

APPROPRIATE PRACTICE FOR MAINTENANCE OF PROCESS PLANTS IN PAPER INDUSTRY: ANALYSIS OF THE PERCEPTION OF PRACTISING ESTATE SURVEYORS AND VALUERS IN LAGOS AND OGUN STATES, NIGERIA

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ABSTRACT

This study analyzed the perception of practising Estate Surveyors and Valuers in Ogun and Lagos States of Nigeria on the appropriate practice of maintenance of process plants in paper industry because notwithstanding the fact that most organizations in Nigeria are fully computerized, paper usage in offices and academic institutions are still overwhelmingly huge in Africa and the few paper manufacturing industries (three in Nigeria) have been run down due to lack of spare parts and other maintenance related problems as well as mismanagement. The objectives utilized to achieve the above aim were to: identify the factors affecting meaningful life of process plants in paper industry; rank the views obtained from practising Estate Surveyors and Valuers on the above factors; obtain and rank the perception of these practitioners on the intervals for implementing maintenance schedules of plants in paper industry; rank the views of Estate Surveying and Valuation practitioners on spans for retaining maintenance engineers in paper industry and establish if paper industry keeps track of its maintenance history. A questionnaire was used to solicit for data. Out of a population of 337 practising Estate Surveyors and Valuers in the two states, 225 of them completed and returned the questionnaires for analyses. Percentages and Mean Item Score (MIS) were used to analyze these practitioners responses. The analysis revealed that 35.58% of the respondents in the two states agree that turnaround; routine, preventive and curative maintenance schedules in the paper industry should be executed monthly. In order of significance, it was also found out that the most significant factors affecting the useful life of machinery in paper industry were; how often it was used, how old when acquired and how often servicing and change of parts take place. The authors recommend monthly maintenance of plants to be utilized in the paper industry and also that maintenance records must be kept in this industry for better economic performance and profitability.

KEYWORDS: *Appropriate Practice, Maintenance, Perception, Process Plants, Estate Surveyors and Valuers*

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