



**CENTRE OF STUDIES BUILDING SURVEYING  
FACULTY OF ARCHITECTURE, PLANNING & SURVEYING  
UNIVERSITI TEKNOLOGI MARA**

**LIFE CYCLE COST OF FLOOR FINISHES IN  
SHOPPING COMPLEX BUILDINGS**

**MOHD NAIM BIN MOHD NAWI  
( 2010831108 )**

**BACHELOR OF BUILDING SURVEYING (HONS.)**

**JUNE 2012**

## ACKNOWLEDGEMENT

Assalamualaikum,

I would like to extend a sincere thanks to all people who were assisted me in the completion of this thesis. Firstly, I would like to thank to my academic mentor, Dr. Norsalisma Binti Ismail who always supervised me and offered much encouragement and guidance throughout the courses of the completion of this research and the writing of this thesis.

I would also like to thanks to all parties and those who was contributed in helping to the successful completion in finishing of this research. Not forgetting to my beloved parents who are always supporting me in many aspects regarding to complete this research. Then, I would like also to thanks to all friends who were help me upon the completion of this study. As much thanks to all party and management of Anggerik Mall Shopping Complex, Plaza Masalam, and Kompleks Perbadanan Kemajuan Negeri Selangor (PKNS) for their help and cooperation in giving the information and permission during conducting this research. Without the help from them, I may not complete this research upon a specified time.

Thank you.

## **ABSTRACT**

Floor finishes is one component which is must to be selected to protect the floor element or structure. Floor finishes not only protect the surface of the floor but it's also gives a comfortable and esthetic value of a building. Many people expecting the floor finishes not so important matter and most are do not aware about the importances of keeping the condition of the element. Since the floor finishes is selected and used upon the building, we think it's not to be take into consideration of maintaining or servicing the floor finishes. Most building owners do not aware about a proper maintenance of the floor finishes which actually extend the life cycle of the material and the building life span. Moreover, a proper planned maintenance also can evade from prolonged or continuously maintenance cost of floor materials. By having a proper scheduled or planned maintenance also it helps in minimizing the budget of maintenance or periodic cost of maintaining the floor finishes. Thus, a good decision absolutely can give impacts to the building economic and can extend the building life span. A good consideration during selecting the materials for floor finishes not only can make the building looking well but also give a good effect to the building life cycle cost. A proper maintenance program absolutely guarantees the longer period of building life span.

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**CHAPTER 1**

**LIFE CYCLE COST OF FLOOR FINISHES**

**IN SHOPPING COMPLEX BUILDINGS**

**1.0 Introduction**

The life cycle cost of a building or structure incorporates the total costs associated with or from inception through the eventual demolition. In recent years, various terms have been used to cover the study of the total cost of a building during its entire life. This includes terotechnology, life cycle costing and cost-in-use (Khairani, 2011).

The more complex a structure becomes the more difficult it is to decide on alternative solutions. LCC calculations are an attempt to price as many of the factors affecting the value of a building as possible and bring them to one single cost which can be compared with other design solutions or with such factors as appearance, comfort and convenience which are difficult to price and depend on personal judgments. With many projects cost planning cannot be really effective unless the total costs are considered, embracing both initial cost and future costs.

Initial cost is the capital or initial expenditure on an asset when first provided. These consists of the cost of land, construction cost and professional fees and so on. User cost or future cost comprises both running and occupational changes. Time also can be an important

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