



## CONTEST 2008



ALL ENTRIES MUST REACH  
PAM SECRETARIAT BEFORE  
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*The Edge My Dream Home Contest 2008* is open to detached/semi-detached, terraced homes and condominiums located in Kuala Lumpur or Selangor. Contest forms are available at The Edge (3rd floor), Lot 6, Jalan 51/217, 46050 Pitaling Jaya (Tel: 03-77879386/9910), Perubuhan Akitek Malaysia (PAM) Secretariat or Institut Perikabentuk Dalamuin Malaysia (IPDM) Secretariat, 4 & 6 Jalan Tangsi, 50480 Kuala Lumpur (Tel: 03-26634182/26615607). It may also be downloaded from [www.theedge.com](http://www.theedge.com).

# How to spot a lemon

A serious question for the prospective homebuyer would be: "Why do have your future car inspected and not your future house?" The cost of repairing a home can be 8 to 10 times greater than repairs to a car.

It's surprising how many prospective homebuyers ignore what should be an essential part of buying a house. Without a proper home inspection, you could be putting your financial future at risk. If you're buying with the intention of renovating, it is critical to understand the condition of the building.

The point of the inspection is to gather information that will help you make a judicious decision and lay the groundwork for renovation in the future. Check the house from aesthetic and practical viewpoints. Mat-

ters of interest might include room layout, orientation to the sun, views, acoustics and whether the house can be improved and at what cost. If the amount of detail appears staggering, an Architect Centre professional can complete a pre-purchase inspection in around two hours, depending on the size of the property.

Architect Centre, the building advisory service of Perubuhan Akitek Malaysia (PAM), offers pre-purchase house inspections that will give homebuyers the necessary information to spot a lemon, or a home in poor condition that at first look, may seem like a dream. The aim of the Architect Centre is to help the homebuyer make informed decisions on defects, repair costs and renovation potential.

First inspections undertaken by a pool of

architects have highlighted concerns over the regular maintenance, or lack of it, of homes in Malaysia.

Common yet significant building defects found in many homes include:

- Dampness of internal walls surrounding bathrooms and wet areas;
- The prevalence of termities in flooring, door frames and other prone areas;
- Dangerous electrical wiring left without disconnection;
- No safety switches on switchboards; and
- Poorly maintained services, including water pipes, hot water systems and drainage.

It is imperative that home owners undertake a regular home maintenance programme to ensure their homes remain in good condition

as deterioration will occur quickly if they are not looked after.

With proper maintenance, a minor problem that may cost less than RM500 to repair will not turn into a major headache that will cost thousands in repairs and place people in danger, and add to health concerns. Architect Centre recommends that all house owners implement a maintenance programme to ensure that their properties are not devalued over time.

*This article is brought to you by Architect Centre Sdn Bhd, a service centre set up by PAM in joint venture with an Australian service provider Archicentre Ltd that aims to provide property inspection and building advisory services to the Malaysian public. For more information, call (03) 2698 2488.*

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