



**DEPARTMENT OF BUILDING SURVEYING
FACULTY OF ARCHITECTURE, PLANNING AND SURVEYING
UNIVERSITI TEKNOLOGI MARA
CAWANGAN PERAK**

JAYA 33, PETALING JAYA SELANGOR DARUL EHSAN

	GROUP 2	
1	MOHAMMAD NOR MISUARI BIN MAT	2014697682
2	YUSOF	2014497236
3	MUHAMMAD ARIFF IMRAN BIN RUZLAN	2014464752
4	SYAHIR NABIL BIN ABDULLAH	2014898042
5	FARISHA FARHANA BINTI ISMAIL	2014468384
	SITI NORNAZIRA BINTI MD HASHIM	

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ABSTRACT

This book tells the story of a group of students that selected the building with the case study requirement like the building must be at least Certified Green Building by GBI with minimum one (1) years operation or the building must be large building (large scale building i.e commercial building with inclusive of shopping mall, factory or etc.) and shall be built in 2005 and above, equipped with advanced technology with minimum 2 years operation or medium rise buildings (6 storeys and above i.e office building, institution building, hotel or etc.), and shall be built in 2005 and above, equipped with advanced technology with minimum 2 years operation. So, we selected the requirement number 3 which is medium rise buildings (6 storeys and above i.e office building, institution building, hotel or etc.), and shall be built in 2005 and above, equipped with advanced technology with minimum 2 years operation. We selected the building of Jaya 33 Cybercentre as a case study where this building was built in 2008 and operational in 2011. It is located at Jalan Semangat Petaling Jaya Selangor. There are 16 storey of the building that have office space, retail podium and car park. Then, to maintained the building this building have 14 type of out-source of maintenance for example out-source for air-conditioning, building automatic system (B.A.S), cleaning, fire fighting and others. They was maintain by daily, weekly, monthly, 3 monthly, 6 monthly and yearly. Futhermore, the building design and concept of Jaya33 is hyper office was therefore conceptualized differently. Jaya33 is possibly the first Malaysian hyper office that focuses on space and versatility, potential and flexibility that space offers. then, we was measured and know the type and the size of element in Jaya 33 such as column, beam, staircase, wall, roof, window, door and others. Building services and facilities are responsible for the design, installation, operation and monitoring of the mechanical, electrical and public health systems required for the safe, comfortable and environmentally friendly operation of modern buildings. Then, we was analyse the building of Jaya 33. We found of 14 defect in the building which is crack, chipped, gap, hole, broken, peeling of paint, stain mark, missing and come off. We was create the BARIS, defect sheet, remedies and costing for this building. More over, Jaya 33 Sdn. Bhd. had recognized the implementation of the maintenance strategy and their brought all current maintenance practices and operations together to provide a maintenance strategic to ensure the quality of work and to satisfied their client. Then, in this building, they have the financial for their company. So, we was create the cash flow for 3 years from 2017 to 2019. From the cash

1.1. INTRODUCTION AND COMPANY BACKGROUND

Jaya33, the hyper office, was therefore conceptualized differently. Jaya33 is possibly the first Malaysian hyper office that focuses on space and the versatility, potential and flexibility that space offers. This Hyper office concept incorporates higher building specifications. High ceilings with more headroom, sturdier floors, better space utilization and ample parking are key to our hyper office. Jaya33 has provided a rare opportunity for tenants to move to a prime building that speaks the language of business. Located on four acres of prime property bordering Sections 13 & 14, Petaling Jaya, Jaya33 is made up of a five-storey podium block comprising two floors of retail space and a three-level car park. The core business of the company is Jaya 33 and True Fitness. Jaya Grocer first store at Jaya 33 in Petaling Jaya, we are the only Malaysian-based supermarket with the widest range of imported products on shelf, fresh produce and groceries - serving local communities with our four outlets.