



FINAL PROJECT BSB 314

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1.1 BUILDING BACKGROUND

Dataran Maybank is a 39-storey corporate office building situated at Jalan Maarof, Bangsar. This building has three (3) towers. Tower A, B and C. The owner this building is Etiqa Insurance and Takaful Property. Tower A and B rented by Maybank and tower C is belongs to Etiqa Property. This building officially is habited at 2001. This building was officially launched by the former Prime Minister, Tun Abdulllah Badawi in 2001. It is located near to Menara UOA Bangsar. Dataran Maybank comprises of 3 towers in which 2 towers comprises of 20-storeys while the third tower comprises of 22-storeys. These 3 towers are the headquarters for Maybank Finance, Maybank Life and Maybank Assurance.

Dataran Maybank offers office spaces starting from built-up areas of 1,000 sf and also provides facilities such as 24 hours security, 1,028 covered parking lots and centralized air conditioning, food court with seating capacity of 316, café, product and art gallery, surau, convenience shop and florist, multi-purpose hall, sports recreation room, function room with approximately 200 sf each and sick bays.

Dataran Maybank layout has been attributed to the “Family Unity” concept within the Maybank Group. The three towers are enclosed within a circle to emphasize this concept. The building has also been designed with an eco-friendly garden on the podium roof that connects the three towers together. This design stresses the unity amongst the Maybank Group.



Figure 1.1: The right view Dataran Maybank, Bangsar.

2.1 INTRODUCTION

Building maintenance is work undertaken in order to keep, restore or improve every facility such as part of the building, its services and surrounds to an agreed standard, determined by the balance between need and available resources, and to sustain the utility and value of the facility.

Based on the British standard Maintenance is defined by *BS 3811:1993* as *'The combination of all technical and associated administrative actions intended to retain an asset in or bring it to a state in which it can perform its required function'*. This implies that there are two processes to be considered, *'retaining'*, example work carried out in anticipation of failure and *'restoring'*, example, work carried out after failure. The former is usually referred to as *'preventive maintenance'* and the latter as *corrective maintenance*. The thrust of any maintenance strategy should generally be towards preventative rather than corrective maintenance; although there may be a *'run to failure'* policy which may be appropriate in certain situations, for example tap washers, general lighting service lamp, etc. For larger, more complex, and more important items of plant, machinery, structural elements and decor, a maintenance strategy must be established to ensure work in harmony with and to support the core business corporate strategy.

Maintenance also can defined as the combination of all technical, administrative and managerial actions during the life cycle of an item intended to retain it in, or restore it to, a state in which it can perform the require function (function or combination of functions of an item which are considered necessary to provide a given service). All the activities of the management that determine the maintenance objectives or priorities defined as targets assigned and accepted by the management and maintenance department.

3.1 INTRODUCTION

This chapter it is more focus on the maintenance policy and planning used in Dataran Maybank building, Bangsar. All the maintenance work is undertaken by Chulia Facilities Management Sdn Bhd. Each complaint on services or damage and the work involves building service will be managed by this department. This chapter will relate all the fact that already existing with the management done by the department.

According to **(British Standard 3811; Robert Milne, 1985, Cripps, Noble, 1984)** define maintenance that it *'has the same concept about maintenance, which define as an action that prevent or restore a condition to its original condition'*. After that **Maintenance BS3811 : 1984** also define maintenance is *'The combination of all technical associated administrative action intended to retain an item in or restore it to a state in which it can perform its required function'*.

In addition, **British Standard Glossary of terms 3811 : 1993** define maintenance is *'The 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'*.

Another definition define that building maintenance as *the regular inspection of all parts of building and execution of work necessary to keep the structure, finishes and fitting in a proper and acceptable state of repair, including decoration both internally and externally (Cripps, 1984*. In other words, maintenance also can be defined *as a set of organised activities that are carried out in order to keep an item in its best operational condition with minimum cost acquired*.

4.1 INTRODUCTION

Design technology, is the study, design, development, application, implementation, support and management of computer and non-computer based technologies for the express purpose of communicating, using various mediums, product design intent and constructability as well as to facilitate product operation and maintenance and to ultimately improve overall product design realization, construction, operation and maintenance.

At times there is cross-over between design technology and information technology however, whereas intelligent technology is primarily focused on overall network infrastructure, hardware & software requirements, and implementation, design technology is specifically focused on supporting, maintaining and training design and engineering applications and tools and working closely with intelligent technology to provide necessary infrastructure, for the most effective use of these applications and tools.

Within the building design, construction and maintenance industry ,the product is the building and the role of design technology D.T., is the effective application of technologies within all phases and aspects of building process. So though D.T. encompasses Building Information modelling, B.I.M., and Integrated Project Delivery, I.P.D., it is more overarching in its directive and scope and likewise looks for ways to leverage and more effectively utilize C.A.D., Virtual Design & Construction, V.D.C., as well as historical and legacy data and systems.

Each of the high rise building was design with various types and concept to perform the building to surrounding and to increase the building value. Design technology may be performed in specific concept based on the owner satisfaction and architect creativity either design the building with modern concept , English concept , Geometrical concept or with various concept. The Maybank Tower is designed by modern concept where the structure and building element is constructed by advance materials and sophisticated services system in the building .