DEPARTMENT OF BUILT ENVIRONMENT STUDIES & TECHNOLOGY

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PERAK BRANCH

INTEGRATED FINAL PROJECT (BSR330)

CASE STUDY:

WISMA AM FIRST, KELANA JAYA

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ABSTRACT

We have interpreted every action we took throughout our case study at the Wisma Am First in Kelana Jaya in this report. The primary emphasis of this case study is the way the building maintenance department oversees and manages building maintenance.

This report's content is comprised of all the data we obtained from the maintenance department and the building in accordance with the work specifications. We provide the property, organisational, and maintenance management aspects of the building in accordance with the requirements. Next are the planning, building design, technology, and maintenance policy. In addition, the case study's legal component, maintenance plan, and building condition evaluation. Comprising the budget for finances and upkeep as well as the issues and analysis of recommendations. All of the information provided by the maintenance department for our case study is included in this report.

From the perspective of the students, this case study explains the building's maintenance management. Updating the building's exterior, minimising discomfort, and guaranteeing occupant safety can all be seen as critical aspects of maintaining the property's long-term value.

We sincerely hope that the report's disclosed general contents will satisfy all readers and provide a wealth of knowledge.

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1.1 INTRODUCTION AND ORGANIZATIONS BACKGROUND

Figure 1.1 Wisma Am First

Table 1.1 Wisma Am First Information

Name of the Building	Wisma Am First
Address	Suite 1001-1, Level 10, Tower 1, Jalan Stadium SS 7/15, Ss 7, 47301 Petaling Jaya, Selangor

Wisma Am First is owned by Maybank Trustees Berhad. The construction began at 1996 and the building was known as Brand Tower under PKNS before it changes name into Wisma Am First. The office complex is made up of two (2) purpose-built, 16-story office towers that are above a platform block that is five stories tall, as well as a one-level basement parking garage. In addition to an integrated fire safety system, lifts, a food court, surau, and other building amenities, there is round-the-clock security. The Kelana Jaya Recreational Park, Kelana Jaya Centre Court Sports Complex, Kelana Jaya Commercial Centre, and a well-known residential area are among the other notable properties in the area. The official office hours of the property Management office during Monday to Friday is 9.00 am to 5.30pm and 9.00 am to 12.30 on Saturdays. The office close on Saturday and public holiday.