aims is to establish the effective method of maintenance for flat roof and to prevent from the same defect to be occurring repeatedly. This paper was conducted through 52 respondents via questionnaire among building maintenance team in 3 selected of Public Work Department by using non - probability sampling by which is a judgmental sampling technique. The data was processed using SPSS Software and analyzed by frequency, reliability and descriptive analysis. This study proposes effective method for flat roof maintenance and significant roof damage thus focusing on the maintenance implementation aspect. In addition, it enhances the objectives that is identify types of flat roof defect and factor that contributed to flat roof defect that influenced to establish of effective flat roof maintenance among PWD. Thus, it recommends that organization to establish better strategy to achieve the goal of maintenance planning.

*Keywords:* effective, flat roof, maintenance, planning, public work department, type of defects,