

ILHAM Baru Tower

Kuala Lumpur

Case Study



Refurbishment of Malaysia's Largest BMU at ILHAM Baru Tower

Project Overview

ILHAM Baru Tower is Malaysia's seventh tallest building, standing 58 stories high and reaching 274 meters. A striking addition to the Kuala Lumpur skyline, the tower's unique architectural design features a diagonal exoskeleton of concrete frames and external trusses, complemented by sleek glazing, making it a standout in Malaysia's largest city.

The Manntech Building Maintenance Unit (BMU) at ILHAM Baru Tower, installed in 2014 and weighing an incredible 120 tons, is the largest BMU in Malaysia and ranks among the top 10 heaviest BMUs globally. The 2024 refurbishment project required a highly specialised approach, given the machine's scale and the tower's location in Kuala Lumpur's prestigious Golden Triangle. Custom brackets, a specialised hydraulic jack, and meticulous planning ensured the project was completed safely and efficiently.

Solution Provided

To address the client's concerns, we delivered a comprehensive refurbishment, restoring the **BMU's safety, operational performance, and longevity**:

- 1. Safety Restored:** The malfunctioning auto-levelling device was repaired by replacing worn rope pulleys and recalibrating the system, eliminating the risk of platform incline and ensuring personnel safety.
- 2. Operational Performance Enhanced:** Abnormal noise issues were resolved by replacing jammed inner guide rollers, restoring smooth operation of the telescopic jib arm. Additionally, wire rope pulleys were replaced to prevent further wear and potential failures.
- 3. Proactive Maintenance:** By replacing critical components and conducting thorough inspections, we provided the client with a durable and efficient BMU, reducing the likelihood of future breakdowns and extending the equipment's lifespan.

Results & Impact

This refurbishment significantly improved operational efficiency, reduced the risk of costly future repairs, and prolonged the lifespan of the BMU, ultimately lowering long-term maintenance costs for the client.

Our ability to manage and execute complex refurbishments reinforces our leadership in the façade access industry, ensuring the highest safety and efficiency standards for our clients.

Facts and Figures

Installation year:
2014

Refurbishment Year:
2024

Building height:
274 meters

Number of BMUs:
1 unit

BMU Type:
Manntech Type 6

Building Type:
Commercial

For more information

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