

GENERATING SELF-FINANCING FOR MAINTENANCE WORKS

CASE STUDY - INSTITUT TEKNOLOGI MARA

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ABSTRACT

Maintenance works for any type of building can be carried out efficiently with proper financial funding.

The sufficient financial funding is needed in order for the maintenance management team to plan and organize a proper planning and control of the maintenance works to be carried out to an acceptable standard.

Without sufficient funding, the maintenance manager will have to decide based on priorities and importance of the maintenance works to be carried out. At times, a lower standard of maintenance is carried out because of insufficient fund.

The lower standard of maintenance which is being carried out, will eventually snowballed into bigger problem which in fact is far more expensive to rectified.

Maintenance management is the management of available resources to maintain the 'building'.

The existence of the building itself is to accomodate different people carrying various activities.

Irrespective of public or private building, the management approach have to change.

Instead of concentrating on the building alone, integration with people and their activities should be included in achieving the primary goal of the organization.

In this aspect, the approach that should be adopted by organization in managing their assets efficiently is through Facilities Management.

TABLE OF CONTENTS

	<u>Page</u>
Acknowledgement	i
Abstract	iii
Table of Contents	v
List of Figures	ix
List of Tables	x
List of Photographs	xi
List of Appendices	xii
 CHAPTER 1 INTRODUCTION	
1.1 Introduction	1
1.2 Objective	4
1.3 Scope of Research	5
1.4 Methodology	6
1.5 Limitation in Dissertation	7
 CHAPTER 2 MAINTENANCE MANAGEMENT	
2.1 Introduction	8
2.2 Definition	10
2.2.1 Acceptable Standard	13
2.3 Maintenance Needs	15

CONTENTS (continue)

	<u>Page</u>
2.4 Management of Maintenance Works	16
2.4.1 Data Collection	16
2.4.2 Planning	18
2.4.3 Monitoring of Proposed Maintenance Planning	20
2.4.4 Cost Estimate and Budget Control	21
 CHAPTER 3 PROBLEMS IN MAINTENANCE MANAGEMENT APPROACH	
3.1 Introduction	22
3.2 Building Design	23
3.3 Bad Management	25
3.4 Inadequate Financing	27
3.5 Conclusion	30
 CHAPTER 4 FACILITIES MANAGEMENT	
4.1 Introduction	32
4.2 Definition	34
4.3 The Scope of Facilities Management	36
4.4 Building Design	38
4.4.1 Users' Requirements	39
4.4.2 Organisational Change	41
4.4.3 Ergonomics	43