ABSTRACT

Property maintenance has become the focus of attention in the property industry today. With the current pool of boarding schools in Singapore and a few more in the pipeline, there is a need to implement a more effective and efficient property maintenance system. This could help to prolong the economic life of these buildings, keep them in an acceptable condition and provide comfort for the stay of the boarders.

The present maintenance management approach in boarding schools is rather inadequate. With the rising living standards, a sophisticated populace and intense competition among the boarding schools in Singapore, there is a dire need to implement a system that will deliver to boarders quality service, efficient service and timely service.

This dissertation aims to investigate the problems that are besetting the present maintenance system of boarding schools in Singapore. It then goes on to discuss on the type of maintenance system the boarding schools could adopt. To this end, the study proposes the Total Building Maintenance Management System (TBMMS) as being more effective and efficient in the maintenance management of boarding schools in Singapore. This approach, in essence, has the dynamism to face future challenges and accommodate changes in maintenance management.

From the survey, it was found that more than 80% of the boarding schools understand the importance and benefits of TBMMS. Almost 60% intend to adopt the system while the remaining 40% do not intend to implement the citing reasons such as lack of understanding of the system as well as skepticism about the viability of the new system.