ABSTRACT

Irrespective of the present economy downturn, interest in private properties has been soaring. 6917 private residences were sold in 2001, which was 28 per cent more than the previous year (Straits Times Jan 26 2002). Many Singaporeans then took advantage of the current economy situation to invest in condominiums.

However in recent years, the Building and Construction Authority (BCA) has been receiving increasing numbers of defect complaints from homebuyers. BCA’s statistics has recorded almost hundred complaints last year (Source: http://www.gov.sg/mnd/ndhq/). This is anticipated as purchasers nowadays are more discerning and demanding, especially when buying a new home is considered a heavy investment. This alarming statistics implies that developers have not been able to deliver their products. In the long run, sales may be affected as homeowners shunned away from irresponsible developers. Hence developers should also be concerned with the study of defect developments in their condominium portfolio as their reputation and business is at stake.

A study was done on a condominium, to study the developments of common defects. The intention is to assist developers in recognizing building components that have the most incidences of common defects and how they can avoid committing similar defects in their future designs and construction. A more comprehensive and user-friendly defect checklist is developed to facilitate detection of defects and identify the problematic locations and components that would require exclusive attention.