



**UNIVERSITY TECHNOLOGY MARA**

**BUILDING CONDITION ASSESSMENT FOR NEW  
HOUSE : LEVEL OF KNOWLEDGE AMONG  
HOME BUYERS**

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## ABSTRACT

Building Condition Assessment (BCA) is an assessment performed on a structure to rate its condition by assessing the defects present, determining the risks if the structure is left in its original state without maintenance work, and determining the upkeep work that must be completed in order to keep the structure in good working order. The importance of a Building Condition Survey Report (BCA) for brand new home buyers is to provide detailed information on building defects and to report any building's specifications in accordance with the terms of the sales and purchase contract (SPA), as well as to highlight requirements of the Uniform Building By-Law (UBBL). BCA are going to be used as a comprehensive report back to be submitted to the respective property developer for repairing and replacement works. within the event, If property developer didn't perform the specified complaints, the identical report may be extended for filing to Tribunal of Housing Claims. Thus the report will protect the interest of latest house buyers. The research has three objectives, firstly is to analyze the amount of information towards BCA report among new house buyers. Secondly is to research the extent of perception among new house buyers towards BCA report. Thirdly is to identify the problem faced by new house buyer when occupied the building condition of new house during defect liability period if no have knowledge about building condition report (BCA). This questionnaires was distributed among new house buyers at Maple Residence at Butterworth, Pulau Pinang. the overall numbers of respondents are 30 respondents. In futures studies, to reinforce the knowledge of the new house buyers towards Defect Liability Period (DLP) about their right during DLP.

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## CHAPTER ONE

### INTRODUCTION

#### 1.1 RESEARCH BACKGROUND

Building degradation is unavoidable owing to negative effects of inappropriate usage, external elements such as weather, wear and tear, and poor upkeep. It is essential to understand the many types of defects that affect the overall condition of the building. It is feasible to intervene at an early stage of building degradation using building condition assessment.. According to (CIB W086, 2013), Building defects expedite the degradation of a structure's condition, requiring more frequent repairs at a higher cost.

The Building Condition Assessment (BCA), also known as a Facility Condition Assessment (FCA) is conducted by chartered surveyors who should be regulated by the Royal Institute Surveyors Malaysia (RISM), (Navigation, 2015). The report include a full assessment of the property's condition as well as recommendations for where areas of the property may be problematic. Building owners, managers, and future purchasers can use the BCA to anticipate their cost of ownership and assure timely and appropriate maintenance with the BCA (Robert B. Greene, 2016).

According to (Rahman, 2020), the BCA's aim is to detect physical faults in a property and offer repair and replacement cost recommendations.. Building condition surveys are conducted on many sorts of structures, including institutional, commercial, and residential structures. A condition survey is a visual examination of a building or other structure at a certain date to identify its state of repair and any maintenance requirements.

A building condition survey is a survey used to gather information on the state of structures. The surveyors must carefully and thoroughly investigate the inside and outside of the main structure, as well as all permanent outbuildings, during the examination, noting the construction and problems that are visible. The goal of this examination is to cover as much of the land as is physically possible (Department of Housing and Public Works, 2017).