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**THE BUILDING MAINTENANCE MANAGEMENT
PRACTICES AND CHALLENGES FOR
PERFORMANCE IMPROVEMENT IN EDUCATIONAL
BUILDING, UiTM KELANTAN.**

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ABSTRACT

Maintenance is an operation necessary or performed to maintain the original state of the building as close and justified and to stay or repair the amenities ~~to provide the building with the simplest results.~~ The repair or replacement of the necessary devices was also attached. Management of building maintenance explains how a maintenance system functions may well be organized to accommodate the difficulty of building maintenance. Although new buildings help to upgrade educational facilities and supply better quality education, buildings cannot remain new throughout their lifetime. on condition that buildings cannot remain new. However, there are many challenges and obstacles encounter by the university to confirm that the building is well-managed and maintain to convey the most effective performance to the scholars and staff. Facilities and structure of the building must be managed and secured so that they in an approximate condition and well- function. As a result, the aim of this research is to determine the type of maintenance used and identify challenges faced by the building maintenance management department in UiTM Kelantan that can give effect to the educational building performance. A total of five selected registered maintenance crew in UiTM Kelantan is interviewed to obtain the data needed to achieve the aim and objective of this research. This research is expected to discover the type of building maintenance used in maintaining the educational building in UiTM Kelantan and challenges faced by the maintenance department to achieve the best performance in educational building. The current findings shows that the type used by the maintenance department in UiTM Kelantan for the educational building is scheduled maintenance and corrective maintenance is used when there is unplanned maintenance. Besides that, the challenges faced by them to deliver the best maintenance is due to the lack of

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CHAPTER 1: INTRODUCTION

1.1 OVERVIEW

Maintenance is an operation necessary or performed to maintain the original state of the building as close and justified and to stay or repair the amenities to provide the building with the simplest results. The repair or replacement of the necessary devices was also attached. The principle of construction maintenance is divided into two parts, namely maintenance management of buildings, and maintenance technology of buildings. Management of building maintenance explains how a maintenance system functions may well be organized to accommodate the difficulty of building maintenance.

In compliance with the O.A. Latef, M. F. Khamidi, A. Idrus, (2010), the maintenance purpose is to preserve the building in its early phases, and a few of the key motives for preserving the building are to sustain the integrity of the purchase, to take care of the building in the very state that it continues to serve its function and to show a truthful appearance. Although new buildings help to upgrade educational facilities and supply better quality education, buildings cannot remain new throughout their lifetime. on condition that buildings cannot remain new.

Throughout their entire life, a replacement building also requires maintenance. In general, there are four forms of maintenance, comprising corrective or failure maintenance, treatment, preventive maintenance, and predictive maintenance. Since the evaluation of each maintenance technique relies heavily on performance-degradation, minimum quality rating, service life and pace of maintenance operations, these criteria have influenced the evaluation of maintenance practices during this ongoing investigation (I.F. Colen, J.D Brito,2010). Even though constructing a replacement building helps to upgrade educational building and facilities to supply a much better quality of education, it is also necessary to keep up