

KAJIAN TERHADAP KERJA UBAHSUAI BANGUNAN PEJABAT

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ABSTRAK

Penguncupan pertumbuhan dalam sektor pembinaan masih lagi berlaku pada tahun 2004 dengan 1.9%, 2.20% pada pertengahan tahun 2005 dan dijangka berlaku pemulihan pada 2006 kepada 3%. Peratusan yang rendah ini mendorong pemilik di bangunan tinggi sedia ada mencari alternatif lain untuk melakukan pengubahsuaian pada bangunan pejabat sedia ada bagi meningkatkan taraf ruang. Penyelidikan ini dibuat bagi mengenal pasti kategori pengubahsuaian bangunan yang sering dilakukan oleh pemilik bangunan pejabat serta agihan kos pengubahsuaian seperti kos bahan binaan, buruh, alatan serta kos tersembunyi. Kajian ini dilakukan ke atas pemilik bangunan dan kontraktor yang menjalankan kerja pengubahsuaian di kawasan Lembah Kelang dan Selangor. Seramai 20 orang telah dipilih sebagai responden kajian. Borang soal selidik dan temubual berstruktur telah digunakan sebagai instrumen kajian dan dianalisis menggunakan kaedah peratusan. Dapatan kajian mendapati struktur bangunan seperti dinding, pintu dan tingkap merupakan bahagian utama yang diubahsuai oleh pemilik. Pengubahsuaian pada bahagian kemasan lantai dan dinding dalam seperti karpet, lepa, mengecat serta pemasangan jubin menjadi pilihan mereka. Pengubahsuaian terhadap peralatan dan kelengkapan pejabat juga turut dilakukan oleh pemilik serta sistem perpaipan dan peralatannya bagi kategori sistem kemudahan dan sanitasi. Pada elemen mekanikal dan elektrik pula pengubahsuaian dilakukan pada sistem pencahayaan dan sistem pencegah kebakaran. Dapatan agihan kos pula menunjukkan kos bahan binaan merupakan kos yang paling tinggi sekali berbanding lain-lain kos dengan peratusannya adalah 52.51%. Diikuti dengan kos buruh 25.4%, kos alatan mesin dan jentera loji 10.55% serta kos-kos tersembunyi seperti insuran, yuran ahli pereka bentuk, khidmat guaman serta lain-lain kos dengan peratusan sebanyak 6.7%.

ABSTRACT

The shrinking of growth in the construction industry continues from -1.9% in 2004, - 2.20% in the mid 2005 and was expected to improve positively to 30% in the year 2006. This low percentage forced the building owners to seek alternative ways to undertake renovation works to the existing buildings so as to increase office space. This study / research is to identify the various categories of building renovation works that was carried out by the building owner including the distribution of renovation cost such as the cost of building materials, labour cost and also the hidden/miscellaneous costs. This study / research was carried out upon the building owners and contractors involved in the renovation works within the Klang Valley and Selangor. Twenty (20) respondents was selected as respondent in this study. The instrument used in this research were questionnaire and structured interviews and the results were analysed by weighted percentage. The results obtained reveals that the building structure such as walls, doors and windows were the main elements that were renovated by the building owners. Their choices of renovation were floor and walls finishes including carpet, cement render, painting and laying of new tiles were preferred. Renovation to the office furniture's and equipments were also carried out by the building owners and also the piping system and facilities for the services and sanitation systems. Renovation works were also carried out to the lighting systems and fire fighting system for the mechanical and electrical systems element. Distribution of costs shows that materials costs was the highest as compared to the other items with 51.51%. This was followed by labour costs at 25.4%, equipments and machineries cost at 10.55% while other miscellaneous / hidden costs such as insurances, fee for interior designer, lawyer fee including other costs contributed to 6.7%.