MAINTENANCE MANAGEMENT OF BEACH HOUSE RESORT IN COASTAL AREA

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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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The Maintenance Management have their own guidelines based on the types of building which is commercial building, residential buildings, institutions buildings, etc to maintain their building. Every resort building need a maintenance works so that the building should have their own maintenance management to keep maintain the condition of building. The beach house resort in coastal area need the maintenance management for keep maintain that building as a tourism places. The resort building also should be considered when the designers specify the building materials to keep maintain the building in long term. Maintenance management of the resort in coastal area are very important because of the highest humidity problem. It will give the more of impact to that adjacent building whether the houses or resort. Because of that, the adjacent building have many problem such as corrosion, lack of the building's colour, etc. but the management of the resort building should be provide a comfortable place to the tourist or any visitor to the resort. Every resort should have maintenance management for keep maintain and control the humidity problems due of wind and weather. When the building have their own maintenance management, they can be perform daily housekeeping and cleaning to maintain a properly presentable facility, promptly respond and repair minor discrepancies in the facility, develop and execute a system of regularly scheduled maintenance actions to prevent premature failure of the facility and its system and components, complete major repairs based on lowest life-cycle cost, operate the facility utilities in the most economical manner while providing necessary reliability, and etc. The environment in coastal area is the different working environment in maintenance so that the owner of resort need occupational health and safety management systems to prevent and minimize the accident to the tourist or visitor. The resort building in coastal area have a different practice, the maintenance programme should comprised of three basic components organization, inspection, and maintenance plan. The management of resort must provide guidance to the resort in preparing detailed list of areas, spaces, materials, furniture, and equipment to be maintained as well as a list of defect to be corrected. The users satisfaction also important to the future life of the building.
CHAPTER 1

INTRODUCTION

1.1 OVERVIEW OF RESEARCH

Building maintenance is a major activity in most countries. Any reduction in resources applied to building maintenance will have a visible effect on the economy. So that every building need a maintenance management to keep the building for maintain the condition of building so also the beach house resort in coastal area need the maintenance management. Maintenance issue often arises when the building performance is not meeting the standards and quality designed (A.S., Ali., et al., 2013). Most of the effect are avoidable if maintenance aspects are being considered during design and construction stage of the buildings. Few building owners regard planned maintenance as a matter for serious concern, and yet building owners cannot afford to allow their buildings, old or new, to decay through neglect (Arditi, D., et al., 1999).

According to British Standard 3811(Glossary, 1984), Arditi, D., et al (1999) reported that maintenance can be defined as a combination of any actions carried out to retain an item in, or restore it to, an acceptable condition. Arditi also said that the maintenance issue also considered when designers specify building materials and service equipment, the level of designers' knowledge in maintenance-related issues to which design personnel is exposed to training in maintenance-related matters, the extent to which designers consult property managers and maintenance consultants, the relative importance of maintenance issues to other design factors, the level of difficulty in cleaning, inspecting, repairing, and replacing various building components and the magnitude and frequency of maintenance-related complaints that designers receive from clients and tenants. Susan, A., 2011 said, every individual must be responsible for involve with the asset maintenance.