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**FINAL PROJECT (BSB314)**

**CASE STUDY:  
BRITISH TELECOM TOWER  
BANGSAR SOUTH CITY**

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# **BRITISH TELECOM TOWER**

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## **ABSTRACT**

British Telecom Tower as known as BT Tower at Bangsar South City is located at Tower 3, Avenue 7, Horizon Phase 2, Bangsar South and is owned by Pelaburan Hartanah Berhad (PHB). Pelaburan Hartanah Berhad appointed Global Facilities Management Sdn Bhd as a vendor to manage and control the building. The maintenance system of the building is using both corrective and preventive maintenance with also comprehensive and non-comprehensive method. British Telecom Tower is been certified as green building with the featured system and design of the building is based on the green building concept. British Telecom Tower is still new building which been completed in 2011 so the defects inside the building is still few and minor. The maintenance strategy is following the work order such as preventive and CMMS work also KPI evaluation. The building is complying with all the legal aspect and also the contract agreement with the tenant. The financial for the building annually income is about RM 3 million and the expenditure is RM 2.6 million. Therefore the net is about RM 316 thousand profits. Most of the problem of the building is about the access and information gain.

# BRITISH TELECOM TOWER

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## 1.1 INTRODUCTION



Picture 1.1 Bangsar South City

Bangsar South City is an integrated development project that have been on-going constructed by UOA Group of Companies to make an impact and expression without a doubt on these day being addressed as urbanites, stylish suburban living within of dynamite cityscape. Wide area of Bangsar South City is about 60 acre fully with integrated residential and commercial purpose of building with excellent internet connection and transport connectivity plus a host of retail, service and recreational facilities.

Bangsar South City is a big project with growing potential of Malaysia property market. With 60 acre of area, Bangsar South City is being categorize or divided into 5 sections which is The Village which contain of property gallery and food and beverage outlet, The Horizon which is the Boutique offices, The Vertical contains blocks of commercial offices, The Sphere as Shopping Complex and The Park Residence for high-end condominiums.

In 2011, all 8 blocks at The Horizon Phase 2 being awarded the Malaysian Green Building Index (GBI) provisional gold certification. Then, in 2012 and 2013 Bangsar South City again being awarded of the prestigious Malaysia Landscape Architecture Awards for excellence landscape, environmental sensitivity and sustainability and also for outstanding work in design.