



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

**A STUDY ON PROPERTY MANAGEMENT PLANNING SYSTEM  
PRACTICED IN CONDOMINIUM**

**This academic project is submitted in partial fulfillment of the  
requirement for the Bachelor of Building Surveying (Hons.)**

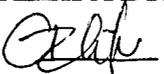
**AZLIFA BT. OMAR  
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**APRIL 2009**

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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 : 20<sup>th</sup> APRIL 2009

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## **ABSTRACT**

Nowadays, the condominium living is another option among Malaysians. The development has been mushroomed as the limited land available especially in Kuala Lumpur. High demanded towards that particular stratified property can be seen as it facilitate with swimming pool, gymnasium, spa and sauna, children playground and guarded by the security system provided. Residents can enjoy living in this particular property in convenience.

Refer to the current issue relates to the condominium, resident facing the situation whereby the developer irresponsible to their obligation, facilities poorly manage and building and the common property left without the proper maintenance. As a result, the needs of the greater management should be well planned.

In the development of a condominium, the architect is the one who design and create the shape of the property itself. These designers are influenced by the competitor, the latest technologies to make the property more appealing or more functional. Architect who is the one who create the design and the developer who is the one strongly motivate to produce a product that will sell fast and under budget if possible, so both parties can have the profit and so can be reinvest. It's too often that both parties did not realize the important of the good design as good as the maintenance design program together inside.

The maintenance requirements, maintenance budget, and protection of the residents from human as well as natural risk need to be well plan in the beginning of the design stage. Since many developers and the professional team often lack both experience in the property management and maintenance field and the time to commit the task, effective management will rest upon selecting and integrating full-time professionally qualified property maintenance management prior to or during the start of construction.