Title: Assessment of the Traits of Facilities Management Key Drivers in South-Western Nigerian Hotels.

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Abstract: A survey was conducted of probabilistically determined fifty-seven hotels of various ‘stars’ in South-Western geo-political zone of Nigeria to assess the traits of the General Managers (GMs) and Facilities’ Managers (FMs) who are regarded as key facilities management drivers in hotel organizations. Data were collected from hotel organizations through their general managers and facilities/engineers/maintenance managers with the aid of questionnaires. A combination of stratified and cluster sampling techniques were used. Kothari’s formula was adopted to determine the appropriate sample size while descriptive statistics, ranking and spearman correlation were used for data analysis. Covey’s generated traits for effective people were used as baseline parameters for the assessment. It was found that the GMs and the FMs background, training and features in South-Western Nigerian hotels cannot be said to be poor or low in that they compared favorably with what obtains in advanced countries particularly United State of America. However, they lack international exposure. In terms of traits, using Covey’s model as benchmark, the duo are below average managerially, lacking the dynamism and the pizzazz that are required to propel them along; and since they are responsible for facilities management implementation, it then implies that the objectives of the facilities management may be extremely hampered from being achieved. In essence, the exposure of the GMS and the FMs must be deliberately improved upon while the duo must as a matter of urgency cultivate the habit of learning how to be effective.