

B) FRONT COVER



**DEPARTMENT OF BUILDING
UNIVERSITI TEKNOLOGI MARA
(PERAK)**

**THE HOUSING MANAGEMENT OF
ELINA APARTMENT**

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ABSTRACT

As there are many apartments that need to be improved and their quality maintained, the Ministry of Housing and Local Government or known as the as *Kementerian Perumahan dan Kerajaan Tempatan* (KPKT) has established a program called the Malaysian Housing Management Fund or known as *Tabung Penyelenggaraan Perumahan Malaysia* (TPPM). The purpose of the establishment of TPPM is to assist the management of low-cost or medium low-cost housing, which is the Joint Management Body (JMB) or Management Corporation (MC) in bearing maintenance costs that involve large sums of money. Therefore, the purpose of this study is to describe how the TPPM application process by the MC to help the residents of Elina Apartments resolve issues regarding maintenance. Maintenance work will be carried out by the contractor after obtaining the approval of the TPPM application. In addition, this study also shows problems and problem solving during the TPPM process. This report is also accompanied by some pictures of documents and processes during the TPPM application.

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CHAPTER 1.0

INTRODUCTION

1.1 Background of study

Malaysia is one of the Asian countries that has thrived economically as well as its development. Therefore, the cost of living and population density are increasing and causing the land area in the city to decrease. So that, stratified building properties are indeed popular and are the choice of homebuyers. It is estimated that around 30% of the population in Malaysia live in stratified housing estates.

Strata properties are defined as developments where buildings or land are divided into several lots known as "parcels". (Bhatt, 2020) Examples of strata properties are high-rise residences such as condominiums, flats, apartments, and townhouses.

JMB is a temporary body that established to manage and maintain buildings starting from the beginning of development until after the first Annual General Meeting (AGM) held. In JMB organization has one seat for developer. Meanwhile, the MC consists of unit owners who have been voted on by other residents who attended the AGM, and their role is to manage the housing well and act to represent all unit owners. Figure 1.1 below shows the structure of the building management organization: -