Predictive Maintenance: Monitoring Tools and Equipment

Due to the low service quality of maintenance management, high maintenance costs have become a common issue in the building industry of Malaysia. Lack of preventive measures is the problem as a result of poor maintenance performance. So, condition-based maintenance is introduced to improve the maintenance performance. Monitoring tools and equipment are seen as important factors to ensure the efficiency of condition-based maintenance. So, this paper aims to determine the aspects of monitoring tools and equipment to be used in building maintenance, as well as to establish the relationship between the aspects and maintenance cost of performance. A quantitative approach is adopted and performed through a questionnaire type of survey. Furthermore, descriptive analysis and correlation analysis are used to analyse the research data.

Keywords: Monitoring tools and equipment, availability, capability to operate; condition-based maintenance; cost performance.