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FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING

DEPARTMENT OF BUILDING SURVEYING

INTEGRATED FINAL PROJECT (BSR330)

CASE STUDY:

**BANK RAKYAT TWIN TOWER KUALA LUMPUR WILAYAH
PERSEKUTUAN KUALA LUMPUR**

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SYNOPSIS

This report is about the Bank Rakyat Facilities Management for Tower 2. This report include the maintenance used at the building, type of system used and building condition assessment of this building. While doing an interview with the person in-charge, we get all the information that need to be stated in this report except for the financial cost. We only managed to get the estimate price for the financial. Besides financial, we also need to figure out what types of maintenance strategy used in this building. For example, this building used Key Performance Indicator, Penalty Deduction, Planned and Unplanned Maintenance.

This report also explain about the complaint process for breakdown and corrective maintenance. Each of maintenance works needs to have procedure and get permission from the operation manager before conducting any works. They also provided the maintenance schedule for each services and system. The schedule consist of daily, weekly, monthly, 2m, yearly, one and half yearly, 2years, 10years and 20years. For the organization chart, they have company and maintenance chart. For the maintenance organization chart, they have in-house and out-source maintenance. For in-house, it's consists of General Management Operation Manager, Management Executive, Admin Executive and Auxiliary Police. For out-source, it's consists of charge man, handyman, Chulia Facilities and Lane Parking.

Each of the person in-charge have their own scope of works. For example, General Manager task is develops strategic plan by studying technological and financial opportunities, presenting assumptions, recommending objectives and accomplishes subsidiary objectives by establishing plans, budgets, and results measurements, allocating resources, reviewing progress, making mid-course corrections.

This report also explain the building design and concept used for the building. As were stated in chapter 4, this building used Modern Contemporary Architecture style with the combination of geometric Islamic pattern as motif. Modern Contemporary Architecture style a broad classification of recent building designs that has found frequent expression in both residential and commercial buildings.