SUMMARY

Defects are likely to occur in a building at different points of time. Examples of HDB building defects are spalling concrete, ceiling leakages and sunken apron. They could be due to several factors. Some causes of building defects are inadequate design, poor workmanship, misuse and the effect of the natural elements on the building fabric.

There is a continual need to maintain all buildings to enable them to continually perform satisfactorily the function for which they were built. Maintenance is also necessary if the building is to retain its economic value. On the other hand, a building which is poorly maintained may endanger the lives of occupants if its structural integrity has been seriously affected.

The author's review of past literature suggests that there is little write-up concerning detailed procedures for the repair methods, problems encountered during the repair, suggested solutions and specific measures that have been taken to minimise the occurrence of defects in buildings by a developer. This has necessitated the current study which attempts to highlight the following matters:

(a) The causes of defects in HDB buildings.

(b) The procedures to carry out each repair method used by HDB
(c) The problems encountered by HDB in the repair works and the solutions used to overcome them.

(d) Some measures that have been taken by HDB presently to minimise the occurrence of defects in HDB buildings.

It is concluded that the building maintenance works can be implemented properly through effective planning and subsequent closed supervisions by site supervisors. In addition, the feedback system can facilitate improvement in the quality of building design and construction so that less maintenance work is needed in future.