CMG 3103 Maintenance Management

Hours Per Week			Hours per Semester	Weighted Total Mark	Weighted Exam Mark	Weighted Continuous Assessment	Credit Units
LH	PH	TH	CH	WTM	WEM	WCM	CU
4	0	4	60	100	60	40	4

Rationale/Course Description

Maintenance of building structures is important to keep them in proper functional state. The course covers planning and management of maintenance works which is important if maintenance services are to be effective and less costly.

Objectives/Aims

- To introduce the student to the theory of maintenance management
- To provide maintenance planning skills in the built environment
- To equip the student with life-cycle costing techniques in property management

Course Outline

1. Introduction [15 CH]

1.1 Definition of maintenance

1.2 Types of maintenance

2. Theory of maintenance management [15 CH]

2.1 Introduction to the essential theory of maintenance management,

2.2 Planned, responsive and cyclic maintenance

3. Maintenance programme [15 CH]

3.1 The basic maintenance policy

3.2 Objectives of the organization.

3.3 Formation of a maintenance programme

4. Maintenance costs [15 CH]

4.1 Cost implications of maintenance programmes

4.2 Life cycle costing techniques

4.3 Life cycle costing in asset maintenance.

4.4 Maintenance budget plans

4.5 Cost control systems.

Learning Outcomes

Knowledge of planning for maintenance and life-cycle costing techniques in the built environment

Method of Teaching/Delivery

The course will be conducted through lectures, tutorials, and assignments. Basic lecture materials provided by the Lecturer will be supplemented by individual reading effort by students.

Assessment Method

Continuous assessment through assignments, exercises and tests, and final examination. The final examination will carry 60% of the total mark, while continuous assessment will carry a total of 40%.

Reference books and materials.

1. Lee, R. 1984. ***Building Maintenance Management,*** 3rd edition. Granada Publications, London.

2. Seeley, I.H. 1984. ***Building Maintenance.*** Macmillan, London.

3. Hall, G.T. 1984. ***Revision notes in building maintenance and adaptation.*** Butterworth and Company, London.

4. Syagga, P. 1992. ***Maintenance Management Manual.*** East African Publishers, Nairobi.

5. 5CIOB 1982. ***Maintenance Management - a guide to good practice.*** Chartered Institute of Building, Englemere.