



**DEPARTMENT OF ESTATE MANAGEMENT
FACULTY OF ARCHITECTURE
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UNIVERSITY TECHNOLOGY MARA**

**ROLES OF PROPERTY MANAGER IN EFFECTIVENESS OF MAINTENANCE
MANAGEMENT**

CASE STUDY : D' MELOR CONDOMINIUM, CYBERJAYA

**A project report submitted in partial fulfillment of the requirements for the
award of the Bachelor of Estate Management (Hons)**

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STUDENT'S DECLARATION

Topic of Academic Project:

ROLES OF PROPERTY MANAGER IN EFFECTIVENESS OF MAINTENANCE
MANAGEMENT

CASE STUDY: D'MELOR CONDOMINIUM, CYBERJAYA

I declare that this project report entitled "Roles of Property Manager in Effectiveness of Maintenance Management" is the result of my own research except as cited in the references. The report has not been accepted for any degree and is not concurrently submitted in candidature of any other degree.

Signature: 

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Date : 13.10.2010

PENGHARGAAN

Saya ingin merakamkan rasa syukur ke hadrat ilahi kerana telah diberi kekuatan menyiapkan Projek Akademik (PA) ini dengan jayanya setelah mengharung pelbagai pengalaman yang berharga.

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ABSTRACT

The purpose of this study is to measure the effectiveness of maintenance management of condominium at D'Melor Condominium, Cyberjaya. Unfit residents who live at condominium will give negative impact to the cleanness and building safety. The first objective is to study the work of the property manager in property maintenance and second objective is to identify the types or element done by the property manager in property maintenance. The third objective is to study the effectiveness of the property maintenance. Every types or element was divided into several more elements. Data were collected through interviews and questionnaire surveys. Respondent were taken by random from various block unit at condominium. Data analysis was carried out by applying descriptive analysis and frequency analysis. The findings show that the effectiveness of maintenance management in study area is effective while 22 elements or types from 25 elements or types from residents say that satisfactory by key elements or types measured. However, this building not achieve the highest effective status or highest satisfactory to respondent. The maintenance management could implement such as strengthen the maintenance part in organization structure and also upgrade a maintenance work system implementation which cover a planning and monitoring maintenance work.

TABLE OF CONTENTS

CHAPTER	TITLE	PAGE
	Title page	i
	Declaration by Student	ii
	Declaration by Supervisor	iii
	Acknowledgement	iv
	Abstract	v
	Abstrak	vi
	Table of contents	vii
	List of Tables	xiii
	List of Figures	xvi
	List of Appendixes	xviii

CHAPTER 1 SUMMARY RESEACRH

1.1	Introduction	1
1.2	Problem Statement	2
1.3	Objectives	3
1.4	Scope of Study	4
1.5	Importance and Contribution of Study	4
1.6	Methodology	4
1.7	Study Outline	6
1.8	Expected findings	8