

## WEBINAR TALK

# HOW WELL DO YOU KNOW YOUR HOUSE/BUILDINGS (CAUSES, PREVENTION AND REMEDIATION MEASURES MANAGEMENT FOR LEAKING AND WALL CRACK)

ORGANISED BY:  
PROJECT MANAGEMENT TECHNICAL DIVISION

BEM APPROVED CPD: 2    REF NO: IEM22/HQ/212/T (w)

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**DATE : 30 JUNE 2022 (THURSDAY)**

**TIME : 5.30PM - 7.30PM**

**SPEAKER : MR. KUAN YOU WAI**



REGISTRATION FEE :

IEM STUDENT : FOC

IEM MEMBERS: RM15

NON IEM MEMBERS: RM70

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# SYNOPSIS

Being in the Tropics, Malaysia enjoys abundant rainfall and solar exposure with vast greenery and vegetation. Our house/buildings are exposed to the unique weathering and dilapidation due to excessive humidity, intense rainfall and worsening heatwaves. Adoption of BS 8110: Structural Use of Concrete must be localized with consideration of our climate as well as Climate Change. Current practices with little or no consideration in localization has caused numerous complaints in cracking, durability, indoor air quality and accelerated dilapidation to our house/buildings.

Climate change has brought about new challenges and leakage has been haunting our built environment with sick house/building syndrome and accelerated degradation in our house/buildings. Worsening heat waves, tornados, stronger wind. It has brought about new threats to our house/buildings with rising water table, stronger salt spray along the coastal areas, stronger wind, accelerated dilapidation and the consequential leakage and dampness in the built environment. Ever since the mega earthquake in Aceh in 2004, Peninsular Malaysia suffered from earthquakes with epicenters within the Peninsular. Numerous earthquake tremors have vibrated and crack our house/buildings. All these changes have caused more damages and dampness in our building nowadays.

Mr Kuan You Wai is a contractor who trouble-shoots and repairs house/buildings particularly leakage for more than two (2) decades in residential, commercial and governmental buildings. His urge for knowledge has led him to become an infrared thermographic inspector (FLIR Sweden), a certified mold remediation contractor (ANSI IICRC S520 Standard and Reference Guides in Professional Mold Remediation, USA), a certified concrete repair professional (America Concrete Institute and International Concrete Repair Institute, USA) and a certified professional roofing contractor (National Roofing Contractors Association and International Institute of Building Enclosures Consultants, USA). To-date, Mr Kuan has published numerous papers and spoken in a number of professional bodies and government agencies in the topics like "Inter-floor Leakage", "Building Defect Management", "Waterproofing", "Indoor Mold and Environmental Health", "Concrete Diagnosis, Repair and Protection based on EN1504", "Corrosion in Concrete", "Earthquakes in Malaysia", "Building Condition Survey" and "Climate Change and Building Resilience". He also serves as a forensic investigator in building dampness with his group of scientists from local public universities.

Mr Kuan shall share his knowledge in Leaking and Wall Crack based on EN1504 Products and Systems in Protection and Repair of Concrete Structures, his primary findings in his local research as well as real life cases in forensic investigation and remediation in his talk.

# SPEAKER'S PROFILE

**Mr Kuan You Wai** has twenty two (22) years of experiences in contracting repair work in concrete repair, waterproofing, cracking, leaking, plumbing and mold remediation and thirteen (13) years of experiences in Non-Destructive Testing and Inspection in Dampness and Concrete.

He is a speaker for Subject Matter Industrial Expert in:

- Inter Floor Leakage (TPPS, Bahagian Perkhidmatan Perbandaran KPKT, COB of Selayang, Kajang, Ampang, Kajang, DBKL, RISM, MIPFM and UKM)
- Dampness, Mould, Moisture Control and Water Damage Restoration (TPPS)
- Leaking and Crack Prevention and Mitigation (CIDB and SP Setia Berhad)
- Building Pathology and Building Performance (University of Malaya)
- Cracking: Structural and Non Structural (KPKT and LEM)
- Defect Management and Latent Defects in Stratified Buildings (REHDA Institute, RISM and PKN Academy)
- Evaluation, Diagnosis, Repair and Rehabilitation of Concrete Structures based on BS EN 1504 (IEM, COB of Nilai)
- Damp Indoor Spaces & Environmental Health (REHDA Institute)
- Building Condition Survey (Malaysia Institute of Property and Facility Managers)
- Non-destructive testing, analysis and remedial actions (University of Malaya)

He also a Committee in Focus Group and Special Task Group in :-

- Sub Committee in "Way Forward Dealing with Defects and Certificate of Completion and Compliance", Jabatan Kerajaan Tempatan, Ministry of Urban Well-being, Housing and Local Government
- Focus Group in Reviewing CIS 7 Construction Quality Assessment System (Classic) in Construction Industry Development Authority, Ministry of Work
- Secretary of the Impartiality Committee of Institute Materials Malaysia

Mr Kuan has written a few articles and published in newspaper, magazines and journal such as The Star, Malay Mail, The Edge Financial Daily, Journal of MIPFM etc.

Mr Kuan is a member of International Concrete Repair Institute, USA, International Institute of Building Envelope Consultants, USA, National House Buyers Association, Malaysia, Institute of Materials Malaysia & Strata Owners Association of Malaysia.