



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

**CONDITION AUDIT AND MAINTENANCE FOR PUBLIC BUILDING  
(POLICE QUARTERS)**

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

**MOHD NOR RASHIDEE BIN NORA AFANDI  
(2007279856)**

**APRIL 2010**

## **ABSTRACT**

**Building maintenance is very important in a placement or an area. It is ensuring the life healthy ones and harmony achievable due to building in which case in good. In fact building that well groomed necessarily become choice for population so that they felting safe to stay. Accordingly, maintenance was of paramount importance in safeguarding asset from problem.**

**To know about problems and so on maintenance, 4 Case studies was elected according to field study topic. Case study is made under supervise PDRM (Polis DiRaja Malaysia). The area that studied is under Shah Alam district and Klang district and focussed in managing and problem that faced by building and population.**

**In providing dissertation, there will study on the maintenance of the police quarters and there will be brief condition audit to know building condition and problem that there are in building that maintained by officers that responsible by PDRM. Additionally, author should also know public satisfaction on the problem of encountering.**

**Lastly, some suggestions proposed to overcome those problems emerges in management and some suggestions also been given in improving maintenance management quality in building quarters police.**

---

**Contents****pages****Acknowledgment****Abstract****Chapter 1**

1.0	introduction	1
1.1	problem issue	2-4
1.2	objective	5
1.3	scope of study	5
1.4	scope of inspection and limitation of study	6
1.5	methodology	7
1.6	summaries	7

**Chapter 2**

2.0	introductions	
2.1	definition of condition audit	8-9
2.2	building condition audit	11
2.3	classification element	11-12
2.4	definition of maintenance	13
2.5	building maintenance	14
2.6	maintenance policy	15
2.7	objective building maintenance	16-17
2.8	types of maintenance	17-21
2.9	maintenance program	21-22
2.10	maintenance standard	23-25
2.11	summary	26

---

### Chapter 3

3.0	overview methodology process of case study	
3.1	introduction of the case study	27
3.2	methodology of case study	27-28
3.3	interviews	29-30
3.4	questionnaires	31
3.5	observation	32-33
3.6	inspection	34
3.7	data analysis	34
3.8	results	35
3.9	audit building checklists	36-39
3.10	summary	40

### Chapter 4

4.0	case study	
4.1	introduction	41
4.2	scope of case study	41-42
4.3	case study 1: ibu pejabat polis kontinjen selangor & quarters	42-46
4.4	case study 2: ibu pejabat polis daerah shah alam & quarters	47-51
4.5	case study 3: ibu pejabat polis klang & quarters	52-56
4.6	case study 4: balai polis seksyen 6	57-60
4.7	summary	61

### Chapter 5

5.0	introduction	62-63
5.1	analysis of observation based on interview report	63-73
5.2	The list of background maintenance of quarters Police in selangor	74-79
5.3	analysis of observation based on building condition audit and survey at residential area (quarters).	79
5.4	case study 1 : quarters ipk shah alam	79-87
5.5	case study 2: quarters ibu pejabat polis daerah shah alam	88-99
5.6	case study 3: ibu pejabat polis daerah klang & quarter	100-110

---

5.7	case study 4: balai polis seksyen	111-121
5.8	analysis of questionnaire	122-148

## Chapter 6

6.0	introduction	149
6.1	conclusions	149-151
6.2	recommendations	151-155
6.3	list of references	156
6.4	list of appendix	157