

SULIT



**BAHAGIAN PEPERIKSAAN DAN PENILAIAN
JABATAN PENDIDIKAN POLITEKNIK DAN KOLEJ KOMUNITI
KEMENTERIAN PENDIDIKAN MALAYSIA**

JABATAN KEJURUTERAAN AWAM

PEPERIKSAAN AKHIR

SESI 1 2018/2019

BCF3073 : FACILITIES MANAGEMENT 2

TARIKH : 03 JANUARI 2019

MASA : 9.00 PAGI – 12.00 TENGAH HARI (3 JAM)

Kertas ini mengandungi **LIMA (5)** halaman bercetak.

Esei (4 soalan)

Dokumen sokongan yang disertakan : Tiada

JANGAN BUKA KERTAS SOALAN INI SEHINGGA DIARAHKAN

(CLO yang tertera hanya sebagai rujukan)

SULIT

INSTRUCTION:

This section consists of **FOUR (4)** essay questions. Answer **ALL** questions.

ARAHAN:

Bahagian ini mengandungi EMPAT (4) soalan esei Jawab SEMUA soalan.

QUESTION 1**SOALAN 1**CLO1
C2

- a. Explain the suitable facility management structure model for a small company.

Terangkan model struktur pengurusan fasiliti yang sesuai bagi syarikat kecil.

[3 marks]

[3 markah]

CLO1
C3

- b. Facility management departments vary considerably from one organization to another, depending on particular needs of their organization. Elaborate the **THREE [3]** facility management models based on their functions.

Bahagian pengurusan fasiliti berbeza dari satu organisasi ke organisasi lain bergantung kepada keperluan organisasi. Jelaskan TIGA (3) jenis model pengurusan fasiliti berdasarkan fungsinya.

[10 marks]

[10 markah]

CLO1
C4

- c. Angsana Hospital is a service provider of private healthcare in Malaysia. Driven by its core values of safety, integrity, professionalism and continuous improvement, the group has 38 hospitals located around the country. Facility management structure exists at four levels known as board, corporate, regional and hospital level. Distinguish the roles and responsibilities of each level.

Hospital Angsana merupakan penyedia perkhidmatan kesihatan di Malaysia. Berpaksikan nilai utamanya dari aspek keselamatan, integriti, profesionalisma dan penambahbaikan berterusan, Hospital Angsana mempunyai rangkaian cawangan 38 hospital pakar di Malaysia. Pengurusan fasiliti terbahagi kepada empat peringkat iaitu peringkat pengurusan tertinggi, korporat, negeri dan peringkat hospital. Tentukan peranan dan tanggungjawab setiap peringkat ini.

[12 marks]

[12 markah]

QUESTION 2

SOALAN 2

CLO1
C2

- a. Explain why the facility manager's role during the design stage of facility planning for a building is important.

Jelaskan mengapa peranan pengurus fasiliti di peringkat rekabentuk penting bagi perancangan fasiliti bangunan.

[3 marks]

[3 markah]

- b. A formal space needs analysis is required for any project to move beyond a conceptual stage into the design phase. Elaborate on what to prepare for the space needs analysis.

Satu analisa ruang perlu dijalankan bagi setiap jenis projek bagi membolehkan peringkat konseptual diterjemahkan ke fasa rekabentuk. Huraikan perkara yang perlu disediakan bagi analisa keperluan ruang.

[10 marks]

[10 markah]

CLO1
C4

- c. With the aid of a diagram, distinguish the flow of facility planning process for an organisation.

Dengan bantuan rajah kemukakan aliran proses perancangan fasiliti bagi sesebuah organisasi.

[12 marks]

[12 markah]

QUESTION 3

SOALAN 3

CLO1
C3

- a. Describe **THREE (3)** primary function of building.

Terangkan TIGA (3) fungsi utama bangunan.

[3 Marks]

[3 markah]

- b. Building appraisal is the process of developing an opinion of value for real property (usually market value). Explain and illustrate the hierarchy of building requirement pyramid.

Penilaian bangunan adalah proses untuk mendapatkan nilai untuk harta benda (biasanya nilai pasaran). Terangkan dan lakarkan gambarajah piramid hirarki keperluan bangunan.

[10 Marks]

[10 markah]

CLO1
C4

- c. The important task of the safety committee in a department is to provide safety practice. Discuss the **SIX (6)** safety practice at the workplace that must be implemented by the organization.

Tugas yang penting bagi pasukan keselamatan adalah menyediakan satu amalan selamat di tempat kerja. Bincangkan ENAM (6) amalan selamat tersebut.

[12marks]

[12 markah]

QUESTION 4

SOALAN 4

CLO1
C2

- a. Describe why the maintenance of plant and equipment is important.

Terangkan kenapa pentingnya senggaraan bilik loji dan peralatan.

[3 marks]

[3 markah]

CLO1
C3

- b. Explain how to justify the frequency of plant maintenance.

Terangkan bagaimana menentukan frekuensi senggaraan bagi loji.

[10 marks]

[10 markah]

CLO1
C4

- c. Facility audit is not the only term used to carry out an audit. There are few other terms available, with their specific vision and scope of work. Interpret **THREE (3)** of those terms.

*Audit fasiliti bukan satu-satunya terma yang digunakan dalam menjalankan audit. Terdapat beberapa terma lain yang digunakan bagi kerja-kerja spesifik dan skop kerja berbeza. Jelaskan **TIGA (3)** dari terma-terma tersebut*

- i. Accessibility Survey / *Accessibility Survey*
- ii. Annual Cap Reserve Study / *Annual Cap Reserve Study*
- iii. Operations Audit / *Operations Audit*
- iv. Replacement Cost Study / *Replacement Cost Study*
- v. Waterproofing Investigation / *Waterproofing Investigation*

[12 marks]

[12 markah]

SOALAN TAMAT