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**FINAL PROJECT (BSB314)**

**CASE STUDY:  
TOWER B, MENARA BATA PJ TRADE CENTRE  
DAMANSARA**

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## ABSTRACT

PJ Trade Centre is a Grade A office development nestled at the entrance of Damansara Perdana. It is the maiden project by Tujuan Gemilang Sdn Bhd (TGSB). The development concept is based on Malaysian context of heat, humidity, materials and construction practices, and inspired by weaving of “songket”, “batik” and “tenun”. The design of PJ Trade Centre features plenty of natural light, cross-ventilation, energy efficiency and eco-friendliness. Its eco-friendly features can be evidenced by The Plaza, a 2.5-acre lushly landscaped garden with tall trees.

This report is based on the case study made in Menara Bata, Tower B of PJ Trade Centre. The purpose of this report is to describe the details of the property, organizational or maintenance management, maintenance policy and planning, building design and technology design, condition assessment of the building, maintenance strategy, legal aspect of the building, and the financial analysis of the building. Besides that, the problems that have been found in Menara Bata are also stated in this report. Recommendations have been given based on the problems found for the sake of improving the property management of Menara Bata.

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## 1.1 INTRODUCTION

The chapter will start the detail of property that all information are include building background, year build, function, accommodation, owner, list of tenant, facilities provided, building height, area, building plan, location plan, photo.

Menara Bata actually is one of part Pj Trade Centre (PJTC). This chapter explain about a little about PJTC and focus in Menara Bata. The parties involved during construction work also will describe include who the architect, engineer, contractor, and other parties related construction work.