ABSTRACT

This study addresses issues concerning design and its implications on the maintenance of building façade. The findings presented in this report are based on the case studies of 3 buildings. The buildings under study are Shaw House, Shaw Centre and Republic Plaza. Each building was visited and an assessment of the ease of maintenance of each building was carried out. A questionnaire was used when interviewing the Maintenance Contractors and Property Managers. The comments obtained from these persons are compiled and presented in this study. A general overview of the maintainability of buildings in Singapore is also discussed. The aesthetic features of Wheelock Place and their maintainability are mentioned as comparisons.

The result of this study shows that when the provision of access and choice of façade material is considered during the design stages, rather than at the later stages, considerable cost savings can be achieved in the total life cycle cost of the building. Moreover, overall time on building façade maintenance is less and more efficient when considerations have been made during design stages. This will reduce the duration of hassle to the general public and reduce the safety risk issues for the workers carrying out the maintenance work and the general public passing by. This study also shows that there can be proper balance of aesthetic and maintenance consideration giving a design that is both pleasing to the eye and easily maintained.