



**DEPARTMENT OF BUILDING SURVEYING  
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING  
UNIVERSITI TEKNOLOGI MARA**

**THE ROLE AND FUNCTIONS OF BUILDING  
AUDIT FOR GOVERNMENT BUILDINGS**

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**OCTOBER 2008**

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

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**DATE : 28<sup>th</sup> NOVEMBER 2008**

## **ACKNOWLEDGEMENT**

**Alhamdulillah, I wish to express my thanks and gratitude with particular mention to my supervisors Sr. Mohamad Sufian B. Hasim lecturer Department of Building Surveying, Faculty of Architecture, Planning and Surveying, Universiti Teknologi Mara, for his guidance and assistance during the preparation of this dissertation.**

**I also wish to convey my special thanks to my mom and my family for all their support and for making this dissertation possible.**

**Sincere thanks also go to my friends for the inspiration and driving force behind my efforts who have given assistance in terms of materials and ideas, directly or indirectly.**

**Last but not least, I would like to forward my sincere thanks to all the contractors and for their useful information on building audit implementation for the government buildings. I hope that the experience and knowledge gained during this research would be useful to me in the future.**

# **C H A P T E R 1**

## **INTRODUCTION**

### **1.0 GENERAL**

It is well known that the asset facility manager is allowed to get on and implement the maintenance strategy and develop the operation without let or hindrance is an endangered species - external influences can cause even the best laid plans to go astray. Occasionally it is essential for the facility manager to take a step back and look at the overall progress being made; in short to carry out a building audit. An audit is a more questioning activity than monitoring performance indicators.

The process includes facilities audits, utility audits, state controlled maintenance, and building maintenance. Services include setting priorities of building deficiencies, cost estimates for repairs, and development and maintenance of facilities condition inventories database.

This dissertation gives both the "why" and the "how" of building audit system is important to the government building. By having the audit system also can assist and help clients in determining the cost of

remedial rectification to reverse the effect of deteriorating systems and components actions required to comply to determine actions to comply with safety requirement.

## **1.1 PROBLEMS AND ISSUES**

In order for building owners to maximize returns on their property investments, they need to ensure that their building meets current building standards. So that building audit is very important to ensure the building will achieve the acceptable standard.

Nowadays there are unfamiliarity about the building audit and the advantages by having an auditing. This is because there are no exposed and information about the important of building audit for the building.

According to Works Minister Datuk Mohd Zin Mohamed wants a thorough audit for Parliament building. Parliament building which was commissioned in 1963, has already undergone two external renovations to beautify the building and make it aesthetically pleasing. The renovations were carried out in 1985 and 2003. However, Mohd Zin said, the infrastructure of the building which includes the wiring systems and other mechanical and electrical components were not touched during the