

CHAPTER 5

CASE STUDIES

This chapter discuss about the background of the case studies. Besides that, there were some of the units of the case studies were available for us to visits at the time of research was carrying out. Therefore the conditions of the high-rise residential buildings are also included in this chapter.

For this dissertation research, five (5) case studies had been chosen to carry out the questionnaire survey. These case studies had been chosen because all of them were assessed according to the Building Quality Assessments by the related association.

Therefore, each case study was distributed 50 questionnaires which prepare for the residents of the case studies and one of the members of each unit answer for one questionnaire sheet. All of them are considered as high-end condominiums which are located in Mont'Kiara area in Kuala Lumpur.

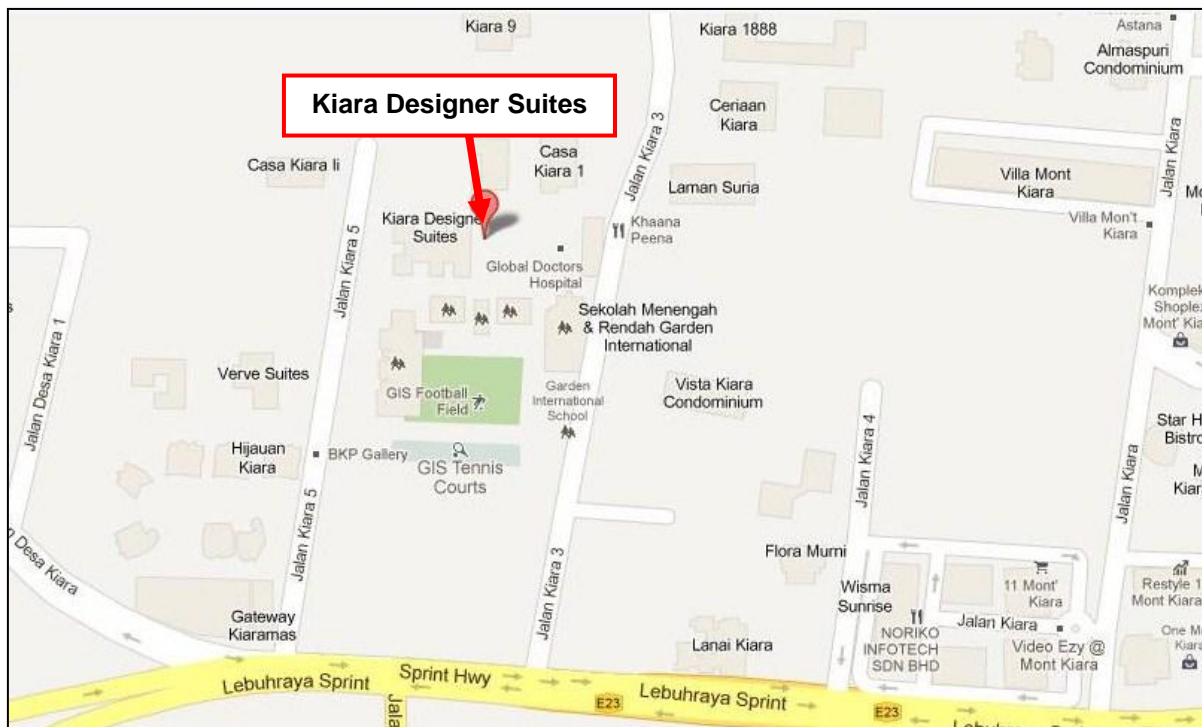
The case studies are shown as below:

1. Kiara Designer Suites, Jalan Kiara 3, Mont'Kiara, Kuala Lumpur.
2. Mont'Kiara Banyan, Jalan Kiara, Mont'Kiara, Kuala Lumpur.
3. Mont'Kiara Merindin, Jalan Kiara, Mont'Kiara, Kuala Lumpur.
4. Flora Murni, Jalan Kiara 3, Mont'Kiara, Kuala Lumpur.
5. Kiaramas Ayuria, Jalan Desa Kiara, Mont'Kiara, Kuala Lumpur

5.1 Case Studies Introduction

5.1.1 Kiara Designer Suites

Kiara Designer Suites which is also known as KDS, is located on 3 acres of freehold land; which is situated at Jalan Kiara 3. Kiara Designer Suites' consists with 29-storey tower block holds a total of 323 suites, including 14 cabana suites located at its recreational deck level above the multi-storey carpark. Unit sizes range from 1,088 sq. ft. to 1,428 sq. ft. The developer for KDS is Sunrise Berhad. It was completed in June 2007. KDS was rated 78.5 points by BCA CONQUAS assessment, Singapore.



Map 5.1: Location of Kiara Designer Suites

(Source: Google Maps @-2012 Google)



Cabana Units



External Façade of Tower Block



Jacuzzi



Swimming Pool



Tennis Court



Children's Playground

Figure 5.1.1a General view of Kiara Designer Suites (Source: Study Field)



Gymnasium



Link Bridge between Cabana Units and Tower Block



Ground Floor Lift Lobby



Multi-Storey Car Park

Figure 5.1.1b General View of Kiara Designer Suites (Source: Study Field)

5.1.2 Mont'Kiara Banyan

Mont'Kiara Banyan is located on approximately 3 acres of freehold land; which is situated at Jalan Kiara 2, Mont'Kiara, Kuala Lumpur. It is consist with a total of 147 units, with just 5 units per floor, while sizes range from 1,838 sq.ft. to 2,648 sq. ft.

All units feature an open concept that highlights visual and spatial connection between dining, living and kitchen areas, thereby giving you the flexibility in planning your interior space.

Mont'Kiara Banyan also has a double-storey shophouses within its premises. The developer of Mont'Kiara Banyan is Sunrise Berhad.

Mont'Kiara Banyan was rated 76.9 points by BCA CONQUAS assessment, Singapore. It was completed in April 2008.



Map 5.2: Location of Mont'Kiara Banyan

(Source: Google Maps @-2012 Google)



Overall view of the development MK Banyan.



External Façade of the Tower Block.



Retail Development in front of MK Banyan.



Lobby Lounge.



Lift Lobby



Gymnasium

Figure 5.1.2a General View of Mont'Kiara Banyan (Source: Study Field)



Children's Playground



Swimming Pool



Barbeque Pit



Tennis Court

Figure 5.1.2b General View of Mont'Kiara Banyan (Source: Study Field)

5.1.3 Mont'Kiara Meridin

Mont'Kiara Meridin situated on a freehold land approximately 2.3 acre, at Jalan Kiara 3, Mon't Kiara, Kuala Lumpur. Mont'Kiara Meridin consists with a total of 216 units housed in an 31-storey tower block, with three sought after unit sizes - 1,787 sq. ft., 1,973 sq. ft. and 2,513 sq. ft. and 12 Cabana suites. The developer of Mont'Kiara Meridin is Sunrise Berhad.

Mont'Kiara Meridin was rated 79.9 points by BCA CONQUAS assessment, Singapore. It was completed in February 2009.



Map 5.3: Location of Mont'Kiara Meridin

(Source: Google Maps @-2012 Google)



Overall View of the development.



Towner Block.



External Façade of Tower Block.



Cabana Units.

Figure 5.1.3a General View of Mont'Kiara Meridin (Source: Study Field)



Gymnasium.



Swimming Pool.



Barbeque Pit.



Children's Playground.



Children Pool.



Tennis Court.

Figure 5.1.3b General View of Mont'Kiara Meridin (Source: Study Field)

5.1.4 Flora Morni

Flora Murni is a mixed residential development comprising of 16 semi-detached houses, 2 bungalows and a condominium tower which consist of 53 units. It is constructed on a 3.5 acre land. It is located along Jalan Kiara 3. It's built with Balinese philosophy on its facilities and architecture.

It was completed in year 2006. The developer of Flora Murni is Tian Global from Bukit Kiara Properties.



Map 5.4: Location of Flora Murni (Source: Google Maps @-2012 Google)



External Façade of the Tower Block.



External Façade of the Tower Block.



Entrance of the ground floor lounge.



Signage of the development.

Figure 5.1.4a General View of Flora Murni (Source: Study Field)



Jacuzzi.



Swimming Pool.



Children's Playground.



Ground Floor Lounge.



Basement Lift Lobby.



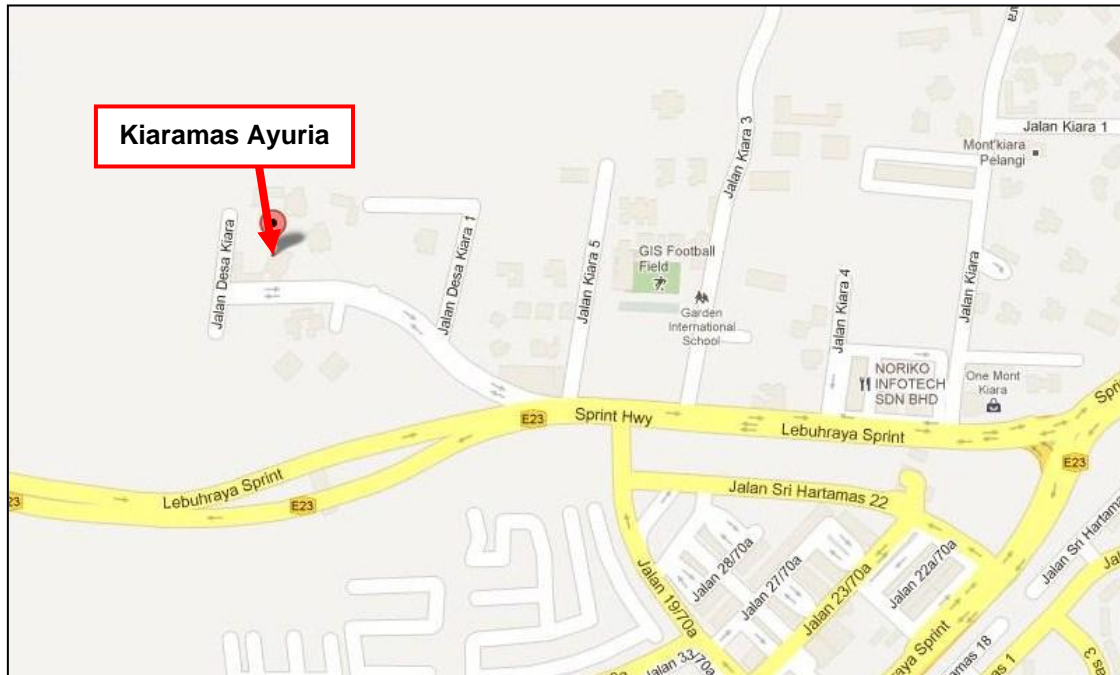
Basement Car Park.

Figure 5.1.4b General View of Flora Murni (Source: Study Field)

5.1.5 Kiaramas Ayuria

Kiaramas Ayuria is a Project developed by Asia Ques Holdings. This condominium is standing tall on a 9.155-acre freehold land, 470 feet above sea level.

This project comprising 480 condominium units, housed in three 35-storey tower blocks and three 2-storey low-rise blocks, Kiaramas Ayuria provided a wide choice of large and spacious units in various sizes, with built-ups ranging from 1,600sq.ft. to 2,000sq.ft. for the standard units, and 3,200sq.ft. to 4,000sq.ft. for the deluxe/penthouse unit.



Map 5.5: Location of Kiaramas Ayuria (Source: Google Maps @-2012 Google)



Main Entrance of the Development.



Signage of the Development.



External Façade of the Tower Blocks



External Façade of the Tower Blocks.



Swimming Pools.



Jacuzzi.

Figure 5.1.5a General View of Kiaramas Ayuria (Source: Study Field)



Ground Floor Resting Area.



Children's Playground.



Gymnasium.



Multi-purpose Room.



Water Feature.



Car Parks.

Figure 5.1.5b General View of Kiaramas Ayuria (Source: Study Field)

5.2 Observation of Case Studies

There were some units of the case studies had been visited and viewed. They were unsold units or sample houses. All of the units remained as original condition and had not yet been renovated or altered. At the time of viewing, some of the defects photographs had been captured.

5.2.1 Observation of Kiara Designer Suites

There were some unsold units which were visited at Kiara Designer Suites. Based on my observation, there were some architectural defects had been observed during the inspection.



Sign of water-stained marks on the ceiling.



Chipped floor tiles.



Gaps at the joint between the timber flooring.



A/C water leaking.

Figure 5.2.1a Building defects were observed in KDS (Source: Study Field)



Bidet pipe broken.



Uneven tonality of timber door.



Water leakage from the water trap.

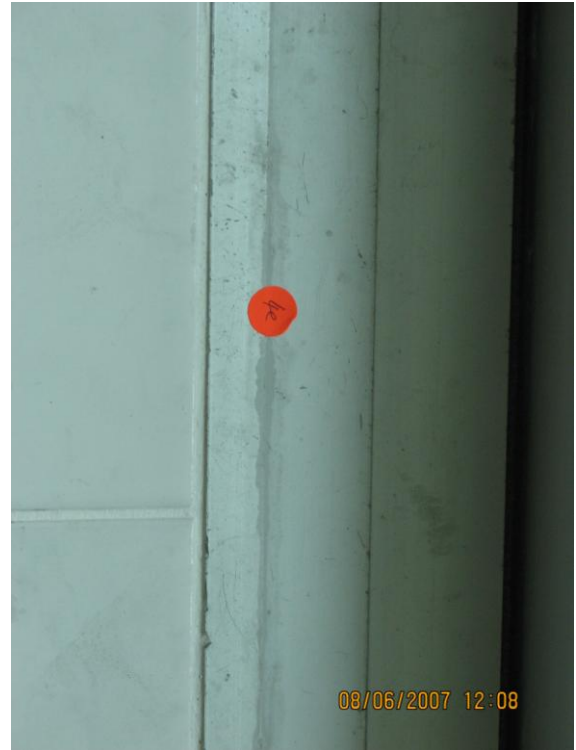


Stop cock cover dented.

Figure 5.2.1b Building defects were observed in KDS (Source: Study Field)



Door Misalignment and cannot be closed.



Scratches on the sliding door



Window lever broken



Chipped edges on the wall tiles.

Figure 5.2.1c Building defects were observed in KDS (Source: Study Field)



Cabinet drawer misalignment



Dented on the window aluminium frame



Poor workmanship of grouting works



Stained on the timber flooring



Scratches on the floor tiles.



Misalignment on the power points

Figure 5.2.1d Building defects were observed in KDS (Source: Study Field)

5.2.2 Observation of Mont'Kiara Banyan

There were some unsold units which were visited at Mont'Kiara Banyan. Based on my observation, there were some architectural defects had been observed during the inspection.



Sliding door gasket loosen



Rusty ironmongery



Signs of water seepage on the window sill



Poor workmanship of grouting work at the joint between the window frame and wall

Figure 5.2.2a Building defects were observed in MK Banyan (Source: Study Field)



Misalignment of window



Varnish stains on the door hinges



WC press button not functioning



Crack on the glazing panel of the sliding door



Gap at the joint between the timber skirting and timber flooring



Chipped on the ceiling

Figure 5.2.2b Building defects were observed in MK Banyan (Source: Study Field)



Inconsistent pointing between the wall tiles



Inconsistent tonality of the timber flooring



Gap at the joint between the fixed glazing panels



Water leakage on the wall



Hollowness on the wall tiles

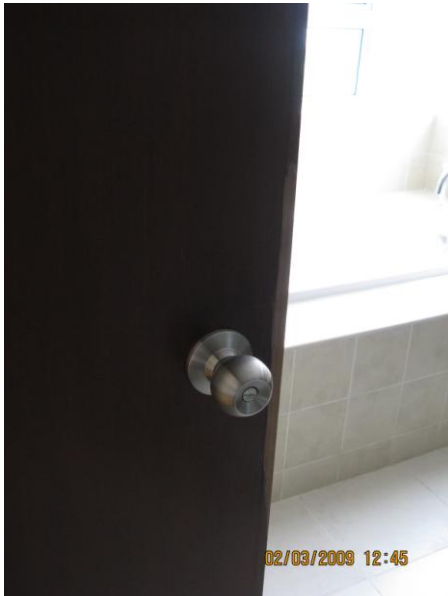


Screw missing at the hinges of the timber door

Figure 5.2.2c Building defects were observed in MK Banyan (Source: Study Field)

5.2.3 Observation of Mont’Kiara Meridin

There were some unsold units which were visited at Mont’Kiara Meridin. Based on my observation, there were some architectural defects had been observed during the inspection.



Poor workmanship of varnishing work o the timber door



Scratches on the ironmongery of the door



Water leakage from the water trap below the sink



Scratches on the timber door.

Figure 5.2.3a Building defects were observed in MK Meridin (Source: Study Field)



Chipped on the floor tiles



Scratches on the shower screen



Permanent stains on the sink



Scratches on the timber flooring



Gap at the joint between the architrave and timber flooring

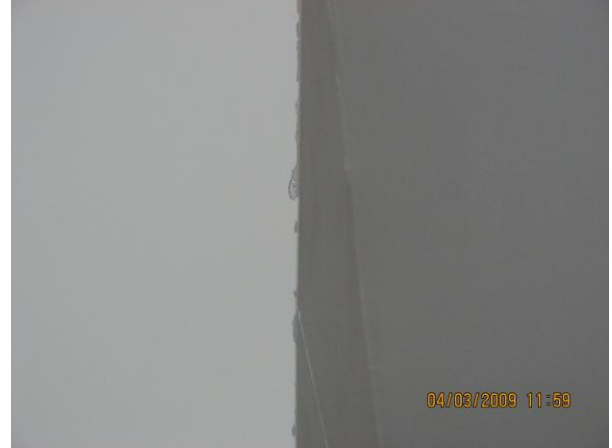


Rusty door knob

Figure 5.2.3b Building defects were observed in MK Meridin (Source: Study Field)



Chipped on the plaster wall



Chipped edges on the plaster wall



Rusty screw of the door stopper



Non-matching wood filler on the timber door



Chipped on the window glazing panel



Poor workmanship of sealant work at the joint between the shower screen and tiled flooring

Figure 5.2.3c Building defects were observed in MK Meridin (Source: Study Field)

5.2.4 Observation of Flora Murni

There were some unsold units which were visited at Flora Murni. Based on my observation, there were some architectural defects had been observed during the inspection.



Rusty on the hinges of the timber door



Crack on the floor tile



Different tonality on the wall tiles



Fine cracks at the joint between the ceiling and plaster wall

Figure 5.2.4a Building defects were observed in Flora Murni (Source: Study Field)



Fine cracks on the plaster wall



General view of the internal condition



General view of the internal condition



Poor workmanship of sealant works at the joint between the door architrave and skirting



General view of the internal condition



General view of the timber flooring

Figure 5.2.4b General view and building defects were observed in Flora Murni (Source: Study Field)

5.2.5 Observation of Kiaramas Ayuria

There were some unsold units which were visited at Kiaramas Ayuria. Based on my observation, there were some architectural defects had been observed during the inspection.



Stains on the timber flooring



Scratches on the timber flooring



Stains and scratches on the counter top



Chipped edges on the cabinet panel.

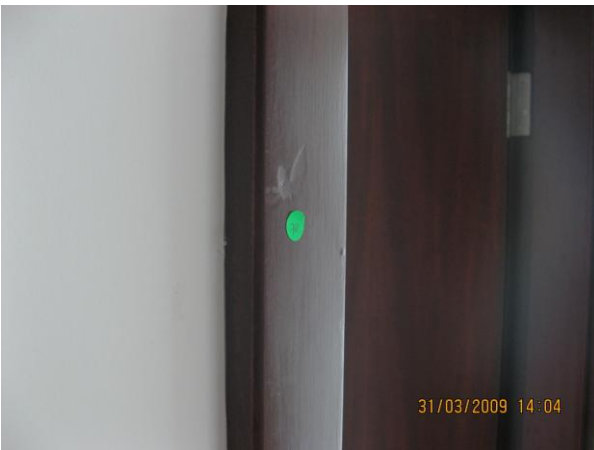
Figure 5.2.5a Building defects were observed in KA (Source: Study Field)



Detached aluminium strip of the cabinet



Chipped on the timber architrave



Chipped on the plaster wall



Scratches on the timber door

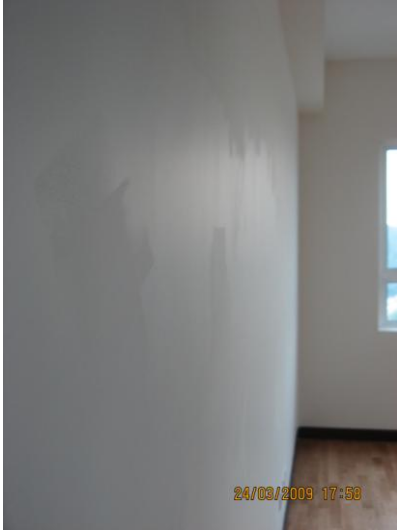


Chipped edges on the bottom part of the timber door



Chipped on the wall tile

Figure 5.2.5b Building defects were observed in KA (Source: Study Field)



Patches of painting works on the plaster wall



Patches on the timber door



General view on the internal condition



General view of the internal condition



General view on the internal condition



General view of the internal condition

Figure 5.2.5c General view and building defects were observed in KA (Source: Study Field)

5.3 Relation between Building Defects and Building Quality Assessments

The defects which were observed from case studies during the site survey had been tabulated and assessed with referring to the Building Quality Assessments Guideline; Conquas and Qlassic which are practicing in Malaysia.

Table 5.1 Comparison of clauses between Building Quality Assessments-Conquas and Qlassic.

No.	Building Defects	Conquas 7 th Edition 2008	Qlassic CIS 7:2006
A	Kiara Designer Suite		
1.	Sign of water-stained marks on the ceiling.	Page 35, Architectural Works, Part 1: Internal Finishes, 3a (3) states that for Ceilings: No visible damage e.g spalling, leaks, cracks, etc	Page 28, Architectural Works, Internal Finishes, (III) A (3) states that for the Ceilings: No visible damage e.g. spalling, leaks, cracks, etc.
2.	Chipped floor tiles.	Page 31, Architectural Works, Part 1: Internal Finishes, 1a (3) states that for Floors: No visible damage/defects.	Page 24, Architectural Works, Internal Finishes, (I) A (3) states that for the floors: No visible damage/defects.
3.	Gaps at the joint between the timber flooring.	Page 31, Architectural Works, Part 1: Internal Finishes, 1d (3) states that for Timber Floors: No visible gaps in between timber strips.	Page 24, Architectural Works, Internal Finishes, (I) D states that for the floors: No visible gaps between timber strips.
4.	A/C water leaking.	Page 60, M&E Works, Part 5: Quality Standards for Basic M&E Fittings, 1 (4) states that for M&E Fittings: Functional and safe.	Page 43, M&E Works, ACMV Works, (II) (5iii) states that for Split unit/Window air conditioner: No Sign of leakage from pipe.

No.	Building Defects	Conquas 7 th Edition 2008	Qlassic CIS 7:2006
5.	Bidet pipe broken.	Page 60, M&E Works, Part 5: Quality Standards for Basic M&E Fittings, 2c (5) states that for Plumbing & Sanitary Fittings: Fittings in working condition.	Page 49, M&E Works, Basic M&E Fittings, (V) B (iii) states that for Plumbing and Sanitary Fittings: Fitting in working condition.
6.	Uneven tonality of timber door.	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: Consistent colour tone.	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: Good paintwork (including top and bottom of door leaf).
7.	Water leakage from the water trap.	Page 60, M&E Works, Part 5: Quality Standards for Basic M&E Fittings, 2c (2) states that for M&E Fittings: No leakage at joints.	Page 49, M&E Works, Basic M&E Fittings, (V) B (iii) states that for Plumbing and Sanitary Fittings: No leakage at joints.
8.	Stop cock cover dented.	Page 61, M&E Works, Part 5: Quality Standards for Basic M&E Fittings, 2c (3) states that for Plumbing & Sanitary Fittings: No chipping or cracks.	Page 49, M&E Works, Basic M&E Fittings, (V) B (iii) states that for Fittings: No chipping or cracks.
9.	Door Misalignment and cannot be closed.	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (2) states that for Doors: Alignment/level with walls.	Page 30, Architectural Works, Internal Finishes, (IV) A (4) states that for the Doors: Ease in opening and closing.
10.	Scratches on the sliding door	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: No stain marks and any visible damage.	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: no stain marks and any visible damage.
11.	Window lever broken	Page 37, Architectural Works, Part 1: Internal Finishes, 5a (5) states that for Windows: Lock sets with good fit and aligned.	Page 32, Architectural Works, Internal Finishes, (IV) B (5) states that for the Windows: lock sets with good fit and aligned.

No.	Building Defects	Conquas 7 th Edition 2008	Qlassic CIS 7:2006
12.	Chipped edges on the wall tiles.	Page 33, Architectural Works, Part 1: Internal Finishes, 2a (3) states that for Walls: No visible damage/defects.	Page 26, Architectural Works, Internal Finishes, (II) A (2) states that for the walls: No visible damage/defect.
13.	Cabinet drawer misalignment	Page 38, Architectural Works, Part 1: Internal Finishes, 6a (2) states that for Components: Level and in alignment.	Page 32, Architectural Works, Internal Finishes, (IV) C (1) states that for the Fixtures (Internal): Level and in alignment.
14.	Dented on the window aluminium frame	Page 37, Architectural Works, Part 1: Internal Finishes, 5a (3) states that for Windows: No stain marks and any visible damage/defects.	Page 31, Architectural Works, Internal Finishes, (IV) B (3) states that for the Windows: No stains mak and visible damage/defect.
15.	Poor workmanship of grouting works	Page 31, Architectural Works, Part 1: Internal Finishes, 1c (1) states that for Floors: Consistent colour and neat pointing.	Page 24, Architectural Works, Internal Finishes, (I) C (1) states that for the walls: Consistent and neat marking.
16.	Stained on the timber flooring	Page 31, Architectural Works, Part 1: Internal Finishes, 1a (1) states that for Timber Floors: No stain marks.	Page 24, Architectural Works, Internal Finishes, (I) A (1) states that for the floors: No stain marks.
17.	Scratches on the floor tiles.	Page 31, Architectural Works, Part 1: Internal Finishes, 1a (3) states that for Floors: No visible damage/defects.	Page 24, Architectural Works, Internal Finishes, (I) A (3) states that for the floors: No visible damage/defects.
18.	Misalignment on the power points	Page 61, M&E Works, Part 5: Quality Standards for Basic M&E Fittings, 3a (1) states that for M&E Fittings: Fittings must be aligned and location as per approved drawings.	Page 49, M&E Works, Basic M&E Fittings, (V) C (i) states that for M&E Fitting: Fittings must be aligned.

No.	Building Defects	Conquas 7 th Edition 2008	Qlassic CIS 7:2006
B	Mont'Kiara Banyan		
19.	Sliding door gasket loosen	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: No stain marks and any visible damage.	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: Glazing clean and evenly sealed with gasket.
20.	Rusty ironmongery	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (5) states that for Doors: No sign of corrosion in ironmongery.	Page 31, Architectural Works, Internal Finishes, (IV) A (5) states that for the Doors: No sign of corrosion.
21.	Signs of water seepage on the window sill	Page 37, Architectural Works, Part 1: Internal Finishes, 5a (3) states that for Windows: Glazing clean; evenly sealed with putty or gasket for aluminium windows.	Page 31, Architectural Works, Internal Finishes, (IV) B (3) states that for the Windows: Glazing clean and evenly sealed with putty or gasket for aluminium windows.
22.	Poor workmanship of grouting work at the joint between the window frame and wall	Page 37, Architectural Works, Part 1: Internal Finishes, 5a (1) states that for Windows: Neat joint between window and wall internally and externally.	Page 31, Architectural Works, Internal Finishes, (IV) B (1) states that for the Windows: neat joint between window and wall internally and externally.
23.	Misalignment of window	Page 37, Architectural Works, Part 1: Internal Finishes, 5a (2) states that for Windows: Alignment/level with wall openings.	Page 31, Architectural Works, Internal Finishes, (IV) B (2) states that for the Windows: parallel with wall opening; window frame to be plumb and square.
24.	Varnish stains on the door hinges	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: No stain marks and any visible damage.	Page 31, Architectural Works, Internal Finishes, (IV) A (5) states that for the Doors: Accessories with good fit and no stains.

No.	Building Defects	Conquas 7 th Edition 2008	Classic CIS 7:2006
25.	WC press button not functioning	Page 61, M&E Works, Part 5: Quality Standards for Basic M&E Fittings, 2c (5) states that for Plumbing & Sanitary Fittings: Fittings in working condition.	Page 49, M&E Works, Basic M&E Fittings, (V) B (iii) states that for Plumbing and Sanitary Fittings: Fitting in working condition.
26.	Crack on the glazing panel of the sliding door	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: No stain marks and any visible damage.	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: No stain marks and any visible damage.
27.	Gap at the joint between the timber skirting and timber flooring	Page 31, Architectural Works, Part 1: Internal Finishes, 1d (3) states that for Timber Floors: No visible gaps in between timber strips.	Page 25, Architectural Works, Internal Finishes, (I) D states that for the floors: No visible gaps between timber strips.
28.	Chipped on the ceiling	Page 35, Architectural Works, Part 1: Internal Finishes, 3a (3) states that for Ceilings: No visible damage e.g spalling, leaks, cracks, etc	Page 28, Architectural Works, Internal Finishes, (III) A (3) states that for the Ceilings: No visible damage e.g. spalling, leaks, cracks, etc.
29.	Inconsistent pointing between the wall tiles	Page 33, Architectural Works, Part 1: Internal Finishes, 2c (3) states that for Walls: Consistent colour and neat pointing.	Page 26, Architectural Works, Internal Finishes, (II) C (1) states that for the walls: Joint are aligned between tiles and consistent size.
30.	Inconsistent tonality of the timber flooring	Page 31, Architectural Works, Part 1: Internal Finishes, 1a (1) states that for Floors: Consistent colour tone.	Page 25, Architectural Works, Internal Finishes, (I) A (1) states that for the floors: Consistent Colour tone.
31.	Gap at the joint between the fixed glazing panels	Page 37, Architectural Works, Part 1: Internal Finishes, 5a (1) states that for Windows: No visible gap between window frame and wall.	Page 31, Architectural Works, Internal Finishes, (IV) A (5) states that for the Windows: No visible gap between window frame and wall.

No.	Building Defects	Conquas 7 th Edition 2008	Qlassic CIS 7:2006
32.	Water leakage on the wall	Page 33, Architectural Works, Part 1: Internal Finishes, 2a (3) states that for Walls: No visible damage/defects.	Page 26, Architectural Works, Internal Finishes, (II) A (2) states that for the walls: No visible damage/defect.
33.	Hollowness on the wall tiles	Page 33, Architectural Works, Part 1: Internal Finishes, 2c (2) states that for Walls: No hollow sound when tapped with a hard object.	Page 26, Architectural Works, Internal Finishes, (II) A (3) states that for the walls: No hollow sound when tapped with a hard object.
34.	Screw missing at the hinges of the timber door	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (5) states that for Doors: No missing or defective accessories.	Page 31, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: No missing or defective accessories.
C	Mont'Kiara Meridin		
35.	Poor workmanship of varnishing work on the timber door	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: Consistent colour tone.	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: Good paintwork (including top and bottom of door leaf).
36.	Scratches on the ironmongery of the door	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (5) states that for Doors: No missing or defective accessories.	Page 31, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: No missing or defective accessories.
37.	Water leakage from the water trap below the sink	Page 60, M&E Works, Part 5: Quality Standards for Basic M&E Fittings, 2c (2) states that for Plumbing & Sanitary Fittings: No leakage at joints.	Page 49, M&E Works, Basic M&E Fittings, (V) B (iii) states that for Plumbing and Sanitary Fittings: No leakage at joints.

No.	Building Defects	Conquas 7 th Edition 2008	Qlassic CIS 7:2006
38.	Scratches on the timber door.	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: No stain marks and any visible damage.	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: No stain marks and any visible damage.
39.	Chipped on the floor tiles	Page 31, Architectural Works, Part 1: Internal Finishes, 1a (3) states that for Floors: No visible damage/defects.	Page 24, Architectural Works, Internal Finishes, (I) A (3) states that for the floors: No visible damage/defects.
40.	Scratches on the shower screen	Page 60, M&E Works, Part 5: Quality Standards for Basic M&E Fittings, 1 (3) states that for Plumbing & Sanitary Fittings: No visible damage/defects.	Page 32, Architectural Works, Internal Finishes, (IV) C (3) states that for the Fixtures: No damage/defect.
41.	Permanent stains on the sink	Page 60, M&E Works, Part 5: Quality Standards for Basic M&E Fittings, 1 (3) states that for Plumbing & Sanitary Fittings: No stain marks.	Page 48, M&E Works, (V) A (3) states that for the Basic M&E Fittings: No stain marks.
42.	Scratches on the timber flooring	Page 31, Architectural Works, Part 1: Internal Finishes, 1a (3) states that for Floors: No visible damage/defects.	Page 24, Architectural Works, Internal Finishes, (I) A (3) states that for the floors: No visible damage/defects.
43.	Gap at the joint between the architrave and timber flooring	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (2) states that for Doors: Consistent and no visible gaps for mitre joints.	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: Door joints and nail holes filled up, properly sanded.
44.	Rusty door knob	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (5) states that for Doors: No sign of corrosion in ironmongery.	Page 31, Architectural Works, Internal Finishes, (IV) A (5) states that for the Doors: No sign of corrosion.

No.	Building Defects	Conquas 7 th Edition 2008	Classic CIS 7:2006
45.	Chipped on the plaster wall	Page 33, Architectural Works, Part 1: Internal Finishes, 2a (3) states that for Walls: No visible damage/defects.	Page 26, Architectural Works, Internal Finishes, (II) A (2) states that for the walls: No visible damage/defect.
46.	Chipped edges on the plaster wall	Page 33, Architectural Works, Part 1: Internal Finishes, 2a (3) states that for Walls: No visible damage/defects.	Page 26, Architectural Works, Internal Finishes, (II) A (2) states that for the walls: No visible damage/defect.
47.	Rusty screw of the door stopper	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (5) states that for Doors: No sign of corrosion in ironmongery.	Page 31, Architectural Works, Internal Finishes, (IV) A (5) states that for the Doors: No sign of corrosion.
48.	Non-matching wood filler on the timber door	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: Door joints and nail holes filled up, properly sanded down and with good paint finish (including on top and bottom of door leaf and consistent in colour).	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: Door joints and nail holes filled up, properly sanded.
49.	Chipped on the glazing panel of the window	Page 37, Architectural Works, Part 1: Internal Finishes, 5a (3) states that for Doors: No stain marks and any visible damage/defects.	Page 31, Architectural Works, Internal Finishes, (IV) B (3) states that for the Windows: No stain mark and visible damage defect.
50.	Poor workmanship of sealant work at the joint between the shower screen and tiled flooring	Page 60, M&E Works, Part 5: Quality Standards for Basic M&E Fittings, 2c (1) states that for Plumbing & Sanitary Fittings: Firmly secured & joints properly sealed & pointed.	Page 32, Architectural Works, Internal Finishes, (IV) C (1) states that for the Fixtures: Consistent joint width and neat joint.

No.	Building Defects	Conquas 7 th Edition 2008	Qlassic CIS 7:2006
D	Flora Murni		
51.	Rusty on the hinges of the timber door	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (5) states that for Doors: No sign of corrosion in ironmongery	Page 31, Architectural Works, Internal Finishes, (IV) A (5) states that for the Doors: No sign of corrosion.
52.	Crack on the floor tile	Page 31, Architectural Works, Part 1: Internal Finishes, 1a (3) states that for Floors: No visible damage/defects.	Page 24, Architectural Works, Internal Finishes, (I) A (3) states that for the floors: No visible damage/defects.
53.	Different tonality on the wall tiles	Page 33, Architectural Works, Part 1: Internal Finishes, 2c (3) states that for Walls: Consistent colour and neat pointing.	Page 24, Architectural Works, Internal Finishes, (I) A (1) states that for the floors: Consistent colour tone.
54.	Fine cracks at the joint between the ceiling and plaster wall	Page 33, Architectural Works, Part 1: Internal Finishes, 2a (3) states that for Walls: No visible damage/defects.	Page 26, Architectural Works, Internal Finishes, (II) A (2) states that for the walls: No visible damage/defect.
55.	Fine cracks on the plaster wall	Page 33, Architectural Works, Part 1: Internal Finishes, 2a (3) states that for Walls: No visible damage/defects.	Page 26, Architectural Works, Internal Finishes, (II) A (2) states that for the walls: No visible damage/defect.
56.	Poor workmanship of sealant works at the joint between the door architrave and skirting.	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: No stain marks and any visible damage.	Page 30, Architectural Works, Internal Finishes, (IV) A (1) states that for the Doors: Neat joints.

No.	Building Defects	Conquas 7 th Edition 2008	Qlassic CIS 7:2006
E	Kiaramas Ayuria		
57.	Stains on the timber flooring	Page 31, Architectural Works, Part 1: Internal Finishes, 1a (1) states that for Floors: No stain marks.	Page 24, Architectural Works, Internal Finishes, (I) A (1) states that for the floors: No stain marks.
58.	Scratches on the timber flooring	Page 31, Architectural Works, Part 1: Internal Finishes, 1a (3) states that for Floors: No visible damage/defects.	Page 24, Architectural Works, Internal Finishes, (I) A (3) states that for the floors: No visible damage/defects.
59.	Stains and scratches on the counter top	Page 60, M&E Works, Part 5: Quality Standards for Basic M&E Fittings, 1 (3) states that for Plumbing & Sanitary Fittings: No visible damage/defects.	Page 32, Architectural Works, Internal Finishes, (IV) C (3) states that for the Fixtures: No stain mark; no damage/defect.
60.	Chipped edges on the cabinet panel.	Page 38, Architectural Works, Part 1: Internal Finishes, 6a (3) states that for Components: No visible damage/defects.	Page 32, Architectural Works, Internal Finishes, (IV) C (3) states that for the Fixtures: No stain mark; no damage/defect.
61.	Detached aluminium strip of the cabinet	Page 38, Architectural Works, Part 1: Internal Finishes, 6a (3) states that for Components: No visible damage/defects.	Page 32, Architectural Works, Internal Finishes, (IV) C (3) states that for the Fixtures: No stain mark; no damage/defect.
62.	Chipped on the timber architrave	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: No stain marks and any visible damage.	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: No stain marks and any visible damage.
63.	Chipped on the plaster wall	Page 33, Architectural Works, Part 1: Internal Finishes, 2a (3) states that for Walls: No visible damage/defects.	Page 26, Architectural Works, Internal Finishes, (II) A (2) states that for the walls: No visible damage/defect.

No.	Building Defects	Conquas 7 th Edition 2008	Qlassic CIS 7:2006
64.	Scratches on the timber door	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: No stain marks and any visible damage.	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: No stain marks and any visible damage.
65.	Chipped edges on the bottom part of the timber door	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: No stain marks and any visible damage.	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: No stain marks and any visible damage.
66.	Chipped on the wall tile	Page 33, Architectural Works, Part 1: Internal Finishes, 2a (3) states that for Walls: No visible damage/defects.	Page 26, Architectural Works, Internal Finishes, (II) A (2) states that for the walls: No visible damage/defect.
67.	Patches of painting works on the plaster wall	Page 33, Architectural Works, Part 1: Internal Finishes, 2f (3) states that for Walls: Good opacity, no patchiness resulted from touch up works.	Page 26, Architectural Works, Internal Finishes, (II) D (1) states that for the walls: Good opacity, no patchiness from touch up work.
68.	Patches on the timber door	Page 36, Architectural Works, Part 1: Internal Finishes, 4a (3) states that for Doors: Consistent colour tone.	Page 30, Architectural Works, Internal Finishes, (IV) A (3) states that for the Doors: good paintwork (including top and bottom of door)