

| CHAPTER THIRTEEN |

E.O. NWADIALOR AND THE ROLE OF INSTITUTIONAL PROPERTY MAINTENANCE MANAGEMENT AND ITS IMPACT ON ACADEMICS: FOCUS ON TANSIAN UNIVERSITY

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INTRODUCTION

Building for use of academic purposes is the second most demanded for in use of real property after residential purpose. Looking at the role institutional property plays in the development of the society at large, there is a need to study the morphology that sustains building specifically built for academic purposes, in a bid to retain their purpose value and aesthetics. The word “maintenance” and “repair” are two vital words that are used interchangeably to mean the same but obviously are not the same thing in their actual meaning, in construction and management of building. Maintenance service the systematic approach undertaken towards a building with the overview of updating, upgrading the state of a building with the motive of retaining the original contour, functionality and value of the building. While on the other hand a repair service is a recovery strategy aimed at restoring a building from physical, functional and economic damage.

The importance of maintenance and repair cannot be over emphasize especially in institutional real property or building, reason being that this exercise is the secret of longevity in building. This service could be initiating from the design stage of a building through construction to finishing and usage period (*the*

property life cycle). At the design stage effort should be geared towards free accessing the various part of the building in other to carry out maintenance and repair as at when due example access to roof, drainage systems, electrical and mechanical fittings etc.

In the course of construction, the building material members should be secured in a way and manner in which their disintegration or breaking down process is aligned to maintenance and repair purpose so as not to cause outright damage neither to the material or structure. Emphasis should be channelled on procuring quality materials not inferior materials so long the running cost does not exceed the fixing cost (Zubairu, 2010). As a result of wear and tear coupled with other activities going on in building, possibility exist that malfunction in one of the component of the building will take place. This demands for maintenance and repair (Seeley, 1987).

A call for maintenance and repair work will be needed at various levels of the building namely; roof, wall, floor and beneath the floor levels. There is a need for building maintenance in Nigeria reason being that much attention is channelled on the construction of new structures than the maintenance of the existing building. This exercise is predominantly practiced both in private and public buildings around which have been neglected by owners. The reason for this could be traced to lack of maintenance culture in our systems which have eaten deep into the fabrics of most citizenry. Most persons desire passionately for modern architectural designs. This was the order during our prosperous years where people prefer to demolish old building and put up new ones. In these recent times where the entire world is going through economic meltdown and wanting to recover from the shock of corona-virus pandemic coupled with other global challenges, 94% of populace are struggling to meet up with primary basic need which is food, clothing, maintenance has become an alternative rather than building new houses.

To achieve a good maintenance culture, one need to understand what maintenance is all about not just to start repair sporadically without understanding the underlying principles guiding real property maintenance in a building. Secondly, the term “maintenance and repair” does not entail employing the service of any technician to come and carry out maintenance especially on institutional real properties that are complex in nature due to the variety of use and purpose, there is a need to consult the service of a qualified skilled and certified professional who understands the problem of the building and as well proffer a lasting solution to the problem after a careful investigation.

AIM AND OBJECTIVES

The aim of this study is to acquaint both our audience and the university community on the need of sustaining the infrastructural facilities legacies of Professor E.O. Nwadiakor through property maintenance management and the resultant impact on academics. To achieve this aims the following objectives will be pursued:

1. To ascertain the level of infrastructure of this present administration and (R.M) culture
2. To evaluate the condition of existing infrastructure, maintenance and its impact on academics
3. To identify areas that needs improvement by proffering lasting solution professionally.

BUILDING MAINTENANCE OBJECTIVE

Real property maintenance is fundamentally concerned with the following objective:

- I. to retain the value of the investment
- II. To ensure the safety and comfort of the building users
- III. To maintain service
- IV. To maintain good appearance
- V. To maintain the shape and the form of the structures
- VI. To elongate the life span of the building (Ir, 2014)

CATEGORIES OF MAINTENANCE AND REPAIR

Generally speaking, maintenance is categorized into two namely planned maintenance and unplanned maintenance Othuman (2016).

Planned Maintenance: This is a process where works to be carried out have been scheduled to check and observe the building condition example annually cleaning and painting. Work on the roof area, landscaping works

Unplanned Maintenance: This is a process where maintenance works arose unexpectedly as a result of building defect that require immediate action. Example roof leakage problem, electrical malfunctioning, cracks at building structures, foundation settlement.

TYPES OF MAINTENANCE

Building maintenance can be grouped according to the purpose and extent they are required they include; predictive maintenance, preventive maintenance and corrective maintenance.

1. Predictive Maintenance:

This type of maintenance is associated works carried out on monitored basis, fixing component of a building or facility before it reaching unacceptable limits. A typical example is fastening a door when it begins to dangle before breaking out completely.

2. Preventive Maintenance: this type of maintenance is directed to prevent failure or collapse of a building or facility. This is achieved through scheduling intervals, where regular attention is given to the building or facility through repair of the affected part of the building/facility to guarantee safety and security. It is a planned maintenance like equipment check-up or routine activity.

3. Corrective Maintenance: as the name implies, corrective maintenance is concerned with restoring a facility to action or appropriate standard. Real estate professional must ensure that property maintenance is carried out as at when due possibly at the predictive level and preventive level so that the property will not break down reason being that corrective maintenance is more

tasking and expensive.

IMPORTANCE OF MAINTENANCE AND REPAIR IN TERTIARY INSTITUTION

The relevance of maintenance in tertiary institution is very crucial due to the level of usage of the building and the pressure exerted by the users over time especially high utility buildings. For all infrastructural facilities to maintain serving their needed services to human, real property maintenance is a compulsory exercise or ritual that must to be must be observe if this facility must be I working state (Ezennaya and Irouke, 2015). Lack of building maintenance leads to obsolescence or “sick building syndrome”. This is the reason sick building syndrome have highlighted the serious consequence of inadequate maintenance of building services (Facilities, 1987).

Secondly, Poor state of facility resulting from lack of maintenance goes a long way to affect both the physical, social and economic identity of the institution, academics activities as well as the property values but also become a catalyst of property deterioration that leads to dilapidation which results to obsolescence and depreciation of real property (Environmental Protection Agency, 2006, Emenike 2022).

Thirdly, poor maintenance culture has the potency of rendering a multimillion naira infrastructural facility unserviceable or useless in a matter of two or three years. Western part of the world, like United Kingdom, invests 40% of their annual budgets on building and other infrastructural labour needs (Nzeamalu, 2007). This shows enough emphasis on the importance of maintenance if we must achieve sustainability.

Finally, real property maintenance in tertiary institution has an impact on health of both the staff and students of the institution. Timely and healthy property maintenance will ultimately lead to improvements in health, hygiene; livelihoods, psychological well-

being and social interaction of academic environs thereby encouraging the quality of education at all sectors of education (Ejenma et al, 2018).

DISTINCTIVE MAINTENANCE WORKS

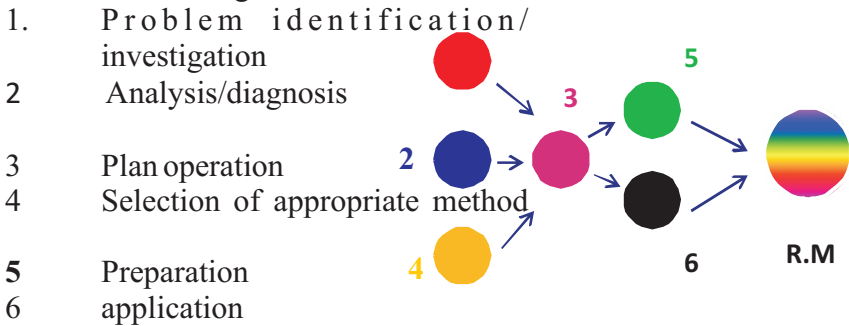
These are type of maintenance and repairs exercise, as they are grouped in a way and manner they are carried out. This helps both the maintenance and works department personnel to ascertain the scope and requirement of any given assignment so as to help them determine work execution criteria, choice of staffing and technicalities involve in carrying out maintenance. The four distinctive maintenance works is as follows:

1. **Work Service:** this services are provided to ensure the facilities and equipment are functioning on daily basis example housekeeping and schedule cleaning of the floors, windows, ceiling, ventilation systems, drains, incineration. It may also involve regular checking for machines and building systems such as electrical supply system, water supply system, fire system pumps etc.
2. **Repair Work:** this refers to any repairing work for building and facilities defect. For instance, patching up work for crack, repair floor tile, pump, repair lightings and electrical fitting, repair of plumbing and mechanical fittings etc.
3. **Replacement Work:** Replace defected and damaged building system or elements. This maintenance always involving serious damage to the building and at some point required arranged inspection to find the root cause of the defects. The example of replacement works are replacing corroded reinforcement bar in concrete, reinstall waterproofing system, reinstall electricity system, etc.
4. **Protection Work:** It is the work to shield and prevent the building from defecting. This protection work will include also the care of building structures. For example, painting on the exterior of building surfaces or using aesthetic bricks as the protection layer to resist weather changes, moisture, and molds growth (Buidingdoctor, 2020).

BASIC STEP OR APPROACH IN CARRYING OUT REPAIR AND MAINTENANCE

Steps to a successful maintenance and repair service could be categorized as follows:

Figure 1.0



(Repair and Maintenance Model, Source: Author, 2023)

ASIT STANDS

Today, Tansian University is amongst the most prestigious private university in south-eastern geopolitical region of Nigeria (www.tansianuniversity.edu.ng) (2023). Approaching two decades the university have been making tremendous impact both academically and standard wise, the skyrocket level of infrastructural facility especially under this present administration under the leadership of Professor E.O. Nwadiakor who is the current vice chancellor of the reputable university has aroused the need to source for scientific approaches in sustaining and preserving this legacy

METHODOLOGY

The study approach was design in three major stages:

A. System Dynamic Techniques (SDT) (primary data



Case 1

This is the present condition of one of the most prestigious building in Tansian University. This architectural masterpiece is still functional but lack of maintenance is seriously attacking the edifice. Upon our site visitation we discovered that the drains are also locked by garbages and lecture hall floor tiles are broken as such need service maintenance

Case 2

Roof and ceiling and roof blistering causes functional obsolescence to attack buildings especially public building. This is the present condition of some selected real properties in our study that needs urgent maintenance intervention



This has caused student to desert the class room.

Case 3



Amazingly, this present administration has achieved landmark projects which include good roads, new lecture halls, borehole - overhead water storage tank, faculty of law building, mast for mass communication etc. In the light of this, maintenance is the key in keeping these legacies.

CONCLUSION AND RECOMMENDATIONS

People often make emphasis on building new real properties without considering the maintenance of the existing real property. This always poses an institution as lacking facility when they lack nothing but maintenance culture. The management needs to embrace RPM. The management needs to create a department saddled with the responsibility of property maintenance. The created department should create a fiscal policy that will reduce vandalization.

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