

A Review Study of Maintenance and Management Issues in Malaysian Commercial Building towards Sustainable Future Practice

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Abstract. Good management of the building will be able to influence the quality of the buildings that remain long, safe and beautiful without any damage and problems. This research paper aims to explore the issue of maintenance and management that appear in managing the commercial building in Malaysian construction and property industry. The data in this research has been gathered through the reviewing process of secondary data such as journals, proceeding, thesis etc. in the area that related to maintenance and management issue in commercial building. As highlighted by previous study, building a good management can ensure that the facilities available in the building are well and meet the standard. Thus, exposure to the problems and needs in the management of the building would be able to improve the quality of building management systems to be more effective and fulfil the client needs and features.

INTRODUCTION

Building Management was developed there over 20 years in some developed countries such as the United States and the United Kingdom. Now, it grew up in several Asian countries such as Japan, Hong Kong and Singapore. In general, the management of various disciplines involved in building and activities that can be adopted by all organizations whether public or private sector.

Building management system is an important component in the fields of civil engineering and building now. Management system is a form of building systems used in the management of maintenance of a building. Building maintenance is an activity of repair the damage, protect and monitor the building to continue to be in good condition. Thus, the construction of a good management system will be able to influence the quality of work, cost, time, and staff satisfaction

Maintenance is an activity to conserve, preserve, manage and regulate buildings, facilities, equipment, services (services) and its surrounding buildings to meet current standards, the usefulness and value of defense facilities and security of the institution.

Almost every building is inseparable from defect or damage despite various preventive measures taken during the design and construction. There are those who prefer to build a new building to replace the abandoned buildings repair and maintenance. This condition is actually common in developing countries. Many provisions of the cutting and extended for a further building maintenance account without realizing that each new building was added burden of maintenance. As a result more and more buildings must be evacuated well ahead of time that should be. This means that the country has lost a part of the property that was built from a limited capital.