

**CENTRE OF STUDIES FOR BUILDING SURVEYING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITI TEKNOLOGI MARA**

**MAINTENANCE MANAGEMENT AT BASEMENT CAR PARKING
SPACE IN COMMERCIAL BUILDING**

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**“I hereby declare that this academic project is the result of my own
research except for the quotation and summary which have been
acknowledged”**

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ABSTRACT

Maintenance Management represents a tool for continuous and sustainable improvements and allows for the efficient operation and maintenance of the buildings. Until very recent, Maintenance Management (MM) was not common in Malaysia. Designers used to design all types of buildings without consideration for the Maintenance Management requirements. Unfortunately, this has led to various problems especially for commercial buildings, which require special Maintenance Management considerations during the different phases of the Facility starting from the Conceptual Planning and Design phases until the Operation and maintenance phase

During the last decade, construction development and urban planning have been undergoing a new leap, tremendous changes, and concept improvement. Developers have felt the significance of considering (MM) during the life-cycle of the facility in order to protect their assets and to achieve users' satisfaction. The government has also assisted in this notion by adequately planning business parks with all required services and infrastructure. Tens of new office buildings have been developed during this period.

This paper aims to identify the Maintenance Management at basement car parking space in commercial buildings, which is a case area in Shah Alam Selangor. A survey has been conducted on a number of commercial buildings to monitor and depict the opinion of its occupants on the building design and services. Analysis of this survey illustrates the pros and cons of the buildings' functions and performance. Finally, the paper demonstrates the impact of maintenance management and its significant role in improving the commercial building performance

CHAPTER 1

INTRODUCTION

1.1 Introduction

Maintenance is known as a return on investment and the value of the building. The larger of initial capital needed to develop a building project, thus the greater return will get on the other hand expect. Therefore, a building like a hotels, shopping complexes, offices or apartments should always be in like-new condition which can meet the full functionality of the highest returns. (Fariz Mohd Noh, 2010)

Nearly all creating is actually inseparable coming from deficiency or perhaps damage not with standing several measures taken in the design and also design. Even so, private complexes are generally more earmarked plus more useful within preservation function when compared with general public complexes. Inside our land, quite a few general public complexes tend to be an essential and also precious seeing that schools, nursing homes, shuttle bus pit stop and also other is actually in an exceedingly unhappy circumstance. There will discover those who prefer choose to create a a new building than restore and preservation. This is usually common within through developing a countries. Numerous procedures for preservation and also expanded the new design without having acknowledging about preservation that is burden to them. Subsequently an increasing number of complexes are to be disposed considerably in advance needs to be. This means that the continent will lose a part of it is home constructed coming from limited capital.

Building maintenance is in fact desired when the developing is done. As of this earlier phase, a deficiency that is caused due to design and style as well as building from the developing by itself. Over the building course of action, each and every design and style alterations are essential along with accredited by the architect to get received by the noble palm, defects caused by disregard in the course of building will be paid for by the builder. Defect liability of six or twelve months as well as a year from the provisions from the building long term contract. During this time period your builder must mend just about any defects which exist which consists of personal price tag. There after time period stops, your developing administrator to provide even more repair software. Precisely what should be