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**AN EFFECTIVENESS FACTOR TOWARDS THE MAINTENANCE
MANAGEMENT OF LIFT SYSTEM IN FLAT HOUSING IN SELANGOR**

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ABSTRACT

In this research, we will review and discuss the focusing on maintenance and service issues on apartment buildings, elevators, causes of elevator damage and also types of failures. This is because, there are many related cases arising from the failure of the elevator transport function in the apartment. Therefore, it has a huge impact on the people who live there, including accidents. Many tragic accidents have led to the death of the local community, in contrast, affecting the residents when the elevator loses problems to the residents here as people living upstairs have to use the stairs. Especially the people in their 60s are getting tired and making it difficult for them to move from one place to another. This review is also a process of understanding and reading journals or topic articles similar to this research published on our referenced web site. In addition, the efforts and research shared by the authors are very helpful in this research. Therefore, by understanding and referencing their research journals, much of the information related to this research is available. Elevator management and maintenance are important aspects to consider in ensuring the safety of residents. Elevator systems are highly specialized machines that require technicians who are more knowledgeable in keeping the system safe and reliable. While achieving reliable function breakdown data is a challenge, this study has bridged the gap by addressing management-maintenance issues and operating system defects. The possible causes of their incidents are discussed. To address the key challenges of maintaining the elevator system provided by the perspective of the industry players, a theoretical framework was developed to enhance the knowledge base on defective lift systems that include good practice, and solutions to address each defect encountered. Thus, this research paper has theoretically increased the knowledge base on the maintenance of the lift system and provided valuable guidelines in the practical sense of industry professionals. It can be seen that there have been numerous complaints from residents and the press about the failure of the elevator function in the apartment area

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CHAPTER 1

INTRODUCTION

1.1 Introduction

In Malaysia, a building that has more than seven storeys or a height of more than 30.5 meters is considered a tall building (Government of Malaysia, 2008). In this regard it can be clarified that high-rise buildings generally refer to multi-storey structures where most occupants rely on an elevator system to move from one floor to another. hence, setiao seven or more stories as the starting point of tall buildings, (Craighead, 2009) who argue that the definition varies in each country depending on local fires and building codes. According to (Au-Yong et al, 2014), these high-rise buildings have at least a minimum of seven floors and will usually be equipped with complex systems such as elevator systems. It is clear, proper installation, maintenance, and inspection are some of the factors that contribute to the reliability of an elevator system in a building. By providing convenience to the residents living in this housing helps meet their daily productivity.

However, most of the foster care systems in Malaysia are not maintained effectively. According to (Sahril, 2014), that this has happened with elevators as the most common location where home injuries are frequent. As such, the seriousness of this problem demonstrates the importance of the safety and reliability of the system to all occupants who travel throughout the building on a daily basis. As reported in the New Straits Times, the Department of Occupational Safety and Health (DOSH) has recorded 111 accidents related to damaged lifts and escalators since 2010, resulting in 11 deaths. A large number of escalators and elevators fail to comply with safety standards. In another case, a fatal accident involving an eleven-year-old boy trapped between an elevator and his shaft occurred in July 2013 at a low cost flat in Desa Tun Razak.