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**BUILDING CONDITION ASSESSMENT AT KUARTERS JKR KUALA KRAI,  
KELANTAN**

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**PRACTICAL TRAINING REPORT  
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DECLARATION:

I hereby admit that this report is the result of my own efforts, except for the certain parts that are attached from sources that specified in reference chapter.

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## **INTRODUCTION**

### **Company Background**



*Figure 1: JKR logo*

Jabatan Kerja Raya is one of the implementation bodies for construction work and technical advisor to government departments. Its objectives are to provide infrastructure and public facilities, particularly roads, building, water supply, airports, ports and a base to meet the needs of national development.

### **JKR STATE**

JKR state headed by the JKR State Director and has been responsible for plan, designing, implement and maintains the projects of state development such as, roads, government building. JKR state responsibility to state government for all state projects and supported with technical advice by the JKR Federal Headquarters. At the same time, all JKR state is also responsible to federal projects at each state.

### **JKR DISTRICT**

Under JKR State there have JKR district that facilitate the distribution of works JKR State. In Malaysia there are 75 offices JKR which is led by District Engineer. JKR Kuala Krai is one of JKR District in the state of Kelantan.

## **1.0 LITERATURE REVIEW**

### **1.1 Introduction of Building Condition Assessment (BCA)**

Building Condition Assessment is often referred as a pre-construction condition survey and this survey is to carry out survey the level of condition of the adjoining properties, prior to the commencement of construction activities. The Building Condition Assessment is to inspect the building or other structure, at a certain date, to capture defects that already existing in a site which that site will do the survey work before piling and construction work will start. It is often carried out on regular basis for certain types of property. Usually it is presented in the form of a schedule of condition.

JKR Kelantan ordered JKR Kuala Krai to do BCA work to ensure the condition of the building. After all the BCA work is done, the defects have been taken it will be placed in a report and send it to JKR Kelantan. All reports are to identify the type of construction and type of cracks or damage that is found on a property as well as the building. This includes movement in driveways, deflections in walls, cracks to brickwork and concrete. Where an obvious external problem is found then this is also documented. For instance, the fence wall that have crack due to poor workmanship like wrong cement mortar mixture and this should be noted as an owner may attempt to claim that they did not exist before and it occurs as a result of vibration during the period of construction work. The inside of the building is also need to inspect that are included in variety of defect such as cracks at walls and ceilings, floors, obvious sagging to ceilings, dampness on wall and ceiling, and other problems. Every property is different, so the Content of each report will vary. Where building units are required to be inspected then common areas around that should be accessed shall be reported.