

## ABSTRACT

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As we know high rise building construction need a huge investment, but sometimes after the construction is finished, the value of the building doesn't represent the money which was invested. One of the reason is many buildings in Indonesia don't do their building maintenance well. Many of the building's manager don't realize the importance of building maintenance. In order to maintain the value of the building, there should be an activity which is called "**Building Management**". One of the function of building management is to plan, organize and control all the maintenance work in the building area.

Based on this problem, a study investigation about maintenance activity in UPH building A is made. This investigation to check the condition of the maintenance in the building whether categorized as good, fair or bad maintenance. UPH building A was built in 1993 to assist the students in completing their degree. Besides that function, UPH building A is opened for companies who would like to rent the office space.

In conclusion, the results of study investigation at UPH building A are the condition of UPH building A is categorized good, the maintenance action at UPH building A is categorized fair and the expenses for maintenance work is Rp 264.607.500,- / year which represents 0,85 % from total investment.

References : 9 (1985 – 2003)