



DEPARTMENT OF BUILDING SURVEYING  
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING  
UNIVERSITI TEKNOLOGI MARA

## MAINTENANCE MANAGEMENT OF LOCAL AUTHORITIES ASSET

This academic project is submitted in partial fulfillment of the  
requirement for the Bachelor Of Building Surveying (Hons.)

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## **ABSTACT**

This thesis aims is to evaluate the effectiveness of maintenance management of local authorities asset. The emphasis to the effectiveness of maintenance management needed is important because if asset users feel uncomfortable for their asset will impact directly to the government delivery system and national development. Besides that, the objective of this study also to make comparisons between 3 units of local authorities in Selangor based on 3 main aspect of maintenance management systems: aspect of methods and policies of maintenance that apply, human resources planning aspect, and financial aspect. Apart from making comparison, equation and conflict between the 3 local authorities also will be evaluated on this thesis based on 3 main aspect of maintenance management. Data and results which obtain from this study get from the circulation of questionnaire to the asset consumer and also from structural questionnaire which use to interviews the maintenance management of local authorities party.

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## CHAPTER 1

### 1.0 INTRODUCTION

Every building and asset in public sector must to be manage and maintain with efficient and effective so that can give a main support services to achieve the goals of operations in government organization. Maintenance in government asset is important for reduce any interference or delayed the services of government agency who involved with operation in government asset. Failure to maintain government buildings and physical asset in the public sector will provide the performance and image of the mediocre to a government agency.

In the implementation of maintenance works in the building sector facilities, this involves coordinating of various public sources and factors related. It must manage with a systematic and effective where this activity was called as maintenance management. The victory or failure in maintenance asset in public sector is depending on the effectiveness of the management.

The effectiveness of maintenance management the government building and asset is the important factor to make sure the government agency related can