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**A STUDY ON THE PERCEPTION ON
MAINTENANCE OF IBS COMPONENT IN BUILDING
MAINTENANCE MANAGEMENT**

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SUPERVISOR'S DECLARATION

Academic Project Title:

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**"I hereby that satisfied read this report and from my opinion it has
fulfilled all the requirement and it qualified for the purpose of
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ABSTRACT

Industrialized Building System (IBS) is one of the construction methods that utilized where the components are manufactured in factory or in-situ. Each component are produced in a controlled and monitored environment, transported and installed with minimum workforce. The study focused on the evaluation of some selected factors affecting IBS building maintenance based on the perception of maintenance staff and users towards IBS component maintenance. Maintenance is a combination of all technical and administrative actions including supervision actions, intended to retain an item in or restore it to a state in which it can perform a required function. Failure of design professionals to consider maintenance element during the design process thus results in higher operating cost, wastage, defects during the post occupancy of a building. The research was conducted by collecting data from journal articles about the building maintenance management issue. Good management of the building will be able to influence the quality of the buildings that remain long, safe and beautiful without any damage and problems. In addition, building a good management can ensure that the facilities available in the building are well and meet the standard. Thus, exposure to the problems and needs in the management of the building would be able to help improve building management systems to be more effective. Unfortunately, they are still lots of issues occur for the building using IBS to maintain especially for the precast concrete system. The building maintenance issues for precast concrete system can cause by many factors either in design, maintenance management or even material quality. Thus, this study will investigate the perception of IBS component maintenance problems for building maintenance management. This survey study had successfully identified building maintenance factors to the problem from the study of the literature and questionnaire.

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