ABSTRACT

Problems in building maintenance are just like diseases in a new born baby. It can be inherent during birth or it can be acquired as being transmitted at a later stage in life.

Prevention is better than cure. Therefore, influencing factors must be identified and taken care of during every stage of the building life span. That is, beginning from the inception, design, construction stages and throughout the life span of the building. If these are not done, maintenance problems can multiply and amplify and eventually will be out of control.

This dissertation is to identify the causes of maintenance problems that arised during design, construction and occupancy stages. Attempt is also make to develop a total maintenance concept to minimise the maintenance problems at every stage of the building life.

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