

# Standard inspection system

## Architects to set up special centre to identify defects in buildings

**PETALING JAYA:** The construction industry will soon have its first standard system of inspection of new and existing buildings, once the Architect Centre Sdn Bhd is launched on May 8.

The Malaysian Institute of Architects (PAM) said the standard would be especially useful in relation to discovery of visible defects, appraisal of quality of workmanship and the dissemination of advice to rectify such defects.

In a press statement, PAM said the centre's accredited architects were specially trained to carry out systematic visual inspection on-site to identify such defects and recommend solutions to rectify them.

"A formal report would be prepared at the conclusion of an inspection which may be used for either pre- or post-purchase, or pre- and post-tenancy or pre-renovation purposes.

"The critical assessment and formal documentation in the form of a report by an inde-

pendent body could minimise the risks of contractual issues in rectifying defective work and resolving building disputes," said PAM president Lee Chow Wah.

Each inspection will be based on a 300-point checklist, and the information will go to a database of building problems and issues in the country under its Architects Information Management System (AIMS).

"This data will be used to benchmark the best practices in the industry," Lee said,

adding that the database will have information on most common types and frequency of defects.

He added that such evaluation would be highly beneficial for those planning to buy or sell homes because the assessment will be acceptable to all parties, including the banks and mortgage providers.

Housing and Local Government Minister Datuk Seri Ong Ka Chuan will launch the Architect Centre on May 8.