



UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER II
SESSION 2012/2013**

COURSE NAME : BUILDING MAINTENANCE
COURSE CODE : BFB 4093 / BFB 40903
PROGRAMME : 4 BFF
EXAMINATION DATE : JUNE 2013
DURATION : 3 HOURS
INSTRUCTION : ANSWER ALL QUESTIONS

THIS QUESTION PAPER CONSISTS OF THREE (3) PAGES

Q1

Malaysia can boast of having world class facilities but do not have the ability to maintain it right.

Tan Sri Dr Lee Lam Thye, 2010

- (a) Based on the above statement, outline the importance of maintenance of a building.
(8 Marks)
- (b) As a Civil Engineer, differentiate how planned maintenance can help in extending the functionality and life of a building rather than unplanned maintenance
(10 Marks)
- (c) Describe the effects that may occur as a result of neglecting the maintenance of a building.
(7 Marks)

Q2

- (a) With specific examples, illustrate the relationship between cost and phases involve in building lifecycle.
(15 Marks)
- (b) With the aid of a diagram, demonstrate how Maintenance Information Management System can help towards a good building maintenance.
(7 Marks)
- (c) Give three examples of Maintenance Information Management System.
(3 Marks)

Q3.

- (a) Sketch and propose the appropriate organizational structure for maintenance management of a multi storey residential building.
(15 marks)
- (b) Identify the functions and responsibilities of the administrative and technical division of the maintenance management.
(10 markah)

- Q4** (a) The occurrence of defects in a building may be critical in the absence of any action taken to improve or to repair. Through the investigation of the building, a technique or method of repair can be determined. Describe in detail how each category of building investigation is applied.

(15 marks)

- (b) Outline the main features of a building investigator

(10 marks)

- END OF QUESTION -