



**UNIVERSITI TEKNOLOGY MARA**

**THE AWARENESS AND DEFECTS  
IDENTIFICATION OF SINGLE STOREY  
TERRACE HOUSES HOME BUYERS DURING  
DEFECT LIABILITY PERIOD**

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## **ABSTRACT**

Building defects are no longer an awkward topic in public. It may happen on both old and new structures. Even a new house cannot guarantee perfection. Throughout the construction process, and especially at the end of a project, dozens of different labourers do a variety of duties that all overlap. As a result, even the most organized, quality-focused award-winning builder will encounter some small "construction faults" when constructing and giving over a new house. Indifference to the state of the house might lead to deterioration of the house's condition. This is attributable to the fact that undesirable things, such as building defects, might occur in a property. This should be mitigated, especially on new buildings. The homeowner's carelessness may lead them to lose their rights throughout the term of disability liability owned. Therefore, this research study provide enlightenment about the types of building defects and their general causes that are compatible with new buildings these concerns might be highlighted to the prospective homeowner during the defect liability period in making good of the defect founds within Defect Liability Period (DLP).

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# CHAPTER 1

## INTRODUCTION

### 1.1 BACKGROUND OF THE STUDY

Malaysia's housing sector is one of the core industries contributing to the country's economic and social growth. However, they are sometimes having an issue in dealing with building defects. Building defects is usually become a main problem for the occupants either they have been in the premises for a long time or newly move in the house. (Ismail et al., 2012) believed that we are often shaken by reports of flaws or damage to buildings lately, too. No matter whether it is a residential building or for other uses. This case is a concern of buyers or customers, since it may contribute to the loss of property and may cause injury or death.

Besides, the new buildings are easier to get affected by the building defects if it was not well maintained or managed properly according to all the standard or specification. As an occupant, all these problems must be handling wisely and it is needed for them to know the proper ways to take in action of the flaws occurs in the new building. During the defect liability period where the condition of the buildings is still new, the client can report any defects that that emerge to the contract administrator, who will determine if they are maintenance issues or work defects, There may issue instruction to the contractor to maintain the defects within the reasonable time if the contractor administrator considers that they are defects. The building defects also can be easily observed as they are usually elusive to the naked eye. However, the proper inspection must be taken to identify so that any precaution or problems can be issues towards a proper platform. The understanding of building defects in new house and their good handling on the issues during defect liability period is very important.

Therefore, this research objectives are to identity the types of buildings defects that usually occur in new building and determine the causing of building defects occur so that the solution will be highlight to improve the quality of new house in Malaysia during the handover. Construction defects are often involved or spot due to arising the