

## ภาคผนวก จ

### แผนการบำรุงรักษาเชิงป้องกัน (ระบบสาธารณูปโภค)



แผนงานบำรุงรักษาเชิงป้องกันประจำปี 2567  
Annual Preventive Maintenance 2024  
Metro Sky Wutthakat



| Item | Description                     | Code    | Location               | Quarter 1 |          |       |       |     |      |      |        |           |         |          |          | Quarter 2 |          |       |       |     |      |      |        |           |         |          |          | Quarter 3 |          |       |       |     |      |      |        |           |         |          |          | Quarter 4 |          |       |       |     |      |      |        |           |         |          |          |
|------|---------------------------------|---------|------------------------|-----------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-----------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-----------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|-----------|----------|-------|-------|-----|------|------|--------|-----------|---------|----------|----------|
|      |                                 |         |                        | January   | February | March | April | May | June | July | August | September | October | November | December | January   | February | March | April | May | June | July | August | September | October | November | December | January   | February | March | April | May | June | July | August | September | October | November | December | January   | February | March | April | May | June | July | August | September | October | November | December |
| 1    | Electrical System               |         |                        |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 1.1  | Transformer Oil Type 2 Set      | TR      | นั่งร้านด้านหลังอาคาร  |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 1.2  | Main Distribution Board         | MDB     | System Room Fl. 1      |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 1.3  | Load Center                     | LC      | Shaft Room             |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 1.4  | Lightning System                | LA      | จุดติดตั้งประจําอาคาร  |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 1.5  | Emergency Light                 | EML     | Corridor , Car Parking |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 1.6  | Exit Light                      | EL      | Corridor               |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 2    | SMATV System                    |         |                        |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 2.1  | Satellite Dish                  | -       | -                      |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 2.2  | Satellite Dish Digital Reciever | SDR     | Roof Floor             |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 2.3  | Booster Amplifier               | BA      | Shaft Room             |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 3    | CCTV System                     |         |                        |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 3.1  | Digital Vedio Recorder          | DVR     | Juristic person        |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 3.2  | Monitor                         | MNT     | Juristic person        |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 3.3  | Camera                          | CR      | Common area            |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
| 4    | Elevator                        |         |                        |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |
|      | Elevator                        | L-1-L-3 | Corridor               |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |           |          |       |       |     |      |      |        |           |         |          |          |

บริหารจัดการโดย : บริษัท เอ็ม แมเนจเม้นท์ (ประเทศไทย) จำกัด

| Waste Water Treatment System |                   |        |                      |  |  |  |  |  |  |  |  |  |  |
|------------------------------|-------------------|--------|----------------------|--|--|--|--|--|--|--|--|--|--|
| 11                           | Equalization Pump | EQ     | Equalization Tank    |  |  |  |  |  |  |  |  |  |  |
| 11                           | Submersible Pump  | SP     | Sludge Tank          |  |  |  |  |  |  |  |  |  |  |
| 11                           | Effluent Pump     | EP     | Effluent Tank        |  |  |  |  |  |  |  |  |  |  |
| 11                           | Aerator Pump      | AT     | Aeration Tank        |  |  |  |  |  |  |  |  |  |  |
| Swimming Pool System         |                   |        |                      |  |  |  |  |  |  |  |  |  |  |
| 12                           | Pool              | Pool   | Fl.8                 |  |  |  |  |  |  |  |  |  |  |
| 12                           | Circulate Pump    | CP-1,2 | Fl.7                 |  |  |  |  |  |  |  |  |  |  |
| 12                           | Filter Set        | F      | Fl.7                 |  |  |  |  |  |  |  |  |  |  |
| 12                           | Surgr Tank        | ST     | Fl.7                 |  |  |  |  |  |  |  |  |  |  |
| Ventilation System           |                   |        |                      |  |  |  |  |  |  |  |  |  |  |
| 13                           | Pressurize Fan    | -      | ห้องเครื่องจักรต่างๆ |  |  |  |  |  |  |  |  |  |  |
| 13                           | Exhaust Fan       | EF     |                      |  |  |  |  |  |  |  |  |  |  |

หมายเหตุ :

Check by / ตรวจสอบโดย

.....

Date / วันที่ .....

( Tech Supervisor / หัวหน้าช่างซ่อมบำรุง )

Review by / ทบทวนตรวจสอบโดย

.....

Date / วันที่ .....

( Chief Engineer / หัวหน้าฝ่ายวิศวกรรม )

Review by / ทบทวนตรวจสอบโดย

.....

Date / วันที่ .....

( Building Manager / ผู้จัดการอาคาร )

ENG 034R แผนงานบำรุงรักษาเชิงป้องกันประจำปี

D = Daily / ประจำวัน W = Weekly / ประจำสัปดาห์ M = Month / ประจำเดือน Q = Quarterly / ประจำ 3 เดือน H = Half yearly / 6 เดือน Y = Yearly / ประจำปี