CHAPTER 1

INTRODUCTION

1.1 INTRODUCTION

People well-being was influence the place of standard living. Housing has an important element that influence to the well-being of the people and it is a major economic asset for all nations (Olapado, 2006). According to Foster (2000), secured communities and social inclusion start with quality housing. However, it is common for any residential buildings to have to confront with the problems of building decay and deterioration, which are inevitable through the effects of usage, wear and tear (Ozdemir, 2002). In order to extend the life of the building, it is vital to have proper maintenance so that all negative effects can be reduced or eliminated (Chew et al., 2004). Maintenance concerns with preserving the building so that it is suitable for its use (El-Haram & Horner, 2002). It seeks to extend the life of the building elements thus an appropriate operation is necessary to prevent the condition of the building from continuously deteriorating (Hui, 2005). Therefore, maintenance can be defined as work carried out either in the form of repairing, restoring and improving every facility to make sure the building is in good condition.

This chapter will elaborate the highlighted of research topic on military environment as background of the research. The background of study will promote an issue related to the military organization emphasizing on married quarters (RKAT) and the effective of the management and maintenance work. Then, it follow by evaluate the maintenance procedures and, lastly a conclusion. It’s identifies the building conditions of married quarters and the Standard Operating Procedures (SOP) applied of building maintenance by the military organization. The assessment of the existing procedures customize in managing maintenance and building services focusing in two different implementing agencies; Public Works Department (JKR) and Defence Construction and Engineering Division (BPKP).
1.2 BACKGROUND OF STUDY

The Malaysian Army (MA) has existed since 82 years ago with the formation of the First Company Malay Regiment under the British Government who ruled Malaya at that time. All infrastructure and facilities at the camp was designed and developed by the British. When the British withdrawal in the early 60s, it's gradually involves the acquisition of the assets left including camps and other infrastructure and facilities. Consequently, the requirements in terms of designed, build and maintain the asset inherited from the British military has been the responsibility of the MA.

However, since the acquisition of the British force, needs maintenance, improvement and development of the MA's infrastructure was unable to be properly planned and orderly due to constantly decreasing budget allocation of the amount requested. Apart from the need to plan the development of new camps were not given priority as the situation of camps and facilities available at the time it was still in good condition and still not require major maintenance. Therefore aspect maintenance, improvement and development also implemented "peace-meal" only where the concentration needs are given priority and emphasis is focused on the needs corrective action only.

Condition of buildings and infrastructure is becoming deteriorating increasingly frail and weak and no longer is relevant to the current requirements both in terms of design, layout and functionality of the facility itself. Until now there are many camps and buildings, including the married quarters (RKAT) which has the characteristics of colonial feudal system that no longer suitable with the life of the MA citizens with single/double room and has a separate kitchen.

In terms of financial aspect, the trend of the last days has demonstrated that the allocation given to the MA particular maintenance is an average of 50% of the amount requested. Based on these factors, a lot needs maintenance and development cannot be realized as planned and these conditions have a negative impact on the development of the MA especially soldier’s family. Thus, with the current situation in line with the modernization the organization need to think of their welfare of it citizens to develop infrastructure and facilities in the camps and more planned along with the growth and progress of the MA toward the nation vision of 2020.
1.3 PROBLEM STATEMENT

The quality of maintenance depends on how much money spending toward the assets are related in decision making of the management and the value of the building. If the management follows the maintenance works and scheduling properly, the value of the building will long lasting and downgrade if otherwise. It always cost-effective managing a properly maintenance works rather than reconstruct a new building as substitutes.

The managing maintenance and building services systems currently practiced via a piece-meal, instead of holistic planning as a whole. Notwithstanding in maintenance, suppose there is a connection between the management and the user involved before come to the conclusion of decision making by the management upon agreement for the maintenance take place.

1.4 RESEARCH OBJECTIVES

1) To identify the management approach on decision-making in implementing maintenance work.

2) To evaluate the current practices of the existing maintenance procedure used in the maintenance process.

1.5 RESEARCH QUESTIONS

1) What are the management approaches on decision-making in implementing maintenance work?

2) What are the current practices of the existing maintenance procedure used in the maintenance process?