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FACILITIES MANAGEMENT READINESS IN BUILDING
INFORMATION MODELLING (BIM) IMPLEMENTATION IN
MALAYSIA

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ABSTRACT

This study investigates the level of readiness for facilities management industry people to implementing Building Information Modelling (BIM) in their services. It presents contribution barriers and the BIM benefits that will be contributed to the success of BIM implementation in their industry. A mixed-method approach was used to identify the benefits and barriers of BIM implementation by obtaining the information from literature mapping, conceptual framing, and collection of data by distributing the survey questionnaire (quantitative) through google form. In the literature review phase, ten (10) benefits were identified as the reason why facilities management should implement BIM technologies into their services such as better space management, FM services became faster, efficient, and effective, safety risk can be reducing and many more. There were also five (5) barriers to implementing BIM that were identified thru some research and the questionnaire survey that will be responded to by the facilities management people will be answering either the barriers stated are what happens to them or not. An overall, the findings of this study will tell if the facilities management industry were ready to implementing BIM in their services or otherwise.

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CHAPTER 1

INTRODUCTION

1.1 Research Background

In the construction industry, rapid technological growth continues to affect change and innovation. Continued industry digitization provides the ability for the future growth of the industry to completely reinvent contemporary construction design and delivery practices. Building Information Modelling (BIM) has been developing since the early 2000s within the framework of Architecture, Engineering & Construction (AEC) and is considered to be a key technology. It has not been fully accepted, despite significant technological developments in BIM, and its conclusive benefits have not been fully exploited by industry stakeholders. The technology and process revolution could improve the quality of construction projects by itself. In many countries, including Malaysia, BIM awareness has been expanding. After its inception, the usage of BIM has been broadly extended for various purposes. (Ahmad Latiffi et al., 2016).

The construction maintenance theory is divided into two parts, namely maintenance management of buildings and maintenance technology of buildings. Building maintenance management can be correctly seen as designing how a maintenance system might be prearranged to deal with a building maintenance problem. It distinguishes that, in order to identify and remedying the building deficiency, an efficient program is programmed to minimize overall maintenance costs but also in an attempt to optimize the savings' gain and benefits. There are a few variables that impact the decision to do the maintenance work (Mydin, 2016). There are the maintenance needs that the primary objective of maintenance is to maintain a building in its early stage, and some of the main reasons for building maintenance are to preserve its importance and investment value, keep the building in a condition that it persists to achieve its function and present a good outer shell.