



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

INTEGRATED FINAL PROJECT (BSR330)

CASE STUDY:

MENARA FELDA, PLATINUM PARK, KUALA LUMPUR

PREPARED BY:

- | | |
|---|------------|
| 1. IKHWAN HAKIMI BIN MAT ZUKI | 2013389921 |
| 2. ANIS SHAKIRAH BINTI ABDUL RAHMAN | 2013744615 |
| 3. NOOR AMALINI BINTI JALIL | 2013316159 |
| 4. AHMED IKMAL HILMI BIN AHMED MUSTAKIM | 2013187545 |

DIPLOMA IN BUILDING SURVEYING

SEMESTER

DECEMBER 2015 – APRIL 2016



Department of Building Surveying
Faculty of Architecture, Planning & Surveying
Universiti Teknologi MARA
Cawangan Perak
Kampus Seri Iskandar

INTEGRATED FINAL PROJECT
(BSR330)

I am hereby pronounced this
Integrated 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:

SR.SURIANI NGAH ABDUL WAHAB

.....

(March 2016)

ACKNOWLEDGEMENT

In performing our assignment, we had to take the help and guideline of some respected persons, who deserve our greatest gratitude. The completion of this assignment gives us much Pleasure. We would like to show our gratitude to SR. MOHD NURFAISAL BIN BAHARUDDIN, lecturer of Integrated Final Project (BSR 330). Universiti Teknologi Mara for giving us a good guideline for assignment throughout numerous consultations. We would also like to expand our deepest gratitude to all those who have directly and indirectly guided us in writing this assignment. We also would like thanks to our supervisor, Sr. Suraini Ngah Abdul Wahab because very helpful to complete the final project.

We would also like to thank our fellow group members, course mates and other friends in helping us to complete and finish this group work. Most of the information that we need and get is from the lecturers, revision books, and internet and also from some discussions in group.

For who are have made valuable comment suggestions on this proposal which gave us an inspiration to improve our assignment, especially our classmates and team members itself, we thank all the people for their help directly and indirectly to complete our assignment.

TABLE OF CONTENT

ACKNOWLEDGEMENT	1
TABLE OF CONTENT	ii
LIST OF FIGURES	vi
LIST OF TABLES	xii
INTRODUCTION	xv
OBJECTIVE OF STUDY	xvi
CHAPTER 1 - THE DETAIL OF PROPERTY	1
1.1 INTRODUCTION	1
1.2 BUILDING BACKGROUND	2
1.3 DEFINE THE TERMS BY RISMS AND SPACE USAGE I.E GROSS FLOOR AREA (GFA), MAINTAINABLE AREA (MA), NET LETTABLE AREA (NLA)7	
1.3.1 GROSS FLOOR AREA (GFA)	7
1.3.2 NET LETTABLE AREA (NLA).....	8
1.4 PROJECT BRIEF	11
1.4.1 ARCHITECT	11
1.4.2 STRUCTURAL ENGINEER	11
1.4.3 M&E ENGINEER.....	11
1.4.4 MAIN CONTRACTOR	12
1.4.5 MATERIAL SUPPLIER	12
1.5 FACILITIES AND BUILDING SERVICES	18
1.5.1 BUILDING FACILITIES	18
1.5.2 BUILDING SERVICES	21
4.4.1	24
4.4.2 FIRE FIGHTING SYSTEM	24
4.4.3 TELECOMMUNICATION SYSTEM.....	26
4.4.4 UNINTERRUPTIBLE POWER SYSTEM	26
1.6 SUMMARY	30
CHAPTER 2 – ORGANIZATION / MAINTENANCE MANAGEMENT	31
2.1 INTRODUCTION	31
2.2 ORGANIZATION OBJECTIVE	32
2.3 ORGANIZATION STRUCTURE	33
2.3.1. FELDA'S ORGANIZATION.....	33
2.3.2. UDA DAYAURUS'S ORGANIZATION	34
2.4 SCOPE RESPONSIBILITY	35
2.5 SUMMARY	56
CHAPTER 3 – MAINTENANCE POLICY AND PLANNING	57

LIST OF FIGURES

Chapter 1

FIGURE 1.1: FELDA'S LOGO.....	2
FIGURE 1.2 : MENARA FELDA.....	3
FIGURE 1.3 : NAZA TOWER.....	5
FIGURE 1.4 : THE BINJAI	5
FIGURE 1.5 : PLATINUM RESIDENCES	6
FIGURE 1.6 : THE OVAL.....	6
FIGURE 1.7 : KEY PLAN	9
FIGURE 1.8 : LOCATION PLAN	9
FIGURE 1.9 : SITE PLAN	10
FIGURE 1.10 : PARKING AREA.....	18
FIGURE 1.11 : CAFE	18
FIGURE 1.12 : MAYBANK	19
FIGURE 1.13 : SURAU	19
FIGURE 1.14 : VALET	19
FIGURE 1.15 : TOILET	20
FIGURE 1.16 : LOBBY.....	20
FIGURE 1.17 :SANITARY FITTINGS.....	21
FIGURE 1.18 : CLEANING	21
FIGURE 1.19 : COLD AND HOT WATER SUPPLY SYSTEM	22
FIGURE 1.20 : ELECTRICAL DISTRIBUTION SYSTEM.....	22
FIGURE 1.21 : MECHANICAL VENTILATION SYSTEM (HVAC).....	23
FIGURE 1.22 : FIRE FIGHTING SYSTEM.....	24
FIGURE 1.23 : SECURITY SYSTEM.....	24
FIGURE 1.24 : SERVER ROOM.....	25
FIGURE 1.25 : DOMESTIC WASTE DISPOSAL SYSTEM.....	25
FIGURE 1.26 : TELECOMMUNICATION SYSTEM	26
FIGURE 1.27 : UNINTERRUPTIBLE POWER SYSTEM	26
FIGURE 1.28 : LANDSCAPING	27
FIGURE 1.29 : HYGIENIC FACILITIES	27
FIGURE 1.30 : GENSET	27
FIGURE 1.31 : COOLING TOWER.....	28
FIGURE 1.32 : CHILLER.....	28
FIGURE 1.33 : ACCESS SYSTEM	29