

The Intersection of Building Maintenance and Quality of Urban Built Environment.

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Key words: Building Maintenance; Built Environment; Quality; Sustainability

SUMMARY

Urbanization manifests by way of concentration of human populations into distinct areas and mainly due to rural urban migration. This concentration leads to the change of land use from previous land uses such as agriculture to new land uses for residential, commercial, industrial, recreational and transportation purposes. This creates the need of high-quality built environments which have long been promoted in urban planning and design on the grounds that they are, among other things, socially beneficial places where positive social activity and behaviour abound.

In the process of planning, feasibility, design, construction, commissioning and maintenance of buildings, there is need to pay attention to the impact of the development on the environment. To a great extent compliance and adherence to the building regulations (codes) and developing as per the approved building plans is critical in achieving quality built-environment. Furthermore, it is prudent to involve building surveyors from conception of the project so that they can advise on how to achieve satisfactory levels of the following aspects: ventilation (air quality); solid waste management options; natural lighting; energy efficiency; health effects; functionality; and water recycling options. When these aspects are carefully considered and addressed appropriately the end result will be quality & conducive urban human settlements.

Building maintenance management is the coordination of maintenance activities designed to maintain, repair, and improve buildings and their related systems and provide a safe, habitable, comfortable, and functional environment in a cost-effective manner. It is important to adhere to building maintenance plans in order to achieve: energy and resource efficiency, waste reduction, health and wellbeing.

The aim of this study is to determine the relationship between building maintenance and the quality

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of the urban built environment. The first specific objective is to establish the factors that affect the quality of the urban built environment. The second specific objective is to determine the effect of building maintenance on the quality of the urban built environment. The last specific objective is to recommend a model to encourage and facilitate adherence to building maintenance plans.

The significance of this study would be to inform key stakeholders involved in the management of the urban built environment on the importance and benefits of formulating, implementing and adhering to maintenance plans in order to achieve quality urban built environment.

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