



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

**THE PROCUDER OF  
RENOVATION PROJECT**

**Prepared by:  
NURUL HIDAYAH BINTI MOHD  
NOOR  
2019238492**



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

**THE PROCUDER OF RENOVATION PROJECT**

**Prepared by:**

**NURUL HIDAYAH BINTI MOHD NOOR**

**2019238492**

**DEPARTMENT OF BUILDING  
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING  
UNIVERSITI TEKNOLOGI MARA  
(PERAK)**

**10 JANUARY 2022**

It is recommended that the report of this practical training provided

by

**NURUL HIDAYAH BINTI MOHD NOOR**

**2019238492**

**entitled**

**Supervising Renovation Project**

be accepted in partial fulfillment of the requirement for obtaining the Diploma In Building.

Report Supervisor : Ir.Raja Binti Raja Nhari

Practical Training Coordinator : Dr Nor Asma Hafizah Bt.Hadzaman

Programme Coordinator : Dr. Dzulkarnaen Bin Ismail

**DEPARTMENT OF BUILDING**  
**FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING**  
**UNIVERSITI TEKNOLOGI MARA**  
**(PERAK)**

**10 JANUARY 2022**

**STUDENT'S DECLARATION**

I thus declare that this report is my own work except for abstract and summaries for which the source references are provided above it written during a 14-week practical training session at Dekad Wangsa Sdn Bhd that began on August 23, 2021 and finished on January 7, 2022. It is presented as one of the BGN310 requirements and recognised as a partial fulfilment of the Diploma in Building criteria.

.....

Name : Nurul Hidayah Binti Mohd Noor

UiTM ID No : 2019238492

Date : January 7, 2022

## ACKNOWLEDGEMENT

A greatest gratitude to the following folks that involve in a way or another that have contribute help, support and lesson to keep myself confident while internship.

The internship with Dekad Wangsa Sdn Bhd was a fantastic opportunity to learn and grow as a professional in the industry of construction. What a wonderful opportunity to be picked as an intern in this company since I was able to learn new things and enhance my skills. First and foremost, I want to convey my sincere gratitude to Encik Radzy Bin Razif for supervising my training. This is the proper time to thank him for his never-ending efforts to bring out the best in me. I'd also like to express my gratitude to the entire team of this organisation for their help and encouragement in getting me through this internship term. All of the employees have been instrumental in making this journey a success by anticipating all of my questions. It was an honour and a privilege to be a part of such a wonderful organisation, and I am grateful for the opportunity.

Ts Muhammad Redza was my supervisor during my internship. Throughout my internship, he has provided fantastic guidance, as he has always provided recommendations and information to help me write this report. It is also radiant sentiment to place on records my best regards, deepest sense of gratitude to Report Supervisor lecturer, Sir Redza, Practical Training Coordinator, En Muhammad Naim bin Mahyuddin , Programme Coordinator, Miss Azizah and all UiTM lecturers that have taught us as they have provided a huge amount of their precious time and effort to ensure I had a place for my internship.

A million thanks to my family and friends for giving me some support during my practical period. Thank you so much.

## **ABSTRACT**

Construction projects inside Malaysia are plagued by schedule overruns that can change what should have been successful projects, into those generating additional expenditures, conflicts, litigation and in some cases abandonment. The goal of this article is to look into Malaysian project characteristics in connection to schedule overruns in order to better comprehend the problem. In total, 150 Malaysian quantity surveying firms gave information on recent projects on which they had worked. New construction and renovation projects, public and private sectors, procurement techniques, project nature, and tendering processes are all factors examined in the research. Findings – Public sector projects were found more prone to overruns than those in the private sector; refurbishment projects experienced better time performance than new build; construction management demonstrated better time performance than design-build or traditional procurement; and infrastructure projects/negotiated tendering, performed better than selective/open tendering, respectively. The study also established a linear model to forecast project length, based on contract time. The study adds a regionally specific thorough analysis to the existent literature of project performance generally and to that of schedule overruns more specifically. The findings provide stakeholders with information that could help reduce the frequency of building project delays, particularly in Malaysia. Time overrun analysis and modelling in regard to Malaysian project features.

<b>CONTENTS</b>	<b>PAGE NO</b>
Acknowledgements	i
Abstract	ii
Contents	iii
List of Tables	iv
List of Figures	v
List of Photos	vi
<b>CHAPTER 1.0 INTRODUCTION</b>	
1.1 Background and Scope of Study	1
1.2 Objectives	3
1.3 Methods of Study	4
<b>CHAPTER 2.0 COMPANY BACKGROUND</b>	
2.1 Introduction of Company	5
2.2 Company Profile	7
2.3 Organization Chart	8
2.4 List of Project	9
2.4.1 Completed Projects	9
2.4.2 Project in Progress	10
<b>CHAPTER 3.0 CASE STUDY</b>	
3.1 Introduction to Case Study	11
<b>CHAPTER 4.0 CONCLUSION</b>	
4.1 Conclusion	19
<b>REFERENCES</b>	

## LIST OF TABLES

Table 2.1	List of completed projects	9
Table 2.2	List of projects in progress.	10



## LIST OF FIGURES

Figure 2.1	Radar image of Dekad Wangsa Office	6
Figure 2.2	Logo Of Dekad wangsa	.6
Figure 2.3	Performing one othe services	7

## LIST OF PHOTOS

Photo 3.1	Wiring works at subang	11
Photo 3.2	Cut Casing Cover	12
Photo 3.3	Cutting case	14
Photo 3.4	Partition install	14
Photo 3.5	mix plaster	15
Photo 3.6	Plastering the wall surfaces	15
Photo 3.7	Paint partition wall	16
Photo 3.8	On going Partition installation	17
Photo 3.9	Paint toilet	17
Photo 3.10	Completed	18

## CHAPTER 1.0

### INTRODUCTION

#### 1.1 Background and Scope of Study

The term "renovation" refers to the removal, modification, or repair of painted surfaces or painted components, such as painted doors, surface restoration, and window repair; surface preparation activities such as sanding, scraping, or other similar activities that may generate paint dust; the partial or complete removal of building components such as walls, ceilings, and windows; and the partial or complete removal of building components such as walls, ceilings, and windows. Unless the activity is done as part of lead abatement as defined by this chapter, renovation is the modification of any existing structure, or portion thereof, that results in the disturbance of painted surfaces.

According to Approved document L of the building regulations, 'major renovation' means 'the renovation of building where more than 25% of the surface area of the building envelope undergoes renovation'. It is common for people to purchase run-down properties, often houses, and renovating them as a means of increasing their value. Typically, renovation work is categorized as 'cosmetic' or 'structural'. Structural renovation might include extensions, loft conversion, construction of a basement, redesign floor plan, re-wiring, re-plumbing and so on. Although, cosmetic renovation might include flooring, updating fixtures, light landscaping, minor repairs, painting and other forms of decoration.

Any restoration that improves the appearance of a structure without changing its size or enhancing its structural integrity is referred to as a cosmetic renovation. A new patio is more than an aesthetic upgrade, yet resurfacing a concrete patio floor might be called a cosmetic enhancement. Because it includes structural work, knocking away an interior wall is more than a cosmetic renovation. The expense of a cosmetic remodelling is another distinguishing feature. Smaller jobs, such as painting or altering a light fixture, are considered cosmetic upgrades. Hiring an interior decorator to assist with the remodelling of a living room from floor to ceiling, including carpets, paints, and furnishings, goes beyond the scope of a

cosmetic makeover. However, hiring a colour consultant to assist with colour selection can be an important element of a successful cosmetic renovation.

If changing the paint of the house and the carpets is called a cosmetic renovation, structural renovation is much deeper and requires a more significant transformation. Basically, structural renovation involves alteration from moving walls to changing the whole floor plan of the house. As it is named, the house structure is changed in order to make a more comfortable shelter for the family. Structural renovations are particularly popular among homeowners with older-style properties. Many older homes, particularly those built between the 1940s and 1980s, have poky or oddly-shaped spaces that can't be used. Other properties have illogical layouts, perhaps with a master bedroom fronting a noisy street. While structural renovations can be costly, they have the potential to add thousands to the value of the home and ensure a more livable space for the owners.

For this study, it will focus more on the cosmetic renovation which is deeply in terms of types and procedure of the work. In order to undergo the renovation properly, listening to clients opinion and desire is compulsory. All complaints derived from the clients on the prepared design were recorded and seriously put in action. In addition, carefully preparing for renovation before starting is crucial terms of estimating the likely cost and programme and ultimately delivering a successful, problem-free project.

There are whole lot renovation in building construction, however, the aim of this report is to discover certain types in cosmetic renovation and a few of structural renovation.

## **1.2 Objectives**

There are a few objectives to be obtained in providing this Practical Training Report. The objectives are as following:

### **1.To identify the procedure of building renovation**

To scrutinize the process of inspection, monitoring, and communication during construction are all part of the remodelling process.

### **2.To recognize the categories of house renovation**

To study the types of techniques are used for various types of renovations and to choose the optimum method for completing the work.

### **1.3 Method of Study**

There are some data collection methods used to achieve the objectives of this report such as:

#### **1. Observation**

This method is associated with exposure to the real job, this is done directly during the project site visit. Within a two-month period, observations were taken to study the procedure of defect inspection and the method of defect correction. By observing, the types of defects that occur were easily discerned, as were the methods for correcting the problem. Throughout the observation procedure, photographs and films were made to document the findings. Taking written notes throughout the observation is also necessary to ensure that any significant information is not overlooked.

#### **2. Interviews**

Sufficient information can be during the interview When questions can be asked immediately and answers can be obtained on the spot, an unstructured interview process occurs. During the educational site visit, interviewing people with experience in the construction business, such as supervisors, architects, engineers, quantity surveyors, and labourers, is used to conduct qualitative research. Because different people have varied skills and experiences, it will be beneficial to gain a better understanding while conducting the observation.

#### **3. Document reviews**

This strategy entails systematic data collection from the organization's existing records, such as construction blueprints, corporate profiles, monthly progress reports, and photographs taken by employees. The majority of the relevant and secret data about the organisation or project can be obtained and used to meet the report's objectives.

## CHAPTER 2.0

### COMPANY BACKGROUND

#### 2.1 Introduction of the Company

DEKAD WANGSA SDN BHD is a private business founded on July 16, 2001 under the Companies Act 1965. Dekad Wangsa were founded by the director who managed this company is Dato' Dzulhelmi bin Halib. The major goal for which the firm was founded is to provide maintenance services, repair of air conditioners, construction, manufacture, and installation of electrical wiring. Almost the whole workforce has prior expertise in this field. This company is located at No. 23A-GF, Jalan Medan Batu Caves, Batu Caves, 68100, Selangor.

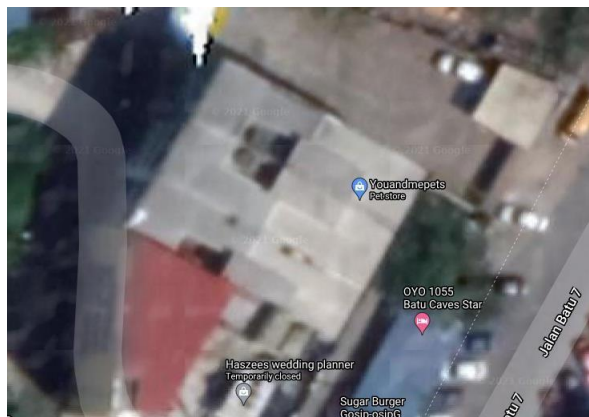


Figure 2.1: Radar image of Dekad Wangsa's office.

Source: Google Maps (2022)

## 2.2 Company Profile

Company Name: Dekad Wangsa Sdn Bhd  
Business Address: 23A-GF Jalan Medan Batu Caves, 68100 Selangor.  
Tel No: 011-65512020 Mobile: 011-17743639  
Email: [dekadwangsa.marketing@gmail.com](mailto:dekadwangsa.marketing@gmail.com)



Figure 2.2: Logo of Dekad Wangsa Sdn. Bhd.

Source: Facebook

Dekad Wangsa was founded to investigate the market for cabinet, construction, electrical, and product design. Furthermore, this organisation places a high value on product quality while doing remodelling, installation, and repair services. It was registered with the Construction Industry Development Board (CIDB) of Malaysia as a Grade G3 contractor.





Figure 2.3: Performing one of the services provided by the company.

Source: Dekad Wangsa Sdn. Bhd.

The organisation places a high value on product quality so that it appears nice and attracts customers. We will make certain that every product is of good quality so that clients may have confidence in and be happy with every service supplied by our organisation.

When they are hired to execute the client's tasks, the goal is to present them with a "I am assured" experience. They place a premium on clear communication and follow-up procedures to guarantee that the client's goals are prioritized in the design and implementation of all our activities. Managed and supported by a group of highly skilled, experienced, and devoted individuals that are enthusiastic about their job.

### 2.3 Organization Chart

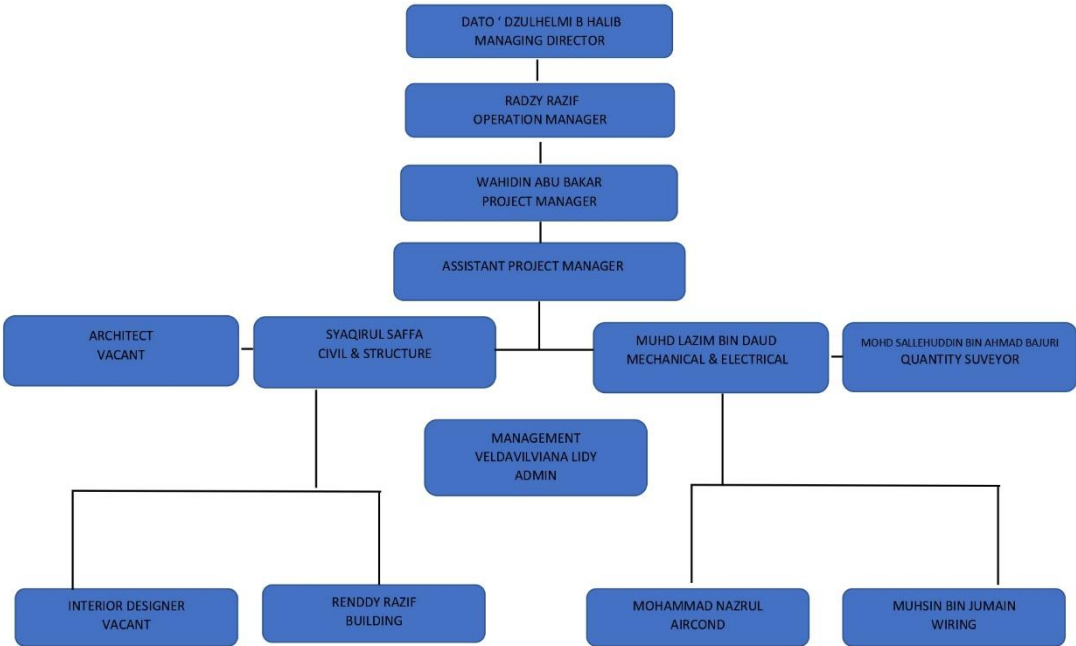


Figure 2.4: Organizational chart of the company.

## 2.4 List of Projects

### 2.4.1 Completed Projects

No.	Project Title	Project Value	Start Date	Completion Date	Project Duration	Client
1.	Repaint works at PPR Sg. Putat, Batu Berendam Melaka	RM50,000.00	20/09/2021	2/12/2021	2 months 13 days	KPKT Malaysia
2.	Renovation works at Subang	RM75,000.00	29/09/21	11/12/21	2 months 13 days	Pesona Jaya Enterprise
3.	Supply, and install cabinet and partition wall at CGC Kelana Jaya	RM110,000.00	2/12/21	31/12/21	30 days	CGC Malaysia Berhad
4.	Wiring works at Bandar Gamuda Garden	RM5000.00	6/12/21	25/12/21	20 days	En. Hamid

Table 2.1: List of completed project

#### 2.4.2 Project in Progress

No.	Project Title	Project Value	Start Date	Completion date	Client
1.	Construction works a public hall in Jalan Sri Intan, Kampung Baru, Ampang	RM1,354,930.00	25/10/2021	15/02/2022	Majlis Perbandaran Ampang Jaya
2.	Construction works a public hall in Jalan Kempas, Kampung Baru, Ampang	RM1,179,345.00	25/10/2021	15/02/2022	Majlis Perbandaran Ampang Jaya

Table 2.2: List of projects in progress.

## CHAPTER 3.0

### CASE STUDY

#### 3.1 Introduction to Case Study

This project is about to renovate people's store which means to restore their old store into new one even in every simple section or space. Besides renovation, the construction project also including wiring, plumbing, and aircond . It take place at area around Subang and adjacent areas around other states.



Photo 3.1: wiring works at subang



Photo 3.2: Cut casing cover for wiring

The objective of this project is to satisfy client desire and ensure them a more liveable space. In addition, to help people with average income by offering low budget store renovation with quality so it will affordable for everyone. Total of workers involve is actually depends on renovation cost.

### **3.2 The Procedure of House Renovation**

#### **1) Finding a project.**

Firstly, Online search engines are the easiest way of finding suitable properties, although it should be borne in mind that agents may not be aware of the true potential of some properties. Properties may also be found by word of mouth, or simply by keeping eyes open when passing buildings. Very often, renovation projects are sold at auction, go to sealed bids, or are settled on best or final offers. Understanding these processes is integral to becoming the successful bidder. That is why a lot of projects were undergone in the same time. So the crucial way to make a move in getting a project is to do the best in the current project.

#### **2) Financing.**

If the renovation is to be more cosmetic, high street lenders may be the best option in terms of acquiring a loan. If more structural work is required, i.e. to make the property habitable, then financing may require a specialist lender. There are several lenders that offer renovation-specific mortgages with only small cash deposits required. They are often stage payment mortgages meaning that funds are released at various milestones during the project delivery. Grants may also be available for renovation works, either at a local level from local authorities or at the national level from central government bodies.

#### **3) Condition Assessment**

Pictures of the detected defects were taken as the evidence and reference for the rectification progress. When the real defect problems were recognized by the site supervisor, the factors and causes of them were pointed out to be solved. The responsible subcontractor for every defect reported also were identified to ease the process of informing about the problem. It is generally beneficial to attend the survey, as it is then possible to ask questions or to draw the attention of the surveyor to specific issues.

A measured survey, and the preparation of scale drawings may be required if the building is to be remodelled or extended.



Photo 3.3: Cutting case





Photo 3.4: Partition Install

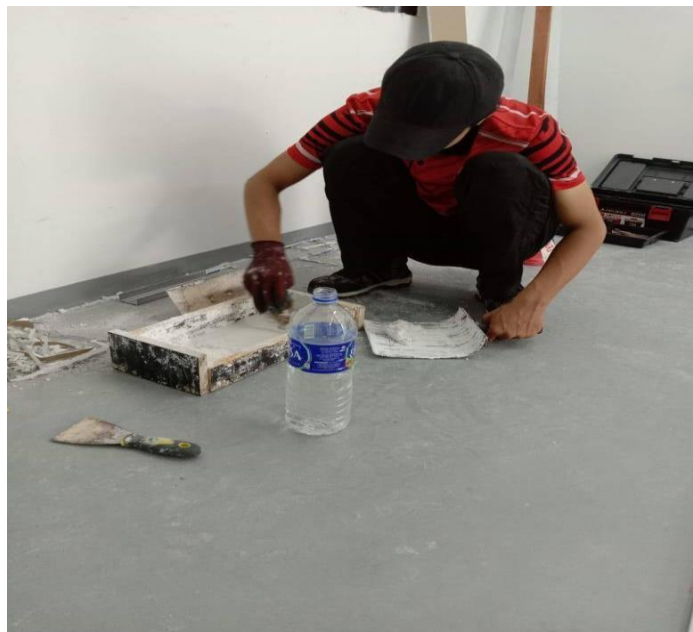


Photo 3.5: mix plaster



Photo 3.6: Plastering the wall surface



Photo 3.7: Paint Plaster Area

#### 4) Decorating

Painting, staining, varnishing and so on begins once second fix work and preparation is complete. To achieve a good finish it is important that the surfaces are thoroughly smooth and clean in advance. Tiling of bathrooms and kitchens should also be done at this stage, as well as any soft floor coverings such as vinyl and carpet. Full inner house renovation project example of painting finishing after the installation of gypsum partition wall in main office.



Photo 3.8: Ongoing partition wall installation



Photo 3.9: Paint Toilet



Photo 3.10: Completed

## **CHAPTER 4.0**

### **CONCLUSION**

#### **4.1 Conclusion**

In conclusion renovation is well-known method for building improvement. Renovation is needed when the building starting to had defect, to increase value and appearance, to ensure space comfort and so on. The rebuild that according to homeowner desire with professional guidance will delivered a successful problem-free project without any complains. One of the major challenges of the decision tool is to enable a merging of the project stakeholder points of view, based on a deep interaction between experts and owners. The output is not limited to the prescription of a renovation solution but enriches the house owner reflection in order to guide her/him into the whole renovation process (Franc Taillandier, 2016). Therefore, an agreement by both party critically important. Failed to plan means willing to fail the whole project.

## **REFERENCES**

### **Web Site:**

Definition of House Renovation Available from:

[https://hipages.com.au/article/what\\_is\\_a\\_structural\\_renovation](https://hipages.com.au/article/what_is_a_structural_renovation)

[https://hipages.com.au/article/what\\_is\\_a\\_cosmetic\\_renovation](https://hipages.com.au/article/what_is_a_cosmetic_renovation)

