



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

MAINTENANCE MANAGEMENT
(A WAY OF INVESTMENT)

This academic project is submitted in partial fulfillment of the
requirement for the Bachelor Of Building Surveying (Hons.)

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"I hereby declare that this academic project is the result of my own research
except for the quotation and summary which have been acknowledged"

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ABSTRACT

Investment in building maintenance is huge all over the world. In most countries, it represents almost 50 per cent of the total turnover to every industry. The value of buildings depends on the quality of the maintenance invested in them. Maintenance management involves obtaining maximum benefit from the investment made on the maintenance activities. Maintenance in buildings in Malaysia is on the increase regardless of size, type, location, and ownership. The current maintenance management procedures in Malaysia are, however, condition and reactive based. The weaknesses in the current procedures are the primary problems because they do not explicitly link maintenance needs with building performance with respect to the building users. The building users measure the performance of a building with various criteria. The condition of a building is just one of those criteria. This research establishes the need for a building maintenance management system that is based on the concept of value in the effort to lead towards the optimisation of building maintenance programmes. Maintenance management that is value based allows users to be proactively put at the centre of maintenance management during decision-making processes and takes into consideration both the objective and subjective requirements of users.

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