

UNIVERSITI TEKNOLOGI MARA

**A CONCEPTUAL MODEL OF BUILDING
MAINTENANCE BUDGET DETERMINATION IN
THE FEDERAL COMMON BUILDING**

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Thesis submitted in fulfilment
of the requirements for the degree of

**Doctor of Philosophy
(Built Environment)**

Faculty of Architecture, Planning and Surveying

May 2018

ABSTRACT

Budget determination and its appropriate management, has increasingly recognised as a critical issue in many countries, especially in aspect of public building maintenance. Consequently, reformation in building maintenance budget (BMB) determination model become vital, including in Malaysia setting, as well. By taking the BMB determinant-criteria as the focus, this research accentuated the method to create effectiveness, share and exploit the best practice. Taken together, several problems and barriers occurred within budget allocation for public building maintenance has been identified. Through the preliminary survey found that Malaysia is still bound by the 'traditional way', in which classical practice in determining the fund allocation is by 'rough estimates', or using ad hoc budget provided by the Finance Ministry. A generic finding in primary problems promote an idea and triggered an effort to doing this research; to introduce a new approach in the BMB performance. The aim of this research is to investigate the potential and an effective model in determining the accurate prediction of maintenance budget in public building. A fundamental concept for appropriate budget determination model was explored, then the 15 criteria and 34 parameters of budget determinant has carefully selected, collected and filtered. Simultaneously, the investigation against the scenario that hit in the BMB issues are carried out and identified. Case studies were conducted at three (3) zones in the Peninsular Malaysia within selected public buildings known as the Federal Common User's building. This research using a mixed method (quantitative and qualitative) approach in data collection and data analysis. Data collection was carried out through semi structured interviews, company document review and Likert scale questionnaires.

The research findings showed some discrepancies between the policy established and methods of implementation, particularly for public buildings. Malaysia has a clear and comprehensive building maintenance policy, but unfortunately was not executed in directed discipline. Therefore, the effort to contribute new ideas, knowledge and best practice to Malaysian's public agencies can be performed by introducing the BMB determination model. This model is believed could change attitudes among the policy makers and will improve budget forecasting skills. Subsequent able to enhance the effectiveness of the implementation works in the building maintenance. The model as well, demonstrating a clear guideline and its potential success within the Federal Common buildings. In fact, agreed upon by experts as an 'added value' model in provides flexibility to the future contribution to the knowledge, which also can be taken for further research, especially by the private client.

ACKNOWLEDGEMENT

Alhamdulillah.

First and foremost, I would like to express my gratitude and thankful to Allah for this opportunity, to embark on my PhD and completing this long and challenging journey successfully. Special thanks to my dear husband, Mohd Jamal Mohd Yunus, my kids, Fatien, Zulaikha, Daniel and Naqish for your patience and encouragement.

Also, I am particularly gratitude to my supervisor, Assoc. Prof. Sr Dr. Md. Yusof Hamid and co-supervisor, Assoc. Prof. Sr Dr. Thuraiya Mohd. Thank you for the support, guidance, and ideas in assisting me with this thesis writing.

Then, my deepest thanks and appreciation to the staff of the Institute of Graduate Studies (IPsis) and Faculty of Architecture, Planning and Surveying of Universiti Teknologi MARA, the Ministry of Works, the Public Work Department and Ministry of Higher Education which is providing the facilities, knowledge and financial support. My appreciation goes to the groups of concession contractors of the Federal Common User buildings who shared the information, knowledge, and even assistance during sampling.

Finally, I dedicate a huge thanks to my colleagues and friends for helping me along this period. On a personal note, the special commendation to the loving memory of my very dear late father and mother for the love, vision and determination to educate me.

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