Title of Article: PERFORMANCE EVALUATION OF DESIGN AND MAINTENANCE OF UNIVERSITY STAFF HOUSING ESTATE: CASE STUDY OF COVENANT UNIVERSITY OTA, NIGERIA

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Abstract: Buildings and the built environments do adapt to changes over a period of time after they are inhabited. Organic modification or adaptation often begins immediately as people move into the building. Patterns in building design are often representative of undercurrents of social, political and climatologically trends. How well Architects and designers have responded to all the aspects to ascertain a successful solution in erecting a building is a subjective topic. This paper evaluates the performance of residential buildings in Covenant University New Estate by using Hassanain et al, (2009) building performance indicator tool. Three (3) major issues were identified and measured in this study: building design, maintenance management and available services in the estate. Sixty-five questionnaires were administered to occupants of the estate and a total of fifty-one (51) questionnaires were retrieved duly completed depicting a percentage of 78% of the total. The results of the analysis indicate that more maintenance attention is required by the users, while they were highly satisfied with the design and available services. This study concludes with evidence that the buildings in the estate are performing according to experts’ original design and the services are satisfactory but residents are dissatisfied with the level of maintenance and management of their campus residence.

Keywords: Building Performance Evaluation, Design, Maintenance and Staff Housing