

**THE IMPEDIMENTS TO THE ACCOMPLISHMENT OF BUILDING MAINTENANCE  
TARGETS: A SURVEY OF THE PERCEPTION OF THE MAINTENANCE EXPERTS ON  
STATE BUILDINGS IN THE CITY OF NAIROBI, KENYA**

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**ABSTRACT**

State buildings provide spaces, through which services to citizens are provided. State buildings, like all other buildings consequently require prompt and effective maintenance, to remain in reasonable condition to be able to offer quality services. In Kenya, and other third world countries, building maintenance targets are often not met, due to a number of impediments, leading to prolonged and un-checked deterioration of buildings. The aim of the study was, to assess key impediments that have contributed to non-accomplishment of maintenance targets, for public office buildings in Nairobi, Kenya. Secondary data, for they were obtained from internet sources, research journals, textbooks, facts and statistics from the Kenya Government. On the other hand, a qualitative cross-sectional survey research strategy, involving self-administered questionnaires were adopted, to obtain primary data based on perceptions of maintenance experts on impediments, that have contributed to non-accomplishment of maintenance targets. Content analysis was applied to analyze secondary data, while descriptive statistics was adopted to analyze primary data. The findings indicate that, lack of building maintenance policy and/or manual, irregular maintenance, inadequate budgetary allocation and non-effective maintenance approach are major impediments, in the accomplishment of maintenance targets. The findings from the study recommended, strategies for minimization or elimination of the major impediments, in the accomplishment of maintenance targets. The identified strategies would be adopted by policy makers, for the timely accomplishment of maintenance programs.

**KEYWORDS:** State Office Buildings, Building Maintenance & Impediments to Maintenance Targets