DEPARTMENT OF BUILDING SURVEYING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITI TEKNOLOGI MARA

MAINTENANCE MANAGEMENT OF INTELLIGENT BUILDING
(A CASE STUDY OF PERBADANAN PUTRAJAYA BUILDING)

This academic project is submitted in partial fulfillment of the
requirement for the Bachelor Of Building Surveying (Hons.)

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"I hereby declare that this academic project is the result of my own research
Except for the quotation and summary which have been acknowledged"

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ABSTRACT

The intelligent building is one of a technology that consist of a system that can work or operate automatically without using the manual operation, the system will operate according to the schedule that has been set up by the building owner. The maintenance management of the intelligent building is different with the other conventional building, because to maintain the intelligent building must be whom that participate specialist on the system.

The main factor was makes these buildings were call of intelligent building was on the aspect of technology usage, for example on the system. The system been adapted on this building were name by Building Control System BCS, this system are not authorized by the local industry but come from outsider country which is United State. On the aspect of maintenance of the intelligent building, it must be taken seriously, because with the careless of maintain it; it will gave the negative impact towards the building especially to the building system. This building was operate and been control by the BCS system, it consist 90% of the building system in the building such as lighting system, air conditioning system, lift system, pump, security and etc are control by the system.

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CHAPTER 1

INTRODUCTION

1.0 INTRODUCTION

Buildings are a nation's most valuable asset, providing people with shelter and facilities for work and leisure. Contributions to this asset have been made by successive generation and its value now runs into may billion of ringgit. Apart from their monetary value, building from part of national heritage, the best examples of which must be preserved for future generations. The importance of building maintenance can be judge from its relation to the building industry and to the Gross National Product (GNP). Maintenance represents about 10% of the Gross National Product.

Maintenance is an importance aspect to keep the building in acceptable standard and prevent the building defect from occurs. The maintenance management for the building can be influenced by the desidn factor,function, age and place of the building where is the building oriental. The good maintenance management can influence the building efficiency or building lifespan. In other cases the intelligent building is a building that low cost in operational and normally used a newest t5echnologies that always need to be maintaind and always on the good condition, for to make sure the intelligent building function can be archieved.

Maintenance management required a variety of skill, technical knowledge, and site experience in order to identify and satisfy maintenance needs. A prime mover of maintenance management practices must be the building owner and his agents to provide the resources and motivations for the building surveyors.