
Different Approaches to Building Management and Maintenance Meaning Explanation

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Abstract

The present paper examines the connection between building and property management and building management system. It provides an insight into the concept of building management. Building management is a particular economic activity, a set of property maintenance, operation, repair and maintenance. This is a legal and technical set of operations required for building maintenance and preservation of usable condition, as well as functionally required for the maintenance of the land to ensure that property is used in accordance with the purpose.

The aim of the paper is to conduct a literature review of different approaches to defining building management and building maintenance. Through the analysis, common themes identified are a number of terms and their definitions that appear in studying building management and maintenance processes.

The continuous growth of socially responsible building management indicates that there is a need for a more effective management system of the building lifecycle to provide sustainable residential property development.

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Introduction

Building Management and Maintenance is an organized and effective system of maintenance operations, which is set up to deal with problems related to the upkeep of a building. The main aim of maintenance is to protect a building
at its preliminary stage and to retain the value of investments in the property. Keeping a building in a condition in which it continues to fulfil its purpose and making sure it presents an attractive exterior are also important factors made possible through proper building maintenance.

Building maintenance is an expensive process both from financial aspects (operational costs, real estate management, administration, job with debtors, legal services etc.) and environmental aspects (climate change, greenhouse emissions, and energy efficiency measures). Businesses aim to reduce the costs of buildings transforming them into a more efficient and sustainable infrastructure.

Maintenance is often defined as the series of activities undertaken to take care of the building structure and services to ensure the intended functions and optimal performance of a building life cycle. The management department of a building is usually responsible for the enhancement of the indoor environment quality by service delivery and for boosting occupant productivity and satisfaction [22].

The aim of the paper is to conduct a literature review of different approaches to the organisation and implementation of building management and maintenance processes, which are examined in various scientific publications.

The present literature review is based on the analysis of different articles to provide an understanding of how the terms “building management” and “building maintenance” are defined in scientific literature. The paper identifies and evaluates building management and maintenance as an instrument of building property management system, as it is important to generate discussions regarding this topic.

In the scientific literature on building management and maintenance, different approaches are used to define the given terms, explain their scope of application and implementation conditions.

**Research subject is building management and maintenance.**

The paper is structured as follows. In Section 1, a review of building maintenance and management is provided. Section 2 highlights the existing literature of building management and maintenance systems. Section 3 discusses the economic aspects of building management systems. Through the analysis of the articles, an attempt is undertaken to answer the following questions: What are the main conclusions made by scientists and will an open study affect the subjects studied? Implications for future research and main conclusions are provided in Section 4.

The approach to the literature review lied in multiple searches performed within the Academic Search Premier databases along with the library of journal articles by the Association for Information Systems, in which the search criteria involved keywords such as building management, building maintenance, housing maintenance, property management. Most articles were published over the last five years. To understand the differences between the study periods, several additional articles published over the last six to ten years were also studied. This review provided information regarding building management processes and systems.

1. Different Interpretation of Building Maintenance and Management

The definition of building maintenance and management can vary across disciplines; however, the processes involved in the discovery, capturing, sharing, and application of the management and maintenance process will still be present.

Glossary of Academic Terminology offers different translation variants of building maintenance and management, but more or less all of them provide explanation that it is a process with many operations such as planning, implementation of plans, support, control, decision making etc., which are important for running successful businesses. The term is also defined as supervision, management of an object according to owner’s objectives, strategy, principles of economy, etc. When analysing various scientific articles from different time periods, it is possible to identify development trends and main functions of a process. Since 2010, publications demonstrate a trend to research technical processes rather than management [2].

Building maintenance is defined as “work” in order to keep, restore or improve every part of a building, to maintain the performance of building fabric and its services and surrounds, to accepted standard and to sustain the utility and value of the building. It includes improvement, refurbishment, upgrading as well as repair works of the existing facilities [38].

Alner and Fellows stated the purposes of building maintenance: (1) to ensure that the buildings and their associated services are in a safe condition; (2) to ensure that the buildings are fit for use; (3) to ensure that the condition of the building meets all statutory requirements; (4) to carry out the maintenance work necessary to maintain the value of the
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