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PERAK

**FINAL PROJECT (BSB314)**

**CASE STUDY:  
JABATAN KERJA RAYA IPOH,  
PERAK DARUL RIDZUAN**

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DIPLOMA IN BUILDING SURVEYING

SEMESTER  
JUNE / NOVEMBER 2015

## ACKNOWLEDGEMENT

Assalamualaikum warahmatullahi wabarakatuh. Alhamdulillah, thanks to Allah SWT for showering us with His bless so we can finish our assignment with smooth and easy.

We have taken so many taken efforts in this assignment. However, it would not have been possible without the kind support and helps of many individuals. Thank you so much to JKR Ipoh (Perak) building for cooperation in providing all the information that we need. Also, thank you to Encik Zaryl for guiding us along we do the assignment in JKR Ipoh. Not forgotten, Encik Suhaili and Mr Foo who are the technicians in JKR Ipoh building that giving us a lot of useful information about maintenance in JKR Ipoh (Perak) building. We also like to extend our sincere thanks to all of them.

We are highly indebted to our supervisor Encik Irwan bin Mohammad Ali for his guidance and constant supervision as well as providing necessary information regarding the assignment and also for his support in completing this report. Also, thank you to our coordinator Encik Ridzuan bin Yahya for his encourage and lesson along the progression of the report every weeks.

We would like to express our gratitude to our parents and members of our families for their encouragement which help us a lot in completing this report. Our thanks and appreciations also go to the people who are directly or indirectly helped us in developing the assignment.

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## ABSTRACT

JKR Ipoh building is owned by Kementerian Kerja Raya Malaysia. It is located in Jalan Panglima Bukit Gantang Wahab, Ipoh, Perak Darul Ridzuan. The construction was started on 2<sup>nd</sup> June 1981 and finished on 8<sup>th</sup> September 1983. The building was operated on 6<sup>th</sup> October 1983. The overall cost of building is around RM25.4 billion. The height of building is 27.6 metre with 2614.220 m<sup>2</sup> of gross floor area. JKR Ipoh building have 240 staffs and it's functioning as one of the government building to give a service to the all people in this country especially in managing the asset and project.

We had identified of maintenance organizational chart in JKR Ipoh Building. From the organizational chart, they know their roles and duties. They are using in-house maintenance for the minor works and calling out-source maintenance for any major problems. JKR Mechanical Department maintain the services in JKR Ipoh Building such as lift services, air conditioner and fire-fighting system while for the out-source, they open the tender to all the contractor out there such as pest control and housekeeping services. Facilities in the building, elevation view, description logo of the building, adjacent building are described clearly with information referred to the JKR Ipoh building.

All the information that we get from this building has divided into some chapter which is detail information of the building, maintenance organization, maintenance policy, building design and technology, maintenance strategy, legal aspect, financial aspect and problem and recommendation. From this case study, we have gain knowledge about the management of the building, especially about the maintenance management. All data and information about this building has been collected and compile it as a final project report.

## CHAPTER 1: THE DETAIL OF PROPERTY

### INTRODUCTION

This chapter is describes about the detail of the property, people can understand what is the actual function of this building which is they can elaborate how the building is working. Therefore, this chapter is mention about the history of the building like how old the building is, dimension ant the others. Next, if someone referring this chapter, they can estimate and predict that there are already go at this building. furthermore, this chapter is describes about the location of the building, also provided key plan and the pictures of the building, chapter 1 also shows that the accommodation of the building which is the faculty and facilities that have on each level of the building like toilet, musollah, meeting room, office, maintenance office and the others. It is also mention about the adjacent building that already built there for the extraction to people come to that place