



**CENTRE OF STUDIES FOR ESTATE MANAGEMENT  
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**THE SCHOOL BUILDING MAINTENANCE MANAGEMENT ISSUES IN  
DISTRICT OF SEBERANG PERAI SELATAN**

**Academic Project Submitted in Partial Fulfillment of the Requirements  
for the award of the Degree Bachelor of Estate Management (Hons)**

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## **ABSTRACT**

Issues regarding school building in aspects of maintenance management are currently happening in Malaysia especially in public school. Hence, the purpose of this study is To determine the factors that contribute to school building maintenance management issues and to find out the main factors that contribute to school building maintenance management issues in Seberang Perai Selatan District. In this research, a quantitative approach has been adopted by using Relative Importance Index and Likert scale. Online questionnaires have been distributed to the teachers and staff of SMK Saujana Indah that is located in Nibong Tebal under the District of Seberang Perai Selatan. The school has been selected due to several reports made by Persatuan Ibu Bapa dan Guru (PIBG) of the school during the Annual Grand Meeting regarding maintenance and management issues. From the data collected, 29 respondents have participated. The finding revealed that there are 14 factors that contribute to school building maintenance management issues. Meanwhile, vandalism is the main factor contributing to school building maintenance management issues in Seberang Perai District. The Malaysian Education Ministry, policy maker and District Education Office should formulate strategies to improve the maintenance and management of schools in Malaysia especially for public schools.

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# CHAPTER 1

## RESEARCH BACKGROUND

### 1.1 Introduction

Educational facilities such as schools are important because they are one of the main components in the comprehensive development planning process. The school became one of the focal points in the neighbourhood because it became one of the facilities for local residents to send their children to school (Ibrahim et al., 2016). So, all school equipment must be safe to be used because by having sufficient school facilities, the teaching and learning process at school will have a positive impact on student performance and teacher effectiveness which is influenced by the condition of the school building (Earthman, 2004).

This research focuses on preventive and corrective maintenance of school building since maintenance management of school building also important to be maintained frequently to ensure teachers and students are in a safe and comfortable area to increase their focus in lecturing and learning session. Various maintenance issues often occurs especially in school buildings that caused by the building performance is not meeting standards and requirement designed (Yacob et al., 2019). Furthermore, effective school maintenance will protect the school from getting loss in future such as need to pay a high number of repair costs, ensure health and safety of students and teachers that can influence educational performance (Herath et al., 2022). So, this research was conducted in Seberang Perai Selatan District, Penang to identify the factors that influenced to school building maintenance management issues and to find out the main factor of issues that mostly happened in school building regarding to maintenance management.