



DEPARTMENT OF BUILDING SURVEYING  
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING  
UNIVERSITI TEKNOLOGI MARA  
CAWANGAN PERAK  
KAMPUS SERI ISKANDAR

**INTERGRATED FINAL PROJECT (BSR330)**

**CASE STUDY:**

**The Regency Hotel Alor Setar**

**PREPARED BY:**

IKMAL HAKIMI BIN YUSOFF	-	2014334141
MOHAMAD AFI RAHIMI BIN RODZMAN RAHIMI	-	2014368033
NUR SHAFIQA BINTI ABU BAKAR	-	2014398891
PUTRI NUR AMIRA BINTI AB KARIM	-	2014333891

**DIPLOMA IN BUILDING SURVEYING**

**SEMESTER  
DECEMBER 2016 – MARCH 2017**

## **ACKNOWLEDGEMENT**

Alhamdulillah, first of all we would like to thank god as finally we were able to finish our assignment that have been given. This task had been done with all afford by group members even though a little bit problem were happened among us while doing this assignment. Luckily, all the problems can be settled down and we were able to adapt properly and wisely. In performing our assignment, we had to take the help and guideline of some respected persons, who deserve our greatest gratitude. The completion of this assignment gives us much pleasure. We would like to show our gratitude to our lectures Mr Muhammad Nurfaishal B Baharudin, Mr Zaki B Shamsudin and Mrs Nadirah Bt Ahzahar for giving us a good guideline for assignment because without they guide our project cannot be done properly.

We would also like to expand our deepest gratitude especially to our parents for give support and financial to finish our final project. Then, our classmates and team members itself, have made valuable comment suggestions on this final project which gave us an inspiration to improve our assignment. We thank all the people for their help directly and indirectly to complete our assignment

## TABLE OF CONTENT

NO	ITEM	PAGE
	<b>DECLARATION BY STUDENTS AND SV</b>	
	<b>ACKNOWLEDGEMENT</b>	<b>i</b>
	<b>TABLE OF CONTENT</b>	<b>ii</b>
	<b>LIST OF TABLE</b>	<b>vii - x</b>
	<b>LIST OF FIGURE</b>	<b>xi - xii</b>
	<b>LIST OF CHART</b>	<b>xiii - xiv</b>
	<b>ABSTRACT</b>	<b>xv</b>
	<b>CHAPTER 1.0 : THE DETAIL OF THE PROPERTY</b>	
	1.1 INTRODUCTION	1
	1.2 BUILDING BACKGROUND	3
	1.2.1: BUILDING INFORMATION	5
	1.2.2 OWNER OF THE BUILDING	6
	1.2.3 BUILDING VIEW	7
	1.3 VISION, MISSION, AND OBJECTIVE	9
	1.4 KEY PLAN, LOCATION PLAN AND SITE PLAN	10
	1.5 BUILDING PLAN	13
	1.6 ADJACENT BUILDING	18
	1.6.1 BUILDING FACILITIES AND BUILDING SERVICES PROVIDED	24
	1.6.2 FACILITIES FOR THE WORKERS	27
	1.7: BUILDING SERVICES	28
	1.8 LIST OF TENANT	35
	1.9 DEFINE THE TERMS BY RIMS AND SPACE USAGE I.E GROSS FLOOR AREA (GFA), MAINTAINABLE AREA (MA), NET LETTABLE AREA (NLA)	36
	1.10 SUMMARY	40

## LIST OF TABLE

NO OF TABLE	PAGE
CHAPTER 1	
Table 1: building information for the regency hotel alor setar	5
Table 2: building facilities for guest	26
Table 3: facilities for worker	27
Table 4: building services for the building	34
Table 5: list of tenant	35
Table 6: level and tenant for the building	39
CHAPTER 2	
Table 7: scope of maintenance work	48
Table 8: scope of work for The Regency Hotel Alor Setar	53
Table 9: scope of work out-source	56
CHAPTER 3	
Table 10: maintenance programme for The Regency Hotel Alor Setar	75
CHAPTER 4	
Table 11: design for the regency	79
Table 12: sub structure for regency	81
Table 13: super structure for the regency building	83
Table 14: finishes for the regency hotel	88
Table 15: signage at the regency hotel	90
Table 16: fitting at the regency hotel	92
Table 17: process of sanitary system	94
Table 18: process of the sewerage system	96
Table 19: type of domestic waste disposal	98
Table 20: process of domestic waste disposal system	99
Table 21: process of the sewerage system	101
Table 22: process of the cold water supply	105
Table 23: process of hot water supply	108
Table 24: process of electrical distribution system	111

## **ABSTRACT**

The overview of this assignment is regarding about we have to choice 1 building and do an assignment about it. We choose The Regency Hotel in Alor Setar Kedah. We have to know the building background of the property that we choose. We also have to know the project brief of the building. Then the adjacent building surrounding the case study. We also have to know the mission, vision and objective The Regency Hotel. After, we done with the building background we have to look into the services in the building. Know type of the services that provided and the facilities they have.

Furthermore, in the chapter 2 we have to know the organization of the hotel's department and the maintenance organization, who is the head of them. Also not to forget, we have to analyze the scope of work of the maintenance. Then, the schedule of the maintenance that they do within daily, weekly and yearly. We also have to know the design of the building. For this building, the design is modern. The elements of the building such as sub-structure and super-structure of this building.

Moreover, the services for this building also we have to know. The electrical, the water supply, the mechanical transportation, the fire system and many more. We also have to do condition survey to the whole floor. We have to identify what kind of defect that occurs in the building and the highest and lowest of the defect. Next, the maintenance strategy such as service level agreement, benchmarking, kpi and penalty. The legal aspect of the elements in the building should follow UBBL and OSHA.

Lastly, we have to do a cash flow for the building and the 3 years of forecasting for 2017, 2018 and 2019. The budget, the income and the expenditure of the building. We have to make chart of the cash flow and compare it within 3 years. Last but not least, we have to analyze the problem occur in every chapter and we also have to recommend what should this hotel improve with every chapter. We also have to conclude the overall of this building.