



اَوْنِيُوْزِ سَيِّتِي تِي كُنُوْ لُو كِي مَارَا  
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**BUILDING MAINTENANCE**

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## **ABSTRACT**

Building maintenance refers to activities performed to maintain and restore the functionality of residential and commercial properties. This includes tasks such as cleaning, landscaping, and maintaining electrical systems. Building maintenance is important because it ensures the safety and comfort of everyone who is in a building, whether they live or work there. From a business perspective, proper and regular maintenance can save property owners money in the long run and help increase the value of the property. What is the main purpose of a maintenance department? On the surface, the main purpose of any maintenance department is simple to ensure optimal equipment reliability and performance. Improved reliability means that an asset is more likely to operate trouble-free over a period of time and under certain conditions. This report will explain about building maintenance work. This report was conducted for the Four Points by Sheraton Kuala Lumpur, Chinatown. Moreover, this report is to analyse and focus the process of building maintenance and the way it carried out. It also investigating the equipment and machinery in the method of building maintenance and to determine the time have been used for the maintenance. This report also will look deep into the problem and the solution in maintenance that will fulfil the criteria of building maintenance.

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## **CHAPTER 1.0**

### **INTRODUCTION**

#### **1.1 Background of Study**

Most buildings face similar issues when it comes to outages and other vulnerabilities that impact the quality of the system. Lighting, HVAC, telecommunications and plumbing systems need the most attention when it comes to maintenance. Scheduling and prevention would be good solutions to improve this situation (Joseph Francis, 2008). Most residents prefer to use the telephone to request maintenance and maintenance departments are more likely to employ men. The study also revealed that most companies need to be careful when hiring people for the maintenance department. It may be that some technical competence is required for their routine work and if they do not have it, management would have to arrange training for them. Indicators of maintenance needs could be very useful in maintenance departments to ensure that there are enough employees to meet all the maintenance needs (Shohet, 2003).

As dynamic, complex and costly buildings to operate and maintain (Chan et al, 2001), hotels' diverse use of space is an impact feature. Guestrooms, restaurants, health clubs, function rooms, retail stores, laundries and swimming pools are likely to exist in the same hotel. In most hotels, the engineering department is responsible for maintaining both the building and the building services system. (Chan et al, 2001) noted that the cost of operating and maintaining the engineering system, in particular the in-house manpower, outsource contractors, energy consumption and equipment deterioration, must be properly monitored

Most important is to appoint an officer who is responsible for all aspects of maintaining the assets in the building. According to Miles and Syagga (1987), poor management may simply be a reflection of laziness and waste among maintenance personnel, but there is usually much more to it. In order to ensure proper and smooth