



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

A STUDY ON SWIMMING POOL MAINTENANCE
AT CONDOMINIUM

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

MOHAMAD FAIZAL BIN ABDUL AZIZ
(2006132773)

APRIL 2009

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

A STUDY ON SWIMMING POOL MAINTENANCE
AT CONDOMINIUM

"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 : MOHAMAD FAIZAL BIN ABDUL AZIZ

SIGNATURE :



UiTM NO : 2006132773

DATE : OCTOBER 2009

ABSTRACT

In recent years, more Malaysians are moving into stratified unit, especially in urban centers due to limited land availability. Thus, the developer designs the high rise condominium completely with their additional facilities such as swimming pool. Maintenance management of the condominium should properly maintain the swimming pool because swimming pool water easy to become cloudy and other system. However, with the increasing development of strata titled property and legislation to govern the property management of such property, there has been an increasing demand for professional property management skills. Therefore, this study has been developed with the aim to analyze the cost of swimming pool in condominium and the scope of the study is surrounding Shah Alam. The study was conducted through structured interview to the maintenance department of the condominium. From the study, it was found the maintenance and associated operation cost in swimming pool maintenance which it finding found the element that contribute a lot of cost in maintenance and operation. The first element is electricity and another one is chemical. The percentage allocate to the swimming pool maintenance more effected the total cost of maintenance work.

ACKNOWLEDGEMENT

I would like to thank to all those who provide useful and valuable information and graciously allowed themselves to be interviewed during this study and also to the person who is willingly to give their co-operation and information in completing this dissertation.

First and foremost, I would like to convey my highest appreciation to my supervisor, Pn. Izzatul Laili Jabar (Lecturer of Building Surveying Department in University of Technology Mara) for his explanation and consultation during the preparation of this dissertation. Pn. zarina never loss his patience in supervision and gives invaluable insight and comments, thus making my dissertation process in chapter 1 until chapter 3 smoothly.

Moreover, I am indebted to the following individual's En. Mohd Saed Leon (Maintenance supervisor of Sri Alam Condominium), En. Hafizal b. Aziz (maintenance Technician of Sri Permata Condominium) and En. Nagarajah a/l Manikam (Maintenance Supervisor of Sri Mahligai Condominium).

Furthermore, I would like to thank for all my beloved family and all of my friends for their moral support. Without their devoted support and encouragement, I will be unable to finish this dissertation on time.

Thank You.

CONTENTS

CHAPTER 1 INTRODUCTION

Content	Page
1.0 Introduction	1
1.1 Aim and Objectives	3
1.2 Problem Statement	4
1.3 Scope of Study	5
1.4 Methodology	5

CHAPTER 2 AN OVERVIEW OF MAINTENANCE

Content	Page
2.0 An Overview	7
2.1 Definition of Maintenance	8
2.2 Types of Maintenance	9
2.2.1 Planned Maintenance	10
2.2.1.1 The Definition of Corrective Maintenance	10
Remedial maintenance	11
Deferred maintenance	11
Shutdown corrective maintenance	12
2.2.1.2 The Definition of Preventive Maintenance	12
Routine maintenance	13
Running maintenance	13
Opportunity maintenance	13