



**DEPARTMENT OF BUILDING SURVEYING
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QUALIFIED BUILDING MAINTENANCE PERSONNEL

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CHAPTER 1

INTRODUCTION

1.1 INTRODUCTION

Malaysia is leveled as a development country which had most quick development among other development country members. As a result, there is a many new types of building is construct and the existing building is carry out the building upgrading process. In Malaysia, the profession which qualified to do the maintenance work is not so clear and specific. It can be seen in several building that the owner of the building employ the engineer, architecture, builders, etc which are level non-qualified profession as their chief maintenance.

As a result, the maintenance work is not done properly and lack of maintenance quality. These situations automatically affect the life period of the building in terms of material in used, mechanical and electrical appliances, services etc. It also will affect the function of the building and will abrade the reputation of the building.

But, according to the scope of work for those professions, there is only one profession which is really qualified to do the maintenance work that is

Building Surveyor profession. So the main issue is; what kind of profession is really qualified to do the maintenance work for that new building and so for the existing building in order to ensure that the building is safe for occupy in long term period.

1.2 RESEARCH BACKGROUND

This dissertation traces how, and to what purposes, Malaysian has historically employed the technological practice of building maintenance to manage the built environment. It has been conceptualized as a means to examine the technological component of buildings, but move beyond repetitious narratives of design and construction. Its broad scope reflects the fact that building maintenance is one of those ubiquitous components of everyday life and all property owners are engaged in its practices.

This work analyzes building maintenance as technological practice with technological, social and cultural components and traces the historical development of the cultures of building maintenance developed by commercial building managers, building surveyor, engineers, homeowners etc. It also exposes a value system based on the notions of obsolescence, depreciation, and service life, which were incorporated into a conceptual infrastructure shared by the

occupations of appraisers, real estate brokers, engineers, accountants, homeowners, and others as they developed work practices.

The examination of building maintenance extends historical narratives further into the life span of a building to everyday realities of long periods of safety, occupancy and care. Maintenance provides fresh insight into the relative strengths of agents of change, and reveals that neither technological developments, scientific fixes, nor new language that reframes problems and solutions could expel the strongly-held cultural characterization of maintenance as a necessary evil. The long-standing Malaysian disdain for maintenance and repairs has situated the practice at a middle level where experts in various fields exert influence and shape work, but seldom rise to national prominence.

The work of building maintenance has had a distinctive nature, a uniqueness derived from its absolute reflection of Malaysian cultural values. Examining what strategies have been developed to manage maintenance, from subsuming it within the more appealing project of improvement to designing out the need for it out, demonstrates how maintenance has always been managed, if not celebrated. Building maintenance is a modern, malleable practice that has been shaped by gendered responsibilities and is situated at the juncture of private and public responsibilities. Maintenance matters because it cannot be avoided, despite the long-promoted possibility for a maintenance-free Malaysian environment. (Source: Bradley, Betsy Hunter, Ph.D., Case Western Reserve University, 2002)

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