ESM 326 BUILDING MAINTENANCE II  2 UNITS

Department of Estate Management

Covenant University
1. ESM326
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Maintenance management systems, planning for maintenance, maintenance policies, management information systems for building maintenance, concepts of tenants participation in maintenance and self help schemes in public housing management. Estimating maintenance budgets, executing of maintenance work (Direct Labour Organization or Contract Labour), contract administration and management. Job evaluation/feedback systems. Policy issues on alteration improvements (modernization) and conservation/disposal: motivation of maintenance workers. Purposes of structural surveys, preliminaries and report writing. Rules, presentations and nature of reports. Surveys of special properties, health and industrial buildings. Sanitation surveys; schedule of dilapidations, schedules of condition, interim and terminal schedules.