



UTHM
Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER II
SESSION 2015/2016**

COURSE NAME : BUILDING MAINTENANCE

COURSE CODE : BFB 40903

PROGRAMME CODE : BFF

EXAMINATION DATE : JUNE / JULY 2016

DURATION : 3 HOURS

INSTRUCTION : ANSWER ALL QUESTIONS

THIS QUESTION PAPER CONSISTS OF FOUR (4) PAGES

Q1 The effectiveness of the maintenance work in the Treasury Circular Letter (*Surat Pekeliling Perbendaharaan*) shall be reviewed regularly. An important part of maintaining Treasury Circular for a building is to improve the previous decisions to maintain the asset, so that subsequent maintenance expenditure will be more effective.

- a) Explain the objectives of Treasury Circular Letter no: 2 year 2007.
(5 marks)
- b) List out the Conditions for Acquisition (*Syarat-Syarat Perolehan*) in choosing maintenance contractors.
(5 marks)
- c) Discuss how to coordinate Monitoring and Reporting in the Treasury Circular Letter including the maintenance process Flow-Chart.
(15 marks)

Q2 The main reason for a maintenance plan is to plan the most cost-effective way to maintain the value of an asset. All properties should be inspected at regular intervals to identify any deterioration and required maintenance work.

- (a) Propose and list out priorities for different maintenance works, including some of the factors affecting priorities in organisation structure for your department in managing building maintenance.
(10 marks)
- (b) Discuss the typical reasons of defects due to design failures such as, areas of non-compliance with the Building Code of Practice, Prevailing Design Codes as in the acceptable tolerances and standards.
(15 marks)

Q3 A Heritage Impact Assessment (HIA) is a report of the impact or impact of a proposed development, restoration or renovation of building maintenance project. It will be used to assist the Technical Review Panel of the Local Authorities.

a) Explain in detail requirements needed for HIA report in heritage building maintenance.

(10 marks)

b) Discuss and propose a general guidelines for new development, restoration work, or conservation of buildings to be carried out in the core and the buffer zones in the World Heritage Sites.

(15 marks)

Q4 In order to achieve the state of offering the best service to the people, Public Work Department (PWD/JKR) outwards through the vision to become a world-class service provider and centre of excellence in asset management, project management and engineering services for the development of the nation's infrastructure through creative and innovative human capital and state-of-the-art technology.

(a) Define and explain about asset management in relation to building maintenance as a whole in PWD/JKR.

(10 marks)

(b) Suggest and discuss effective solutions on maintenance project execution and monitoring process of four building department work at PWD/JKR building in Putrajaya as observed in the technical visit.

(15 marks)

-END OF QUESTIONS-

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FIGURE Q4(a &b):

Building Maintenance at Public Work Department (PWD/JKR) PutraJaya. WP.