



**DEPARTMENT OF BUILDING
UNIVERSITI TEKNOLOGI MARA
(PERAK)**

DILAPIDATION WORK AND SURVEY AT SETAPAK

**Prepared by:
ADAM HARITH BIN AZNIZAR
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ABSTRACT

As we all know, construction work at Malaysia is a demanding work but we all miss one more work that is important but yet still people did not see it. The work is dilapidation survey. Dilapidation survey is work that need to be done before any construction work starts but many people did not know about this work. In this report, I will explain about the dilapidation survey as the objectives of this report is to know about the importance of dilapidation survey and the method of dilapidation survey.

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CHAPTER 1

INTRODUCTION

1.1 Background of Study

A building survey is an in-depth inspection and analysis of a property's construction and services that allows a surveyor to advise on the impact the state of that property will have on a client/owner. The scope of the survey must be adequate to allow the surveyor to advise on any potential difficulties that may arise with the building's various components. The surveyor must also be able to advise the client/owner on any areas where the property does not meet the standards of current legislation, as well as any changes that must be made to comply with those requirements. It is necessary to keep in mind that the building survey is a consideration of what is discovered applied to the specific demands of each client. (What is a Building Survey, 2013)

In construction, value for money involves completing a project on schedule, on budget, and at a degree of quality that meets those defined criteria. The Building Surveying services include the following such as dilapidation survey, pre-acquisition advice/ due diligence survey, building defect investigation, inspection, rectification & monitoring, construction quality control, as-built measurement and building instrumentation & monitoring.

This case study will concentrate on dilapidation survey. Dilapidation Survey is also recognised as a pre-construction inspection in Malaysia a Professional Building Surveyor's dilapidation survey is an assessment of the current structural state of the surrounding buildings and structures prior to the start of demolition, construction, or development. All visible flaws, such as cracks, settlement, movement, water seepage, spalling concrete, deformation, subsidence, and other structural flaws, will be photographed and documented. (Dilapidation Survey or Pre Construction Condition Survey, n.d.)