

PROBLEMS ARISING OUT OF INEFFICIENT  
DESIGNS, CONSTRUCTION & MAINTENANCE OF  
MULTI-STOREY HOUSING SCHEMES & THEIR REMEDIES

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In view of the International Year of Shelter for the Homeless, it is of timely interest to examine the performance of some of the large multi-storey housing schemes with respect to their intended use.

Some time back, it was reported in the press, that a small fish tank which fell-down from a balcony took the life of an old lady. Yet another reported the blowing-off of asbestos sheets used for a roof.

Bitter disputes and complaints about passages being blocked by flower pots and the hindrance caused to passersby due to dripping water from such flower pots, unbearable shortages of water and the menace caused due to over-flowing water storage tanks, blocked kitchen sinks and gulleys and the terrible problems caused due to leaking toilets and the difficulties encountered in repairing them are of common occurrence.

Furthermore, when one walks into some of these housing schemes one would invariably notice dirty and damaged walls, broken stair treads and unilluminated passages.

The main reasons for some of these problems are inefficient designs, construction methods and lack of adequate maintenance schemes. This paper attempts to provide guidance on how some of these problems could be avoided and if not, ways and means of minimizing the occurrence of some of these problems.

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