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INTEGRATED FINAL PROJECT (BSR330)
CASE STUDY:
SIME DARBY PROPERTY

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ABSTRACT

In this comprehensive report, we meticulously delineate all the activities undertaken during our in-depth case study at Sime Darby Property, Ara Damansara. Our focus revolves around the nuanced intricacies of building maintenance management as orchestrated by the adept team at the building maintenance department.

The report encapsulates a wealth of information gleaned directly from the building and the maintenance department, meticulously curated to fulfil the task requirements. Comprehensively meeting the stipulated criteria, we delve into the specifics of property details, organizational structures, and the intricacies of maintenance management within the building. Addressing the multifaceted requirements, our report systematically unfolds the maintenance policy and planning, the technological underpinnings of the building design, and the dynamic interplay of maintenance strategies.

Furthermore, we navigate through a thorough building condition assessment, shedding light on the maintenance strategies employed. Legal aspects are scrutinized, providing a holistic view of the case study. The financial intricacies, including the maintenance budget, are presented with analytical precision. Throughout, we dissect problems encountered and proffer insightful recommendations based on rigorous analysis.

Our report stands as a comprehensive compendium, encapsulating insights furnished by the adept maintenance department at our case study location. It affords readers a panoramic view of the maintenance management landscape from our perspective as students.

The crux of our argument emphasizes the pivotal role of maintenance in preserving property value over time, minimizing inconveniences, and ensuring the safety of building occupants. We ardently hope that the detailed contents of this report not only meet but exceed the expectations of our readers, imparting a wealth of knowledge in the intricate realm of building maintenance management.

1.1 INTRODUCTION & ORGANIZATION BACKGROUND



Figure 1.1 Sime Darby Property Berhad

Table 1.1 Name & address of the property

NAME OF THE BUILDING	Sime Darby Property Berhad
ADDRESS	Block G, No, 2, Jln PJU 1A/7, Ara Damansara, 47301 Petaling Jaya, Selangor

Ara Damansara was founded in 1999 by Sime Pilmoor Development Sdn Bhd, a wholly owned subsidiary of Sime Darby Berhad, and is now managed by Sime UEP Development Sdn Bhd. When completed, Ara Damansara will have approximately 4,000 units of various property types. It is a 739-acre (2.99 km²) township in Petaling Jaya that is taking shape on the Subang Airport airport highway (Federal Route 15). It is strategically located to the north and west of the New Klang Valley Expressway (NKVE), east of the Subang Airport Highway, and south of the Puncak Alam Highway.

It is bounded to the north by Kota Damansara, to the east by Taman Tun Dr Ismail, to the south by Subang Jaya, and to the west by Kayangan Height. It is also situated between the Saujana and Tropicana Golf and Country Clubs. It is served by the Malaysian Federal Highway (Federal Route 2), the New Klang Valley Expressway AH2, and the Subang Jaya-Kelana Jaya Interchange, which will take motorists to various parts of Klang Valley. Ara Damansara is positioned to be developed into a prestige township offering a lifestyle that promotes close-knit community living due to its strategic location, easy accessibility, and affluent customer base.