



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

**BUILDING MAINTENANCE MANAGEMENT SYSTEM IN PRIVATE
COMPANY**

**This academic project is submitted in partial fulfillment of the
requirement for the Bachelor Of Building Surveying (Hons.)**

**NOOR ASWAT BIN ABDULLAH
(200699580)**

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ABSTRACT

Responsibility in managing building in Malaysia often is managed flippant until happened damage then after that remedy them. Lack of supervision by information on the objective obscurity had caused private property often failed operated nicely. This study focused on identifying the factors of implementing maintenance management system, identifying the common practice of maintenance management and to improve the maintenance management system for private company. The process is by producing a new vision statement, revising mission statement, identifying goals and objectives. In order to achieve the objectives identified, literature review was done, then the data was collected using questionnaires, the collected data was analyzed using relative index analysis. Findings had shown that although many companies have their own maintenance management system but the condition of the company still at average level which means performance fall shorts of requirement expectation and need improvement due to improper maintenance practice.

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CHAPTER 1: INTRODUCTION

1.1 INTRODUCTION

The growth in the significance of building maintenance as a proportion of the output of the construction industry has taken place against a backdrop of mounting pressure on new-build activity, and growing awareness of the need to manage the condition of the nation's building stock effectively.

Building maintenance has consistently been treated as the 'poor relation' of the construction industry. This manifest itself in a general lack of understanding of both its scope and significance by all parties of building procurement, construction, and management process.

Within the public sector a fresh range of problems present themselves. The perceived importance of building maintenance varies according to the use of building. However, many of these building are not seen as a generator of income, but rather as one of the means by which a whole range of society's needs are meet. Although market pressures may be limited, there will be other pressures, social and political as well as economic,