

## **HOUSING REPAIRS SCENARIO OF SUBURBAN BOMBAY, INDIA**

### **SYNOPSIS**

Annual repairs and maintenance budget in the private and co-operative housing sector in suburban Mumbai is spiraling every year and is estimated at above Rs.150 Million. Most of this is managed without any engineering involved. Recent inroads, of engineering being applied to housing repairs, has lead to opening up of new challenges for civil engineers.

Absence of organized approach to the problem has always led to repairs being of inferior quality. Repairs are governed by economic constrains more than engineering requirements.

An engineering solution to the repairs of residential housing societies has led to reduction in cost of maintenance during the service life of the building.

The paper describes the cost effective methodology of investigation and rehabilitation procedures adopted for housing societies in Bombay suburbs by the authors company.

The author has been effective in using the principle of "WORST DEFECT FIRST REPAIR" (WDFR) and NO DEFECT NO REPAIR (NDNR) rule to keep the solution within cost effective range.