

“Don’t Buy that Home Yet! Until It’s Inspected”

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by

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Inspection of buildings is becoming a necessity for newly handed over properties as well as for old buildings for maintenance purposes. With rising consumer expectations on quality workmanship, there is a need for professional building inspections to help property purchasers to look out for building defects that may affect them financially and socially.

Despite regulatory measures, guidelines and standards imposed by the government, many problems still persist for property buyers especially in quality workmanship and non-compliances with statutory requirements.

Through Architect Centre’s inspections done so far, it is found that one in every five properties have some major faults in plumbing, roofing, dampness which would cause a financial burden to the owners for repairs and maintenance in the near future. For older properties, safety features such as the passive fire-fighting features (e.g. fire doors), and active systems like hose reels, extinguishers and detectors are usually not regularly maintained. Concrete cancer and structural leaks (from open slabs etc) are also prevalent and expensive to repair that has serious safety and quality-of-life implications including capital depreciation for the property owner.

Do we accept defective properties? As home-buyers, how do we ensure that our dream home won’t turn into a nightmare of costly repairs?

One of Architect Centre’s initiatives aimed at improving the workmanship quality is the Blue Ribbon certification programme. Properties that have been inspected and met the newly established Malaysian Construction Industry Standards (CIS 7:2006) including regulatory compliance criteria, will be certified as a Blue Ribbon property. This would help resolve most of the compliance issues thus assuring property buyers their peace of mind. It is hoped that through the Blue Ribbon certification award, it would encourage developers to consistently deliver quality homes, while the interest of the end purchasers are protected.

