SUMMARY

Maintenance works have always been the backdrop of the construction industry. However with the current economic recession, the maintenance of buildings has gained much awareness. The current stock of buildings has to be maintained to meet the tolerable functional and occupational standards.

Building owners in Singapore have been adopting the term contract for the maintenance of their buildings. However in recent years, owners are beginning to adopt a new maintenance concept, “the integrated contract”. PWD started adopting the integrated contract in 1994, introducing it as a one-stop service that would improve coordination and service response time.

This dissertation attempted to study the advantages and disadvantages of both the term and integrated contracts. The service standards of both types of contracts are reviewed through a questionnaire. Returned questionnaires verified several advantages and disadvantages of both contracts. It was also found that the term contract was usually awarded to the lowest tender but this was not the case with the integrated contract. The concerns of adopting the integrated contract were also discussed. The benefits of the integrated contract are also reviewed to ascertain its future in the local maintenance market.