THE PROBLEM OF MAINTENANCE MANAGEMENT IN GOVERNMENT BUILDING

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APRIL 2009
ABSTRACT

Maintenance of building being faced trivial for some society in Malaysia, this is because lack of concern encouragement and value on building condition. Building also requires neat care to be sure its function and last. We often heard of defect problem in government buildings in Malaysia, this is because system still weak maintenance management either from government side such as Ministry Of Works, Public Works Department and Economic Planning Unit and maintenance management also weak in private party namely maintenance contractor. There have been lots issues rising against maintenance problem government building in Malaysia, as has been state in news paper and television, this matter also can be embarrassing the government sector, as a couple of incidents has happened in government building. The Government building is important because it its function to handle operation in country. This building does not cause profit but it its give priority to aesthetic value as integrity symbol a government agency. So it is a responsible to do maintenance to maintain that value. The objective of the study is to identify problem in maintenance management in government building, to identify the factor that course of problem in maintenance management at the government building. To identify the effect of the problem in maintenance management to the government building and to provide recommendation to solve the problem. The aim of this study are, Can help government to improve the maintenance management for government building, Can help in planning government building maintenance management with over efficient and effective in the future and Can help the Ministry Of Works
and Public Work Department know the problem that face by the maintenance contractor and maintenance contractor also can know the problem that face by the Ministry Of Works, Public Work Department, and Economic planning Unit. This study use Delphi Method, the information obtained through interview with certain parties or group professional about this subject. The interview session have been done with, Mr. Muhd Fathi Bin and Nazri Bin Darus( Ministry Of Works), Mr. Muhd Hadzin Bin Ahamad ( Economic Planning Unit ), Mr. Harun Ar-Rashid ( Public Works Department ), Norazhana Binti Abdul Rahman ( Harta Maintenance Sdn Bhd) , Mr. Mahathir Bin Ismail ( Rahajaya Sdn Bhd). The information achieved from interview will analysis to find the final answer of this study. From these studies, the result of problem can be categories into Maintenance Organization, Maintenance Budget, Maintenance Planning, Workers or Staff, Procedure and statutory control.
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