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**KEY SOLUTIONS TOWARDS REDUCING
ISSUES IN GREEN BUILDING MAINTENANCE
MANAGEMENT**

Dissertation submitted in partial fulfillment
of the requirement for the award of
Bachelor of Quantity Surveying (Honours)

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SEMESTER: MARCH 2024 - AUGUST 2024**

AUTHOR’S DECLARATION

I now declare that this dissertation was completed following the regulations of Universiti Teknologi MARA. It is my original work, except where otherwise cited or acknowledged as a reference. This dissertation has not been submitted to any other academic or non-academic institution for any degree or qualification.

I confirm that I have been provided with and understand the academic rules and regulations for undergraduate studies at Universiti Teknologi MARA, which governs the conduct of my study and research.

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ABSTRACT

The worldwide construction industry's increasing focus on sustainability has resulted in the spread of green building practices, which aim to reduce a building's environmental impact over its entire lifecycle. Though the planning and constructing stages have received a lot of attention, green building management and maintenance are just as important to guarantee the sustainability of these features for as long as possible. This study discusses the challenges of maintaining green buildings in Malaysia, emphasising the complexity of modern systems and technologies, insufficient maintenance planning, and financial limitations. This study's primary objectives are to identify and examine the current problems with green building maintenance management, explore the underlying causes of these problems, and make recommendations for alternative solutions. Semi-structured interviews were conducted with stakeholders related to Green Building Index (GBI) certified buildings in Kuala Lumpur, employing a qualitative methodology to collect data. This approach offered deep, comprehensive insights into the viewpoints and experiences of those actively engaged in maintaining green buildings. According to important results, the biggest obstacles to maintaining green buildings are a lack of specialised training and knowledge, high initial costs, and the requirement for ongoing monitoring and control to maintain green certifications. The study also emphasises how the lack of standardised maintenance practices and financial limitations restrict sustainable maintenance methods. The research suggests improving maintenance staff training programs, implementing smart building technology, and creating thorough maintenance schedules specific to green building requirements following these findings. By offering practical suggestions to enhance the sustainability and performance of green

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