SUMMARY

The Year 2000 issues were by now well understood in respect of the problems it posed to the Information Technology industry. The awareness however was lacking on the role of embedded chips in equipment installed in M&E systems that could affect the overall functionality and performance of a building.

The Year 2000 glitches loomed for building systems represented a major concern for the real estate industry as many mechanical and electrical systems in building are controlled by software that may have trouble recognising the century date change. If the programs hidden in packaged equipment and controls recognise the digits “00” as representing the year 1900 instead of 2000, the system will fail to work correctly. The failure of these devices may cripple the power infrastructure, fire alarms, security, air conditioning and ventilation, building management systems, lifts and etc., which may result in significant loss of business to the building owners.

The objectives of this dissertation are:

(1) To analyse the origin of the millennium bug and the definition of Y2K compliance,

(2) To identify the threats imposed by the millennium bug to the building industry,

(3) To develop strategies in managing the risks.

The author has included in this dissertation the systems in building services that are subjected to the “Millennium Bug”, and the impact and approaches to overcome the problems. Practical experience of the author gained in his Y2K management consultancy in the building industry and insight of the entire Y2K compliance exercise will also be discussed.