



**COLLEGE OF BUILT ENVIRONMENT  
UNIVERSITI TEKNOLOGI MARA**

**STRENGTHENING SAFETY AT PANGSAPURI SERI NIPAH:  
SIGNIFICANT FEATURES AND STRATEGIES FOR PROPERTY  
MANAGEMENT**

**Academic Project Submitted in Partial Fulfillment of the  
Requirements  
for the award of the Degree  
Bachelor of Estate Management (Hons)**

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2022296582  
SEMESTER MARCH 2024 – JULY 2024**

## **STUDENT'S DECLARATION**

Title of Academic Project:

STRENGTHENING SAFETY AT PANGSAPURI SERI NIPAH:  
SIGNIFICANT FEATURES AND STRATEGIES FOR PROPERTY  
MANAGEMENT

I hereby declare that this academic project is the result of my own  
research except for the quotation and summary which have been  
acknowledged

Signature :

Name of Student : AMIRUL ANAS SYAZA BIN SALLEHUDDIN

Date :

## **SUPERVISOR'S DECLARATION**

Title of Academic Project:

### **STRENGTHENING SAFETY AT PANGSAPURI SERI NIPAH: SIGNIFICANT FEATURES AND STRATEGIES FOR PROPERTY MANAGEMENT**

I hereby declare that I have read this academic project and in  
my opinion it is sufficient for the award of Bachelor of Estate  
Management (Hons)

Signature : .....

Name of Student : DR SITI NADIAH BINTI MOHD ALI

Date : 07 / 07 / 2024

## **ACKNOWLEDGMENT**

Thanks to Allah s.w.t, finally we are here, writing the acknowledgement.

I never thought how much it could take in preparing this piece of work. By the way, I've always thought that things never come easy to us. I am truly grateful to Allah SWT the Almighty as by His grace, I have completed the research proposal.

Anyway, with this opportunity, I would like to extend my thanks to my Research Supervisor, Dr. Siti Nadiah Binti Mohd Ali of whom this piece of work would never really look like a piece of work at all without her dedication and belief. Her willingness to facilitate and contributed tremendously to my research and fellow research mates. And also, I would like to thank her for showing the proper channel and guidelines to finish the research proposal.

A really big thanks to all my friends and family for the support and their generosity on helping each other throughout the process of completing this research proposal. I am blessed to have such support within this semester.

## ABSTRACT

The initial five chapters of the study titled "Strengthening Safety at Pangsapuri Seri Nipah" This study investigates the critical safety issues at Pangsapuri Seri Nipah, focusing on key safety components and the strategies implemented by property management to enhance resident safety. Chapter 1 introduces the problem, underscoring the importance of safety in residential environments and establishing the research objectives and questions. Chapter 2 presents a comprehensive literature review, highlighting existing research on residential safety, property management practices, and effective safety measures. This chapter provides the theoretical framework for understanding the safety dynamics at Pangsapuri Seri Nipah. Chapter 3 outlines the research methodology, detailing the qualitative approaches used, such as structured interviews and observational methods. These methods are designed to gather in-depth insights from property managers and residents, ensuring a thorough examination of safety components. Chapter 4 provides a detailed analysis of the data collected. It examines key safety elements, including structural conditions, electrical wiring, cleanliness, lighting, security protocols, stair and lift safety, CCTV surveillance, and fire safety measures. The chapter contrasts compromised safety conditions with well-maintained standards and evaluates the effectiveness of current management practices. It also discusses the implementation of preventive maintenance, complaint handling, regular inspections, and community engagement in enhancing safety. Chapter 5 synthesizes the findings, offering a comprehensive overview of the research achievements. It highlights the strengths and weaknesses in existing safety measures and provides strategic recommendations for property management. These recommendations include enhancing maintenance protocols, increasing surveillance, improving lighting, developing pest control strategies, and streamlining complaint resolution processes. The study emphasizes the importance of proactive management, effective communication, and resident involvement in fostering a safe living environment at Pangsapuri Seri Nipah