

**MARA UNIVERSITY OF TECHNOLOGY
SHAH ALAM
FACULTY OF ARCHITECTURE, PLANNING &
SURVEYING**

JUN – NOVEMBER 2000

**INTERGRATED FINAL PROJECT
(BSV 370)**

**PROPERTY MAINTENANCE OF CAMPBELL
SHOPPING COMPLEX**

PREPARED BY:

**MUHAMMAD ROSLI BIN ZAKARIA
HASWANDI BIN M.NOOR
NORAZLAN BIN ABDULLAH
SURAIDA BINTI MAT YAAKUB**

CHECKED BY:

ENCIK MOHD. SUFIAN HASIM

ACKNOWLEDGEMENT

Alhamdulillah, we are grateful to God and His Abundant blessings for giving us the strength and ability to sustain throughout writing this Integrated Final Project assignment entitled overall 'Maintenance Analysis' on any commercial property. In this project, we are take a Building Maintenance and Manegement of Campbell Shopping Complex for Integrated Final Project and first for all, we are indebted to our lecturers which:

- i) Encik Yusuf bin Hamid
- ii) Encik Sufian bin Hashim

They really helping us in giving guidance, supervision and invaluable comments in the process of completing this assingment despite their busy schedule. Our deepest appreciation also goes to staff of Campbell Shopping Complex involved :

- i) Chan Kek Yat (Manager)
- ii) Balakrisnan (Technician)

We are very thank you to tenant at Campbell Shopping Complex because they devide any information and they did gave us warm welcome and co-operation in providing all important datas and relevant information needed to fill our this project. Without much information from the management, we also can complete this report properly.

Lastly, our special thank also goes to our classmate (Building Surveying 06), our beloved families and any creatures involved in this project.

Thank you.

Group Member:

1. Muhammad Rosli Bin Zakaria (97407226)
2. Haswandi Bin M. Noor (97403810)
3. Norazlan Bin Abdullah (97363891)
4. Suraida Mat Yaakub (97403899)

TABLE OF CONTENTS**PAGES**

1.0	INTRODUCTION	1
1.1	OBJECTIVE	2
2.0	TASK	3
2.1	THE DETAIL OF PROPERTY	5
2.1.1	INTRODUCTION	5
2.1.2	BACK GROUND PROPERTY	6
2.1.3	CONTRACTOR INVOLVED	7
2.1.4	LIST OF TENANT	9
2.1.5	PROCEDUR FOR TENANCY	20
2.1.6	FACILITIES PROVIDED	21
2.2	ORGANIZATION AND MANAGEMENT OF CAMPBELL SHOPPING COMPLEX	23
2.3	PLANNING AND POLICY OF MAINTENANCE	27
2.3.1	PLANNING AND MAINTENANCE	27
2.3.2	MAINTENANCE MANAGEMENT	28

..

1.0 INTRODUCTION

Maintenance management requires a variety of skills including the technical knowledge and site experience to identify maintenance needs and to specify remedies an understanding of modern techniques of business management knowledge of the law as it affects property and contracts and perhaps most important of all understanding of people and their needs, since the vast majority of building exist to shelter human beings in their homes and workplaces.

All are concerned with efficient management. The purpose of this guide is to help them in this endeavour by specifying good practice in organisation and management, and the execution of work, in order to encourage the more efficient use of available manpower, materials and equipment. This guide is also designed to impress the importance of maintenance management on building owner and designers, and to indicate to them problems of maintenance and their solution.

All too often building owners consider maintenance to be an undesirable overhead and as a result give it low priority. This is a short sighted view because maintenance is essential to protect building-which may well be an organisation's major capital asset-from decay; indeed from becoming an unnecessary liability.