



One Day Intensive Seminar

SBL Claimable Subject to HRDF Approval

Building Defects and Maintenance Planning

26TH MARCH 2010
PRINCE HOTEL, KUALA LUMPUR

Introduction

Building maintenance can be broadly as the application of scientific principles to the care and preservation of building assets. Building maintenance is therefore concerned with the technical requirements of investigating and diagnosing faults to assess condition; with the organizational needs to specify, select, implement and supervise remedial works and with the management operations to plan, preventive and corrective programmes.

Objectives

This course aims to:

- Determine the many causes of deterioration in building and services
- Appreciate the need for planned, cyclical and reactive maintenance works
- Assess the relationship between design, construction and decay causes
- Understand financial implication of maintenance planning and costs
- Assess design factors that influence minimum maintenance
- Evaluate the need for material performance and standard specifications requirements
- Be equipped with a set of tools for handling and capitalizing on difficult situations

Outline

1. Introduction to Defects and Maintenance

- Learning objectives
- Economics of building use
- Common causes of decay and deterioration of buildings
- Design, construction and material faults

2. Routine Maintenance and Adaptation

- Relationship between deterioration and maintenance
- Understanding various maintenance methods of buildings
- Micro and macro climactic effects
- Change of use and resulting unplanned maintenance
- Cyclical and fixed rotation maintenance

- Miscalculated maintenance planning
- Case study

3. Maintenance Planning

- Financial implication of maintenance
- Need for long term planning
- Life cycle assessment
- Lab modeling and precalculation
- Routine, remedial and reactive maintenance
- Response to material performance

4. Specific Maintenance

- Roof maintenance
- Maintenance of services
- Apartment security
- Case studies

Conducted By Distinguished Speaker: MS. JANAKY S. NAIR

Ms. Janaky S. Nair has been in the architectural and construction industry for the past 23 years. Her work experience include 18 years of service in a Local Authority in Kuala Lumpur covering architectural cad drawing, design assistant, construction detailing, construction supervision and training of staff.

The projects she has been involved in directly were the Sentul and Gombak high-rise mass housing schemes, monument complex in Dataran Merdeka and Dataran Labuan and various sports complexes and community halls.

She has also received specific training instructions on Building Technology from Edexcel Center (KL agents for British Technological Educational Council HND UK programs). She has undergone training specializing in building service integration, building defects and deterioration and appropriate material selection, conducted by the teaching mission of University of Melbourne.

She is a member of the British Institute of Architectural Technologists (B.I.A.T.). She holds an Honors degree in Architectural Technology from UK and a Master's degree in Built Environment from a local university.

Training Methodology

Dynamic presentation will be given by our distinguished speaker, followed by team discussion, brain-storming sessions and role-playing to emphasize the important concepts.

Organised By:



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REGISTRATION FORM

Ref: MAR10BD

EARLY BIRDS: Registration and Payment by 22nd February 2010 – RM750.00 per person

GROUP DISCOUNT: Two or More Persons from same organization – RM800.00 per person

REGULAR FEE: RM850.00 per person inclusive of lunch/tea-breaks/valuable seminar materials & CERTIFICATE

(Crossed Cheque/Bank Draft payable to ASIA PACIFIC DILIGENCE SDN. BHD.)

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Cancellations & Transfers: If you are unable to attend, a substitute candidate(s) is welcome at no extra charge. Please provide the name and position of the substitute delegate at least 2 days prior to the seminar. A full refund less 25% administrative charge will be made for cancellation received in writing 2 weeks prior to seminar. A 50% refund will be given for cancellation received 1 week prior to the seminar. Regrettably, no refund can be made for cancellation 3 days before the seminar. If registration is confirmed, a 25% administrative charge will be incurred for non-attendance.

The organizer reserves the right to change speakers and/or modify the programme content without prior notice.