



DEPARTMENT OF BUILT ENVIRONMENT STUDIES & TECHNOLOGY
COLLEGE OF BUILT ENVIRONMENT
UNIVERSITI TEKNOLOGI MARA
PERAK BRANCH

**INTEGRATED FINAL PROJECT (BSR330)
CASE STUDY:**

MENARA TABUNG HAJI TUN RAZAK

PREPARED BY:

MUHAMMAD HAZIQ RIZQI BIN YUSRIZAL	2021457816
NUR NADIA NATRAH BINTI MOHD HANIFF	2021624274
NUR SYAFIQAH BINTI MOHD SIDIK	2021623832

DIPLOMA IN BUILDING SURVEYING

SEMESTER
OCTOBER 2023 – FEBRUARY 2024

DECLARATION OF SUPERVISOR



Diploma in Building Surveying
Department of Built Environment Studies & Technology
College of Built Environment
Universiti Teknologi MARA Perak Branch

**INTEGRATED FINAL PROJECT (BSR330)
OCT 2023 – FEB 2024**

I am hereby pronounced this Integrated Final Project report is fully recommended for revision purpose as the originality and its prospect is being accredited by the departments through my supervision.

Supervised by:

.....
(SR. DR. NORAZURA BINTI MIZAL AZZMI)

TABLE OF CONTENTS

CONTENT	PAGE
<u>CHAPTER 1 : THE DETAILS OF THE PROPERTY</u>	
1.1 Introduction Organization Background	1
1.2 Building Background	5
1.2.1 Building History	5
1.2.2 Building Orientation	6
1.2.3 Elevation	7
1.2.4 Key Plan	9
1.2.5 Location Plan	10
1.2.6 Building Adjacent	11
1.3 Project Brief	12
1.4 List Of Major Occupants And Tenant	16
1.5 Facilities And Building Service	19
1.6 Summary	25
<u>CHAPTER 2: ORGANIZATIONAL / MAINTENANCE MANAGEMENT</u>	
2.1 Introduction	27
2.2 Organization Objective	28
2.3 Corporate Information	29
2.4 Organization Structure	30
2.4.1 TH Properties Organization Chart	30
2.4.2 THUB Organization Chart	30
2.4.3 Outsource Maintenance Companies	31
2.5 Scope Of Responsibility	32
2.6 Scope Of Work	34
2.7 Summary	37
<u>CHAPTER 3 : MAINTENANCE POLICY, PLANNING AND PROGRAMME</u>	
3.1 Introduction	39
3.2 Organization Maintenance Vision, Mission and Objectives	39
3.3 Maintenance Policy, Quality Policy and Occupational Safety, Health and Environment Policy and Electrical Policy	40
3.4 Maintenance Standard and Quality Standard	43
3.5 Maintenance Planning	44

3.6 Maintenance Programme	48
3.7 Summary	197

CHAPTER 4 : BUILDING DESIGN AND TECHNOLOGY

4.1 Introduction	199
4.2 Building Design and Concept	200
4.3 Green and Sustainable Initiatives	202
4.4 Building Elements and Specifications	205
4.4.1 Superstructure	205
4.4.2 Internal Finishes	211
4.5 Building Services And Facilities	214
4.5.1 Sanitary fitting	214
4.5.2 Sewerage system	216
4.5.3 Cold and Hot Water Supply	218
4.5.4 Electrical Distribution System	220
4.5.5 Mechanical Transportation (Elevator)	222
4.5.6 Mechanical Ventilation System (HVAC)	223
4.5.7 Fire Fighting System	227
4.5.8 Security System	232
4.5.9 Waste Disposal System	235
4.5.10 Generator Set System (Standby Mode)	236
4.5.11 Telecommunication System	237
4.5.12 Gas Supply System	239
4.6 External Work and Service	240
4.6.1 Walkway	240
4.6.2 Storm Water Drains, Culverts and Sumps	241
4.6.3 Water Reticulation System	242
4.6.4 Security Fencing And Gates	243
4.6.5 Landscaping (Softscape and Hardscape)	244
4.6.6 Compound Lighting	249
4.7 Special Technologies and Features	249
4.7.1 Building Automation System (BAS)	250
4.7.2 Building Condition System (BCS)	251
4.8 Summary	252



Figure 1.1 The Logo of Tabung Haji

The idea for the establishment of Perbadanan Wang Simpanan Bakal-Bakal Haji or Prospective Haji Savings Corporation (PWSBH) originated as a result of the proposal of a famous Malay economic figure, Professor Diraja Ungku Abdul Aziz bin Ungku Abdul Hamid, in December 1959 to the Federal Government of Malaya.

Before the establishment of Lembaga Tabung Haji, there was no Islamic financial institution that could provide services to Muslims in Malaysia to save money to cover the cost of performing the Hajj. Although at that time there were already several banks, Muslims in this country refused to save with conventional banking for the purpose of performing the Hajj because they wanted to ensure that their savings were free from any elements and practices of riba so that the Hajj obtained was Hajj Mabrur.

From September 30, 1963, PWSBH made history by opening a counter to receive savings from prospective pilgrims. Malaysian Muslims began to be educated to make savings from a young age to make savings with syariah-compliant organizations in preparation for the Hajj.

In 1969, in order to strengthen its role and facilitate the coordination of the growing Hajj savings and management activities, PWSBH was merged with the Hajj Affairs Office which was established in 1951 and operates in Penang. This combined body was Lembaga Urusan dan Tabung Haji (LUTH), which was later changed lembaga tabung haji in 1995 or known as the abbreviation Tabung Haji or TH until now.