

UNIVERSITI TEKNOLOGI MARA

**THE EFFECTIVENESS OF BUILDING
MAINTENANCE MANAGEMENT ON MEDIUM
COST APARTMENTS**

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ABSTRACT

People do not concern the important of building maintenance management. They belief, the building maintenance is mere cleaning and repairing without concern about the life span of the building, itself. Ideally, building maintenance plays major role in fulfilling variety of needs. To reach this goal, an effective system should be designed and manage to materialize a better outcome. A new improvised management system should be applied to maintain a Medium Cost Apartment to create a better surrounding and sustainability of the building life cycle as well as safety to residents. Quality of the building management is still questionable. Based on the random sampling in one study, the result showed, there is a defect on the building and needs for rectification works. Parallel from the article in Utusan Malaysia, dated 24th December 2007 stated that “ penduduk tidak mempunyai masalah untuk membayar caj perkhidmatan jika pihak pengurusan menjalankan tanggungjawab dengan baik” and “ ... penduduk cukup terkilau melihat kemudahan-kemudahan khususnya di rumah kelab tidak di urus dengan baik.”, further to that article a few month later there are another article in Utusan Malaysia, dated 21st March 2008 stated that “.... Penduduk mendakwa, kemudahan lif di situ sering rosak menyebabkan blok hanya mempunyai satu lif sahaja untuk menampung keperluan keseluruhan penduduk blok.” Result from this study will assist the administrator to apply the proper management system; therefore the compliance of services is always in a high standard.

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