ABSTRACT

Even though tens of thousands of dollars are spent on maintenance of facade of HDB (Housing Development Board) flats every 5 to 6 years, it could be seen that facade defects still surfaced very quickly. There is, therefore, a need to understand why such facade problems could arise even in the early age of these flats.

This dissertation examines the types, extent, causes of common defects found in the facades of new HDB flats in existing new towns. Questionnaires are conducted to find out the perception and general opinion of the residents living in these new flats on the facade problems. A case based on 20 blocks of newer flats in Pasir Ris New Town is also studied. Interviews with the Pasir Ris-Punggol Council also aid in the understanding of existing facade defects of newer HDB flats in the new town. The data of the questionnaires and interviews are analyzed and results are presented. The conclusion drawn from the study is that such defects are found to be also prevalent in newer HDB flats posing much problems to its maintenance.

Keywords: Facade, maintenance, new generation flats, defects