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LOW-COST STRATA MAINTENANCE ISSUES AND COST IMPACT

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Abstract

The economic and social developments in Malaysia have encouraged internal migration of locals from rural to urban areas, in response to this migration, the government initiates high-rise developments for housing to fulfil these movements. Maintenance work practices aims to benefit the building's operational age. Maintenance includes all building elements including the façade, flooring, plumbing, electrical and structural maintenance. The aim of this study is to identify the most common maintenance issue that occurred and reported within selected strata schemes. The objective is to identify maintenance issues as reported and observed by strata management bodies and which have the highest cost impact according to the management bodies. A survey involving 50 strata management bodies within the Klang Valley amongst low and medium low-cost strata schemes were conducted and analysed. The result shows that the top three most common maintenance issues are clogged plumbing roofing structure, leakage, and sewer pipe maintenance whilst maintenance with highest cost impacts are relating to general repair, maintenance works and general electrical supply maintenance. Other problems include small but repetitive repairs such as corridor lightings, drainage clogging, leakages and other works that generally affect the residents' use and enjoyment of the common properties. © 2023 by MIP.

Author Keywords

cost impact; maintenance issue; residential strata; strata management

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