



**DEPARTMENT OF BUILDING SURVEYING
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**MAINTENANCE MANAGEMENT OF PUBLIC BUILDING MANAGED BY
SUBANG JAYA MUNICIPAL COUNCIL (MPSJ)**

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

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ABSTRACT

Maintenance management means the aspect of management that will lead the work on maintaining a building. MPSJ is the local authority that has many assets to manage including its public building which needs a proper maintenance management to prevent from deterioration. Two types of maintenance system implemented by MPSJ are In-Housed and Out Sourced. The aim of this study is to identify this system in the public building managed by MPSJ. To achieve the aim, three objectives have been set up to study on process of managing maintenance works for public building managed by MPSJ, to determine the satisfaction of the public on the maintenance management of public building managed by MPSJ and to identify problems in maintenance management managed by MPSJ. In order to achieve the objectives, the interview and literature review was done and data has been collected using questionnaires. The out put of research from data analysis is achieved by Microsoft Excel 2003. Finding shows that there need an improvement in maintenance management managed by MPSJ in terms of performance, planning, timely response and quality of maintenance works need to be improve to achieved high satisfaction level on maintenance management. To improve the current maintenance management for public building is by providing control and monitor system and develop good and practical system to control a performance, planning and quality of maintenance works.

TABLE OF CONTENTS

DEDICATION	i
ACKNOWLEDGEMENT	ii
ABSTRACT	iii
ABSTRAK	iv
TABLE OF CONTENTS	v-x
LISTS OF FIGURE	xi
LIST OF TABLES	xii
LIST OF CHARTS	xiii
CHAPTERS 1	
1.0 INTRODUCTION	
1.1 Introduction	1
1.2 Problem Statement	2
1.3 Aim and Objectives	4
1.4 Methodology	4
1.4.1 Primary Data	5
1.4.2 Secondary Data	5
1.5 Significant Of Study	7
1.6 Scope of Study	8
1.7 Organization of chapter	8

CHAPTER 1

INTRODUCTION

1.1 Introduction

A public building was built with pride and integrity so it can preserve well and can be used by the community or public user. The public buildings have no specific ownership. There is no profit margin because the government itself is the owner. Government as custodian of public buildings has responsibility to ensure that the public building and other infrastructure is in good condition and always maintain.

Most of public buildings in Malaysia are under jurisdiction of local authority. The responsibility of this local authority is to maintain these public building through maintenance management. Maintenance management means the aspect of management that will lead the work on maintaining a building. The maintenance management covers most of the buildings operations and maintenance function.