THE RELATIONSHIP BETWEEN
THE DESIGN AND MAINTENANCE OF
SULTAN ABDUL AZIZ ROYAL GALLERY

HANIS ATHIRAH BINTI ABDUL GHAFFAR
(2012921951)

Academic Project submitted in partial fulfillment
of the requirements for the degree of
Bachelor of Building Surveying (Hons)
Centre of Studies for Building Surveying
Faculty of Architecture, Planning & Surveying

January 2015
THE RELATIONSHIP BETWEEN
THE DESIGN AND MAINTENANCE OF
SULTAN ABDUL AZIZ ROYAL GALLERY

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

Student’s Name : HANIS ATHIRAH BINTI ABDUL GHAFFAR
Signature : [Signature]
UITM No. : 2012921951
Date : January 22nd, 2015
Building maintenance is a process where a building is cared to function at the standards that have been specified for the occupants use and benefit. The main purpose of this dissertation is to identifying the connection between building design and its maintenance; by knowing the design of the building and have a deeper study on the maintenance. The relationship between design and maintenance should not be viewed from the perspective of increasing repair work or cost involved, but need to consider also the design impact on structure and material installed as well as the each building component life cycle. In order to achieve the aim of this dissertation, several objectives are set up; which are to determine the link between design and maintenance from the point of repair work, to consider the impact of design on structure and material installed as well as the life cycle of each building component and to investigate the factors of building design that influence maintenance system. Several methodologies are used in order to carry out the research. Questionnaires have been distributed to certain parties only. Observation too has been conducted to survey the current building condition. Based on the analysis, most of the respondents are aware about the link between design and maintenance. The results indicate there are a lot of factors affecting the building maintenance and the workmanship had proven to play a major role. In a nutshell, the results of the analyzed data give detailed information about general building maintenance and the current state of Sultan Abdul Aziz Royal Gallery is considered excellent and well maintained from both research methodologies. After the defects found, and the proper maintenance arrangement should be conducted are identified.
ACKNOWLEDGMENT

In the Name of Allah, the Beneficent, the Merciful

First praise is to Allah, the Almighty, on whom ultimately we depend for sustenance and guidance. Secondly, I take this opportunity to express my profound gratitude and deep regards to my supervisor, for the guidance given and support so as contribution of ideas in preparing this dissertation. In additional, a special thanks for my supervisor for the successful monitoring and encouragement throughout the course of this dissertation.

I also take this opportunity to express a deep sense of gratitude to those who have shown their full support in the process of this dissertation especially to my family members and friends for their cordial support, which helped me in completing this task through various stages.

I am obliged to staff members of Building Department of JKR Selangor, Building Department of JKR Klang and Sultan Abdul Aziz Royal Gallery Management Office for their time in answering the questionnaires and the valuable information provided by them in their respective fields. I am grateful for their cooperation.

Sincerely,

(HANIS ATHIRAH BINTI ABDUL GHAFFAR)
1.0 INTRODUCTION

1.1 STUDY BACKGROUND

The condition of a completed building, mainly in the manner of defects and maintenance are determined by building design. The building performance and physical characteristic and its endurances to confront against environmental condition, social interfaces such as graffiti and vandalism are indirectly influenced by design (Ramly, A., 2006).

Design and maintenance link should not be viewed from the perspective of increasing the repair work or cost involved, but it need to consider also the design impact on structure and material installed as well as each building component life cycle. (Ramly, A., 2006)

The chosen building is the Sultan Abdul Aziz Royal Gallery which located at Klang, Selangor. The study focus on the relationship between design and maintenance of the chosen study site.