

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

**MAINTENANCE MANAGEMENT OF
BEACH HOUSE RESORT IN COASTAL AREA**

**NOOR ASYIKIN BINTI MOHD NARU
(2012294438)**

**Academic Project submitted in partial fulfilment of the
requirements
for the Degree of
Bachelor of Building Surveying (Hons)
Centre of Studies for Building Surveying
Faculty of Architecture, Planning & Surveying**

July 2015

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

**MAINTENANCE MANAGEMENT OF
BEACH HOUSE RESORT IN COASTAL AREA**

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

Student's Name : Noor Asyikin Binti Mohd Naru

Signature : 

UITM No. : 2012294438

Date : July 10th , 2015

ACKNOWLEDGEMENT

First of all, I would like to take this opportunity to express our profound gratitude, Allah A-Mighty for giving me the health and strength to complete this dissertation on Maintenance Management of Beach House Resort in Coastal Area.

Thank you dedicated to my lecturer, Sr. Mazlan bin Abu Bakar from Centre of Studies Building Surveying, Faculty of Architecture, Planning and Surveying UiTM Shah Alam for his exemplary guidance, monitoring and constant encouragement throughout the course and who are responsible to supervise me from the beginning until the end of submission date.

Also this thankful is dedicated to those entire names I was mention below, who has contribute for several month even over the years to complete my dissertation, for their patient, for their co-operation, for the information given, for their helps and especially for their understood.

"Ayah" : Mohd Naru b. Omar, "Maa" : Zainong bt Husain, my sister : Nafiza Azira, Nafida Azira, Noor Akma, my only brother : Muhammad Farhan, my little sister : Nurul Najwa, my best friends : Noorolaila bt Bahrom, and also to all my friends and classmates for their support and encouragement to the completion of this dissertation. These special thanks is also dedicated to the team involved from Demong Beach Resort (DBR), Sweet Beach Resort (SBR), and Bukit Keluang Beach Reasort (BKBR) and also to others parties related to the study.

The help and guidance given by their time to time shall carry on me a long way in the journey of life on which i'm about to embark.

May Allah's bless, will be with all of you.

Thank you

NOOR ASYIKIN BINTI MOHD NARU

2012294438

JUNE 08, 2015

ABSTRACT

The Maintenance Management have their own guidelines based on the types of building which is commercial building, residential buildings, institutions buildings, etc to maintain their building. Every resort building need a maintenance works so that the building should have their own maintenance management to keep maintain the condition of building. The beach house resort in coastal area need the maintenance management for keep maintain that building as a tourism places. The resort building also should be considered when the designers specify the building materials to keep maintain the building in long term. Maintenance management of the resort in coastal area are very important because of the highest humidity problem. It will give the more of impact to that adjacent building whether the houses or resort. Because of that, the adjacent building have many problem such as corrosion, lack of the building's colour, etc. but the management of the resort building should be provide a comfortable place to the tourist or any visitor to the resort. Every resort should have maintenance management for keep maintain and control the humidity problems due of wind and weather. When the building have their own maintenance management, they can be perform daily housekeeping and cleaning to maintain a properly presentable facility, promptly respond and repair minor discrepancies in the facility, develop and execute a system of regularly scheduled maintenance actions to prevent premature failure of the facility and its system and components, complete major repairs based on lowest life-cycle cost, operate the facility utilities in the most economical manner while providing necessary reliability, and etc. The environment in coastal area is the different working environment in maintenance so that the owner of resort need occupational health and safety management systems to prevent and minimize the accident to the tourist or visitor. The resort building in coastal area have a different practice. the maintenance programme should comprised of three basic components organization, inspection, and maintenance plan. The management of resort must provide guidance to the resort in preparing detailed list of areas, spaces, materials, furniture, and equipment to be maintained as well as a list of defect to be corrected. The users satisfaction also important to the future life of the building.

CHAPTER 1

INTRODUCTION

1.1 OVERVIEW OF RESEARCH

Building maintenance is a major activity in most countries. Any reduction in resources applied to building maintenance will have a visible effect on the economy. So that every building need a maintenance management to keep the building for maintain the condition of building so also the beach house resort in coastal area need the maintenance management. Maintenance issue often arises when the building performance is not meeting the standards and quality designed (A.S., Ali., et al., 2013). Most of the effect are avoidable if maintenance aspects are being considered during design and construction stage of the buildings. Few building owners regard planned maintenance as a matter for serious concern, and yet building owners cannot afford to allow their buildings, old or new, to decay through neglect (Arditi, D., et al., 1999).

According to British Standard 3811(Glossary, 1984), Arditi, D., et al (1999) reported that maintenance can be defined as a combination of any actions carried out to retain an item in, or restore it to, an acceptable condition. Arditi also said that the maintenance issue also considered when designers specify building materials and service equipment, the level of designers' knowledge in maintenance-related issues to which design personnel is exposed to training in maintenance-related matters, the extent to which designers consult property managers and maintenance consultants, the relative importance of maintenance issues to other design factors, the level of difficulty in cleaning, inspecting, repairing, and replacing various building components and the magnitude and frequency of maintenance-related complaints that designers receive from clients and tenants. Susan, A., 2011 said, every individual must be responsible for involve with the asset maintenance.