



اَوْنِوَرَسِيْتِي تِيكْنُوْلُوْجِي مَارَا
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INTEGRATED FINAL PROJECT (BSR 330)

CASE STUDY:
MENARA WORLDWIDE BUKIT BINTANG

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ABSTRACT

This report presents an analysis of the interpretation of all activities that were observed and learned during the visit to Menara Worldwide, our case study situated in Bukit Bintang, Kuala Lumpur. This study encompasses the subject matter that has been covered over the course of several semesters, with a primary emphasis on the financial, operational, and managerial aspects of the building's maintenance as overseen by the facility management team of Knight Frank Sdn Bhd.

The content in this report is predicated on the criteria by which all pertinent information and data are gathered in order to complete each of the mandatory chapters. It must include details of the property, an organization for maintenance management, a policy and planning for maintenance, building design and structural design, building condition assessment, maintenance strategy, legal aspect and financial aspects, the problem and recommendations, in accordance with the requirements.

The entire discourse pertaining to the classification, explication, and analysis is written from the perspective of us Diploma in Building Surveying students. The information provided is derived from primary sources, including the maintenance department, the internet, and our own observations at Menara Worldwide. Maintenance management is an essential component of every structure, as it guarantees that all building-related elements remain in optimal condition, prolongs the building's lifespan, reduces disruptions, and ensures that tenants and users are comfortable, safe, and protected.

We sincerely hope that the reader will find the explanation of the report's overall contents to be satisfactory.

1.1 INTRODUCTION OF THE BUILDING



Figure 1.1 : Menara Worldwide

Table 1.1: Name And Address Of The Property

NAME OF THE BUILDING	Menara Worldwide
ADDRESS	198, Jln Bukit Bintang, Kuala Lumpur, 55100 Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur

Standing as a sparkling tribute to modern architectural talent, Menara Worldwide stands conspicuously as a symbol of worldwide business and economic activity in the center of busy Kuala Lumpur. This distinctive skyscraper, made of glass and steel, is ideally positioned on a one-acre premium site in the prized Bukit Bintang region, placing it at the hub of dynamic economic activity. The tower, with its 27 storeys, offers premium office space, complimented by a four-level platform block suited for both commercial and office usage. The architectural magnificence of Menara Worldwide is further highlighted by floor-to-floor windows, not only presenting a distinctive facade but also ensuring abundant ventilation and natural lighting. Completed in July 2010, Menara Worldwide not only stands as a beautiful marvel but also succeeds in terms of accessibility. Its strategic position offers quick access to key roads, including the SMART Highway, Sungai Besi Highway, Ampang-KL Elevated Highway (AKLEH), and KL-Putrajaya Maju Expressway. Moreover, the skyscraper is a quick 15-minute walk from Raja Chulan Monorail Station.