

**BUILDING SURVEYING DEPARTMENT
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITI TEKNOLOGY MARA
SERI ISKANDAR PERAK**

**CRITICAL FACTOR MAINTENANCE MANAGEMENT
FOR THE IBS BUILDING IN MALAYSIA**

**Academic project submitted in partial fulfillment of the requirements for the award
of the degree of Bachelor Building Surveying (Hons),
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**“I hereby declare that this academic projects is the result of my own
research except for the quotationas cited in the referencesand
summary which have been acknowledge”**

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ABSTRACT

The main purpose this study to identify the critical factors in implementation effective maintenance management system for IBS building in Malaysia among the Malaysia contractor perception. This study shows the contribution factor that has been contributed to the lack of implementation effective maintenance management for IBS building in Malaysia. To identify the factor by obtaining a feedback have two approach was used which is from the interviews (qualitative) and survey questionnaire (quantitative). Based on literature reviews phase, seven (7) factors was identified as an preliminary contribution factor for critical factor in implementation maintenance management for IBS building as *design factor, installation factor, maintenance factor, jointing and connection factor, building quality factor, leakage factor and cost factor.*

From the first phase of data collection method which is interviews, only three (3) main factor which is *design factor, installation factor and maintenance factor* found for the further exploration of the problem. Based on two (2) of difference classification contractor which is Grade G6 and G7 contractor were selected to get related additional factor from three main factor. From the interviews finding present that factor related to *design factor, knowledge in design, design criteria, design consideration, design conflict and structure analysis* that were contributed “critical factor for design factor”. Besides that, factor related to *installation factor technique of installation, quality of installation, supervision, contractor attitude and method installation*

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