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ABSTRACT

In summary, for Integrated Final Project we has decide to make Tune Hotel Taiping as our case study. We has do research about Tune Hotel Taiping from all aspect that involves with our subject that we learn. We has visit our case study for a few time and do research and interview with the staf at the hotel to procure data from the building.

Based on our research, Tune Hotel Taiping has a good management to manage the building from all aspect either from organization and maintenance management, maintenance policy and planning, maintenance strategy, legal aspect and financial and maintenance budget. Technology that use in this building are 'up to date' and has an advance technology use such as *Verband der Automobilindustrie* (VDA system) type for building automation system which is the latest system use for medium and high rise building. Refer to building assessment condition, this building are in good condition and performance with only 12 number of defect occur in this building and total score 5.08 which is fair according to (Table 5.1 BARIS). Besides, there are problem occur in this building that we are trying to suggest method to solve the problem. For example problem occur in this building is maintenance team still using log book to record all the maintenance work that can be solve by using *Computerized Maintenance Management System* (CMMS).

Through there are several problem occur in this building, this problem can be solve by using methods that we suggest in the end of this research.