

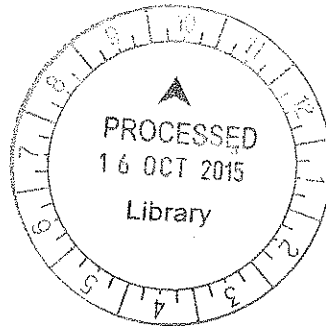
# UNIFORM BUILDING BY-LAWS (UBBL) 1984 :

## A CONTEMPORARY ANALYSIS ON THE PRACTICE OF BUILDING INSPECTION

FOR REFERENCE ONLY

BY

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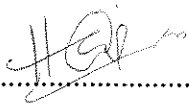
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## DECLARATION

I, Hanie Suraya Binti Mahbob, I12001365 confirm that the work in this report is my own work and the appropriate credit has been given where references have been made to the work of other researchers.



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## ABSTRACT

Based on the preliminary survey regarding the practice of building inspection in Malaysia as published by RISM in the journal of year 2014, it shows that majority of the respondents were aware of the need of building inspection but they were lacked of knowledge on how to perform a proper building inspection. Building inspection can be before, during or after construction had been done. Building inspection is important in achieving a sustainable development and it is also a requirement to obtain a Certificate of Completion and Compliance (CCC). Building inspection is compulsory and all requirements are stated in the Uniform Building By Laws (UBBL) 1973 under the provisions of Street, Drainage and Building Act 1974 (Act 133). This paper is focusing on the contemporary analysis on the practices of building inspection by the Local Authority (LA) in comparison to the requirements of CCC. This study is only conducted in the view of BOMBA and DBKL as this is the main pillars in building inspection. The main concern of this study will cover the building inspection stage before obtaining the CCC and the area of research is only in Kuala Lumpur.

*Keywords* : Building inspection, CCC, Local Authority,

## TABLES OF CONTENT

<u>CHAPTER</u>	<u>TITLE</u>	<u>PAGE</u>
	ACKNOWLEDGEMENT	i
	DECLARATION	ii
	ABSTRACT	iii
	LIST OF TABLES	vii
	LIST OF FIGURES	viii
	LIST OF ABBREVIATIONS	ix
<b>1</b>	<b>BACKGROUND OF THE STUDY</b>	
	1.1 Introduction	1
	1.2 Problem statement	3
	1.3 Aim	5
	1.4 Objectives	5
	1.5 Scope and Limitation	5
	1.6 Importance of The Study	5
	1.7 Literature Review	7
	1.8 Research Methodology	8
	1.9 Proposed Content For each Chapter	11
	1.10 Summary	12

<b>2</b>	<b>THE PRACTICE OF BUILDING INSPECTION IN MALAYSIA</b>	
	2.1 Introduction	13
	2.2 Uniform Building By-Laws (UBBL) 1984	13
	2.3 Building Inspection	17
	2.4 Certificate of Completion and Compliance (CCC)	22
	2.5 Building Inspection Checklist Item	26
	2.6 Local Authorities (LA)	19
	2.6.1 Fire and Rescue Department (Bomba)	20
	2.6.2 Dewan Bandaraya Kuala Lumpur (DBKL)	20
<b>3</b>	<b>RESEARCH METHODOLOGY</b>	
	3.1 Introduction	30
	3.2 Method Used For Data Collection	32
	3.3 Data analysis For Qualitative Method	32
<b>4</b>	<b>DATA ANALYSIS</b>	
	4.1 Introduction	33
	4.2 The Current Practice of Building Inspection In Malaysia	33

	4.3 Existence of the Gaps in the Practice of Building Inspection	37
	4.4 The Needs To Propose Further Enhancement With Supporting Guideline To The CCC Requirements	39
	4.5 Summary	40
<b>5</b>	<b>CONCLUSION AND RECOMMENDATION</b>	
	5.1 Introduction	41
	5.2 Conclusion	41
	5.3 Recommendation	43
	REFERENCES	44
	APPENDICES	47

## LIST OF TABLE

<u>TABLE NO</u>	<u>TITLE</u>	<u>PAGE</u>
Table 1.1	Respondent's familiarity with building inspection standards/protocols	3
Table 1.2	The cases of building or structure disaster in Malaysia	5
Table 1.3	Research methodology	9
Table 2.1	G Forms	14
Table 2.2	Building inspection checklist by Local Authorities	17
Table 3.1	Research design process	22
Table 4.1	Requirements by Bomba	25



## LIST OF FIGURE

<u>FIGURES NO</u>	<u>TITLE</u>	<u>PAGE</u>
2.1	Flowchart of CCC	16

## LIST OF ABBREVIATION

UBBL	Uniform Building By-Laws
CCC	Certificate of Completion and Compliance
DBKL	Dewan Bandaraya Kuala Lumpur (KLCH)
NFPA	National Fire Protection Association
MS	Malaysian Standard
BS	British Standard
PSP	Principal Submitting Person
LA	Local Authority
SDBA	Street, Drainage & Building Act
TNB	Tenaga Nasional Berhad
JPP	Jabatan Perkhidmatan Pembedungan
JKKP	Jabatan Keselamatan & Kesihatan Pekerja

## CHAPTER 1

### BACKGROUND OF THE STUDY

#### 1.1 Introduction

Safety and security are one of the principles of sustainable development. They are the most important aspect in asset management practices. A competent and qualified agency must maintain the infrastructure of physical assets periodically and perfectly. The implementation of building inspection is important in achieving a sustainable development. Thus, to ensure the aspects are assured, the professionals involved in creating, designing, maintaining and disposing the assets should have enough knowledge in building inspection.

In Hong Kong, under the Mandatory Building Inspection Scheme (MBIS), owners of buildings aged 30 years or above (except domestic buildings not exceeding 3 storeys) and served with statutory notices are required to appoint an Registered Inspector (RI) to carry out the prescribed inspection and supervise the prescribed repair works found necessary of the common parts, external walls and projections or signboards of the buildings. Where a prescribed repair is required, the owners concerned must appoint a registered contractor to carry out the prescribed repair under the supervision of an RI. Under the MBIS, the inspection shall cover :

1. External elements and other physical elements;
2. Structural elements;
3. Fire safety elements;
4. Drainage system; and

5. Identification of unauthorised building works (UBW) in common parts of the building, on the exterior other than the common parts of the building (such as external wall, roof or podium, yard or slope adjoining the building) or on the street on which the building fronts or abuts.

In Malaysia, building inspection can be categorized in two stages. First stage is during pre-construction period, and the second stage is during post-construction stage. Pre-construction condition survey is also known as dilapidation survey in Malaysia. A dilapidation survey is being done by a professional building surveyor. It includes an inspection of the existing structural condition of the surrounding buildings and structures before the commencement of a demolition, construction or development. All prominent defects such as cracks, movement, settlement, water seepage, distortion, subsidence and other building defects will be recorded in photographs together with notes. A formal dilapidation survey can save contractors and developers from thousands or millions of ringgit claim from third parties.

However, a post-construction condition survey will highlight any building defects that have caused by the construction works or have occurred since the first survey, or after a construction. In addition, building inspection is a process of checking a building's condition and requirement based on the Uniform Building By Laws (UBBL) 1973, under the provision of Street, Drainage and Building Act 1974 (Act 133).

## 1.2 Problem Statement

Building is one of the most important thing in construction to ensure that building is in good and excellent condition and to ensure the safety aspect. The need of building inspection is to conform sustainability aspects namely environmental, social and economic. However, the implementation of building inspection in Malaysia is still lacking and not fully practiced because they do not have sufficient knowledge on how to perform a proper building inspection according to the given guideline. This is because they are not familiar with the predetermined standards or protocols. In order to achieve a sustainable development, the professionals involved in asset management should have sound knowledge in the principles of building inspection regardless to understand its basic philosophy that will help foster the implementation.

In the early 1970s, when a number of building catastrophe such as the collapse of flats and uncontrolled major fire occurred in Kuala Lumpur, the Ministry of Local Government and Housing then instructed a review of the various building and planning legislations in respond to these catastrophe. As a result, a draft of Uniform Building By Laws (UBBL) was issued in 1973, with further amendments in 1974. The very recent amendments were drafted in 2007 to incorporate the amendments to the Street, Drainage and Building Act (SDBA), 1974 with regard to the Certificate of Compliance and Completion (CCC). Before the principal submitting person (professional architect, professional engineer or building draughtsman registered under any written law relating to the registration thereof) issue the CCC, a proper building inspection must be conducted.

Based on a preliminary survey regarding the practice of building inspection in Malaysia as published by Royal Institution of Surveyors Malaysia (RISM) in the journal of year 2014, it shows that majority of the respondents are aware of the need of building inspection and the

importance of it. However, they are lacked of knowledge on how to perform a proper building inspection. This is because they are not familiar with the standards or protocols, which are often used as a guide. The preliminary survey was done among Malaysian professionals from diverse nature of business. The result from the survey is shown as below :

Table 1.1 : Respondent's familiarity with building inspection standards/protocols.

How far do you familiar with this building inspection standard/protocol?	Percentage of Familiarity (%)				
	Not familiar at all	Not familiar	Quite familiar	Familiar	Familiar at all
RICS Building Survey Report (2005)	25.85	26.34	26.83	15.61	5.37
BRE Design Quality Manual (2007)	30.24	33.66	21.46	11.71	2.93
ASTME-2018 (2008)	33.17	34.63	21.46	8.78	1.95
RICS Home Buyer Report (2009)	29.27	31.71	23.90	11.22	3.90
Condition Survey Protocol (CSP) 1 Matrix (2010)	29.27	32.20	18.54	13.66	6.34
RICS Condition Report (2010)	27.32	28.78	22.44	15.12	6.34
RISM Code of Practice for Building Inspection (CPBS101) (2011)	26.34	23.41	17.07	22.44	10.73

Overall, responses obtained are disappointing when majorities of the respondents are not familiar or not familiar at all with these standards/protocols.

### **1.3 Aim**

To examine the contemporary practices of building inspection by the authority in Malaysia.

### **1.4 Objective**

Few objectives of the research were established. These objectives are :

1. To analyze the existing practices of building inspection by the authority in Malaysia.
2. To identify the gaps in the practices of building inspection in comparison to the requirements of Certificate of Compliance and Completion (CCC).
3. To evaluate the needs to propose further enhancement with supporting guidelines to the CCC requirements.

### **1.5 Scope and Limitation of The Study**

Due to the time constraint, this research is only focus on fire fighting system and building infrastructure works as this the main pillars in building inspection. This research also limits to only the building inspection works before the CCC has been issued. Other than that, this research is only conducted in Klang Valley area.

### **1.6 Importance of The Study**

Building inspection is an important tool in ensuring safety and security aspects that can guarantee in a achieving sustainable development, if one to follow precisely. Building inspection can maximize asset performance and extending the life cycle of an asset. In addition, building inspection also has a big role in creating complete visibility of an organization's assets. Building inspection covers all stages of the asset life-cycle and all the professionals are involved. The needs of dilapidation survey or pre-construction survey are to provide an accurate record for pre-construction and post construction works of the building. The survey report done by a professional building surveyor will assist the building owner, contractor and developer in the