

DEPARTMENT OF BUILDING SURVEYING FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING UNIVERSITI TEKNOLOGI MARA CAWANGAN PERAK KAMPUS SERI ISKANDAR

INTEGRATED FINAL PROJECT (BSR330)

CASE STUDY:

BANGUNAN RISDA, KM7 JALAN AMPANG, KARUNG BERKUNCI 11067, 50990 KUALA LUMPUR.

PREPARED BY:

AMALIN NUR FAZIRAH BINTI ZAIRI	2016472558
MOHAMAD ARIFF BIN JAYARI	2016491836
MUHAMMAD ASHRAF BIN AZMAN	2016472586
NURUL FATIN IDAYU BINTI AZMAN	2016491774

DIPLOMA IN BUILDING SURVEYING

SEMESTER SEPTEMBER 2018 – JANUARY 2019



Paculty Architecture, Planning & Surveying Department of Building Surveying Universiti Teknologi MARA Cawangan Perak Campus Seri Iskandar

BSR330 - INTERGRATED FINAL PROJECT

I am hereby pronounced this

Intergrated Final Project Report is fully recommended for revision purpose as the originality and its prospect is being accredited by the departments through my supervision

Supervised by:	
Intan Bayani Zakaria	
(JANUARY 2019)	

ACKNOWLEDGEMENT

We are thankful to the Building Survey Department in UiTM Seri Iskandar because of whom, we gained confident and it has also enhanced our professional skills so as to become competent in this field. It is always a pleasure to remind the fine people in the UiTM Perak for their sincere guidance we received to uphold our project report.

We are grateful to our Project Guides, Sr. Mohd Nurfaisal Baharuddin and Puan Intan Bayani Zakaria for their support and guidance, with which we have been complete our project. We respect them for their understanding of the problem that faced by the students, and their ability to solve them with ease.

Secondly, we are grateful and want to express our deepness thanks to our Head Department of Building Maintenance Unit in RISDA, Mr. Izwan Raizad bin Ibrahim and RISDA Engineer Assistance, Mr. Khairul Azwan bin Mohd Arshad for their support and guidance. They had helped us a lot dealing with the building as our case study and their support on us by giving the information needed about this project. We also want to sincerely thanks to all staff members of Maintenance Unit in RISDA for their generous attitude and friendly behaviour.

TABLE OF CONTENT

CHAPTER	CONTENT	PAGE
	DECLARATION OF STUDENTS AND SV	i
	ACKNOWLEDGEMENT	ii
	TABLE OF CONTENT	iii
	LIST OF PHOTOS	viii
	LIST OF TABLES	xvi
	LIST OF CHARTS	xviii
	ABSTRACT	xix
1	THE DETAIL OF PROPERTY	1
	1.1 INTRODUCTION AND COMPANY	1
	ACKGROUND	
	1.2 BUILDING BACKGROUND	3
	1.3 PROJECT BRIEF	7
	1.4 LIST OF MAJOR OCCUPANTS	8
	1.4.1 DEFINITION OF GFA, NLA, EFA BY RISM	8
	1.4.1.1 GROSS FLOOR AREA (GFA)	8
	1.4.1.2 NET LETTABLE AREA (NLA)	9
	1.4.1.3 EFFECTIVE FLOOR AREA (EFA)	10
	1.4.2 MAJOR OCCUPANTS	11
	1.4.2.1 MAIN OFFICE BUILDING	11
	1.4.2.2 ANNEXE BUILDING	13
	1.5 FACILITIES AND BUILDING SERVICES	14
	1.5.1 LIST OF FACILITIES	14
	1.5.2 LIST OF SERVICES	17
	1.6 SUMMARY	20
2	ORGANIZATIONAL MAINTENANCE	21
	MANAGEMENT	

ABSTRACT

This report of final project is focus on integrating various aspect of the building industry. This was carried out in order to determine the aspect of organizational management, technology, design property, building economic and financing, law, communications, project planning and management in the building.

The objective of this report is, we are able to propose an integrated report consisting of multi-disciplinary approach for maintenance management in RISDA building. We also should able to justify the relationship of various personnel in maintenance organization and practice the wide array of skills, knowledge and application necessary for successful completion of project and teamwork.

This integrated final project is covering the scope of study the detail of the RISDA Building, the organization of maintenance management in RISDA, maintenance policy and planning, building design and technology design, condition assessment of the building, maintenance strategy, legal aspect, financial aspect and problem and recommendations of the RISDA building.

The aim of the report is to learn how maintenance department of RISDA building manage their work, plan their maintenance work for every facilities that being provide in their building and learn how they manage and plan their financial based on their expenditure for every years. The secondary aim is to state the problem of the building and provide the recommendation to solve the issues.