

Hotel Maintenance Management Practices

Karam Mansour Ghazi^{1,2*}

¹The High Institute of Tourism and Hotels, King Mamoun, Alexandria, Egypt

²Faculty of Tourism and Hotel Management, Prince University, Alexandria, Egypt

Abstract

This study investigates hotel maintenance management practices and the barriers in implementing these practices from maintenance managers' viewpoint in the Egyptian 5-star hotels. The study used the comprehensive sample. A total of 160 questionnaires were distributed to the maintenance managers in the Egyptian 5-star hotels. The results indicated that the practices of 'maintenance management plan' and 'maintenance management team' play the most significant role in influencing the maintenance efficiency. The results also indicate that 'insufficient fund for maintenance job' and 'lack of skilled personnel in maintenance departments' are the major barriers responsible for the poor implementation of maintenance management. This study provides guidance and references for better building maintenance management system for Egyptian hotels. It would enable the hotel operators to achieve better maintenance efficiency through various strategies and practices.

Keywords: Maintenance; Practices; Barriers; Hotel; Efficiency

Introduction

Maintenance is the key for providing better built environment to building customers and users. Maintenance of the hospitality building is significant as its effectiveness will directly affect the quality of services, which have direct and significant effect on satisfying customers' wants and expectations. Proper maintenance management is essential for hotel operations for many reasons including [1-12].

To maintain the capital invested, enhance its value and sustain reasonable investment returns:

- To increase safety and security of hotel guests and employees by ensuring the building, services and facilities are safe and fit for use;
- To ensure the availability/reliability of all the assets and services required by the customers;
- To keep or increase market share by satisfying the current or impending guests;
- To conform with the new trends and technology in the market (e.g. the green movement);
- To conserve corporate image, appearance, historical and architectural values;
- To increase the operational stability and efficiency of the facilities and systems;
- To ensure energy expenditure (improving energy efficiency);
- To mitigate the consequences of a natural disaster such as hurricanes and earthquakes;
- To meet governmental requirements like Disability Act, health and safety regulations;
- To carry on with the competition;
- To ensure operation readiness of all equipment required for emergency use at all times;
- To increase the life-cycle of the property and achieve minimum breakdowns or deteriorations.

Unfortunately, the background suggests that maintenance has

been given a very low priority in most organizations. Such a lack of concern results in under-resourcing of maintenance which further affects building performance. Moreover, maintenance performance has been criticized in literature as being inefficient, unsatisfactory, and slow responsiveness for many reasons which include [13-25].

Insufficient proactive maintenance strategies and as a result much of the manpower is wasted in performing the corrective maintenance.

- Maintenance personnel are too focused on technical responsibilities than managerial, social, legal, financial, and inter-departmental communication issues.
- Maintenance performance is generally hard to measure, as it should not only consider quantifiable parameters but also the quality of the performed maintenance and its organization.
- The lack of building maintenance objectives, which are not properly coordinated and not matching with organizational directions. Operators need to maintain brand image which may clash with owners' revenue targets.
- Hospitality facilities requires higher maintenance and renovation cost than residential and industrial buildings, as they are more dynamic, complex, in construction and installation.
- Lack of complete recordkeeping of hotels maintenance activities.
- Rare research on maintenance for hotel facilities.
- There is no unique maintenance strategy suitable for all types of buildings due to different characteristics, such as design, purposes, construction forms, uses, building services...etc.
- The "African Poor Maintenance Culture". The problem of

*Corresponding author: Karam M Ghazi, The High Institute of Tourism and Hotels, King Mamoun, Alexandria, Egypt. E-mail: dr.karam.ghazi@gmail.com

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Proceedings of the 3rd International Conference on Reinventing Business Practices, Start-ups and Sustainability (ICRBSS 2023) Meena Rani Nimmagadda, Catherine S., Praseeda Challapalli, V. Sasirekha, 2024-02-19 This is an open access book About the ICRBSS 2023 International Conference on Reinventing Business Practices Start ups and Sustainability Responsible Consumption and Production ICRBSS 2023 brings together scholars researchers educators and professionals from around the world to discuss the latest trends challenges and opportunities in the spheres of businesses regulatory environment consumer groups advocacy agencies and the environment at large The sub theme of the conference this year Responsible Consumption and Production is the 12th goal of the UN Sustainable Development Goals The conference provides a platform for industry experts policymakers and the academic fraternity to share their experiences and insights The sessions are designed to promote interaction among participants through keynote speaker sessions panel discussions presentations and the like **Sustainable Disposal Methods of Food Wastes in Hospitality Operations** Singh, Amrik, Tyagi, Pankaj Kumar, Garg, Anshul, 2024-03-06 Food waste has evolved into a global crisis casting a long shadow over nations and the interconnected fabric of our world The repercussions of this excess reverberate through environmental and socio economic landscapes demanding immediate attention Globally the challenge of reducing food waste is acknowledged as a linchpin in achieving a sustainable future The book Sustainable Disposal Methods of Food Wastes in Hospitality Operations confronts this escalating issue head on It contends that the time is ripe for a change in waste disposal practices advocating for sustainable methods to alleviate environmental strain combat climate change and safeguard public health This book delves into the heart of waste management principles and strategies Beyond identifying the severity of the issue the book ventures into uncharted territories exploring emergent debates surrounding systemic causes and solutions In a world where information and communication technology empower organizations a gap persists in translating these advancements into effective waste management initiatives The book urges a holistic understanding of the issue drawing attention to the need for collaborative efforts between governments and private industry players to bridge this divide As it provides a global perspective the handbook becomes a tool for those seeking to comprehend the intricate web of challenges posed by food waste and navigate towards a sustainable future *Proceedings of the 1st International Hospitality, Travel and Event Conference (IHTREC 2023)* Derinta Entas, 2023-06-12 This is an open access book Reinventing Hospitality Travel and Event for a Future Direction The tourism industry is an important sector in the world particularly in terms of its ability to create jobs generate income and contribute to people's well being While of its importance the tourism industry is vulnerable to external disruptions Historically the tourism industry has been vulnerable to terrorist attacks recessions pandemics natural disasters and the effects of climate change Such challenges have also forced the industry to accelerate innovation and transformation to survive and thrive Technology and digitalization are more commonly used in businesses and organizations operations

There are shifts in consumer behavior as a result of disruptions Travelers demand safer products and services and more efficient ways to travel New products and services emerge as a result of the disruptions for example trends in virtual conferences cloud kitchens staycations and many more Hotel and Travel Management in the AI Era Talukder, Mohammad Badruddoza, Kumar, Sanjeev, Tyagi, Pankaj Kumar, 2024-08-29 In the age of artificial intelligence AI hotel and travel management are undergoing transformations to revolutionize guest experiences make operations efficient and improve industry standards AI technologies redefine how hotels and travel companies personalize customer interactions streamline operations and optimize revenue management From tools like chatbots and virtual assistants to predictive analytics AI enables increased efficiency and customization As AI continues to evolve questions must be raised about data privacy ethical use or algorithms and the roles of hospitality workers as technology becomes pivotal Hotel and Travel Management in the AI Era explores the intersection of AI and hotel and travel management showcasing its potential for innovation and the challenges it presents for workers in the hospitality industry It posits effective solutions for managing technology integration in an industry where the human aspect of management is pivotal This book covers topics such as virtual and augmented reality smart technology and risk management and is a useful resource for hospitality and tourism professionals security workers computer engineers business owners sociologists researchers and academicians *EPA Journal* ,1980 **Policy Instruments for Environmental and Natural Resource Management** Thomas Sterner, 2010-09-30 As Thomas Sterner points out the economic toolkit for dealing with environmental problems has become formidable It includes taxes charges permits deposit refund systems labeling and other information disclosure mechanisms Though not all these devices are widely used empirical application has started within some sectors and we are beginning to see the first systematic efforts at an advanced policy design that takes due account of market based incentives Sterner s book encourages more widespread and careful use of economic policy instruments Intended primarily for application in developing and transitional countries the book compares the accumulated experiences of the use of economic policy instruments in the U S and Europe as well as in select rich and poor countries in Asia Africa and Latin America Ambitious in scope the book discusses the design of instruments that can be employed in a wide range of contexts including transportation industrial pollution water pricing waste fisheries forests and agriculture Policy Instruments for Environmental and Natural Resource Management is deeply rooted in economics but also informed by perspectives drawn from political legal ecological and psychological research Sterner notes that in addition to meeting requirements for efficiency the selection and design of policy instruments must satisfy criteria involving equity and political acceptability He is careful to distinguish between the well designed plans of policymakers and the resulting behavior of society A copublication of Resources for the Future the World Bank and the Swedish International Development Cooperation Agency Sida **Transforming the Service Sector With New Technology** Rana, Varinder Singh, Bathla, Gaurav, Raina, Ashish, Chhabra, Divoy, 2025-05-07 Technology can impact the

service sector in a variety of ways It can be used to transform a number of service related businesses including hospitality tourism banking healthcare and others Businesses navigating the rapidly changing landscape of services and technology can benefit from it by using emerging technology to create new services or improve existing ones With the rapid rise in technology the regulatory landscape is changing requiring additional changes to ensure responsible innovation and protect consumers interests Transforming the Service Sector with New Technology strives to stimulate innovation aid in strategic decision making and benefit service industries as a whole It provides valuable information about how technology is impacting and transforming the services sector and insights in responsibly regulating it Covering topics such as customer engagement recovery strategies and technology driven product placement this book is an excellent resource for industry decision makers Industrialists hospitality professionals entrepreneurs policymakers scholars academicians professionals and more

Journal ,1988 Leveraging Technology for Organizational Adaptability Carvalho, Luísa Cagica, Reis, Leonilde, Neves de Almeida Baptista Figueiredo, Ana Maria, Russo, Nelson, 2025-03-19 As industries face constant change driven by market demands technological advancements and global challenges organizations must remain agile Technology enables businesses to quickly adjust their processes optimize workflows and improve decision making through data driven insights Whether through cloud computing AI powered analytics or collaborative tools digital solutions provide the flexibility to adapt to new conditions respond to customer needs and maintain a competitive edge Embracing these technologies will enhance efficiency while fostering innovation and resilience allowing organizations to pivot effectively in the face of uncertainty and capitalize on emerging opportunities Leveraging Technology for Organizational Adaptability explores the interplay between organizational resilience and the transformative forces of digital transformation digitalization Internet of Things IoT innovation and sustainability and cloud computing It examines how technological advancements shape and fortify organizational resilience in the face of adversity bridging the gap between conceptual understanding and practical application This book covers topics such as digital technology personalized education and information systems and is a useful resource for computer engineers data scientists business owners educators academicians and researchers **Guest Cycle**

In Hotels Dr. Ashish Ahlawat, 2025-06-18 Dr Ashish Ahlawat s book Guest Cycle in Hotels A Comprehensive Guide to Room Division Operations serves as an essential resource for students educators and hospitality professionals seeking in depth knowledge of the guest experience in hotel settings This well structured guide systematically explores each stage of the guest cycle pre arrival arrival stay and departure highlighting the critical roles and responsibilities within the front office and housekeeping departments Combining theoretical insights with practical applications the book emphasizes operational procedures industry best practices and customer service excellence It is a valuable addition to hospitality education and training offering clear explanations and real world examples that enhance understanding of room division operations in modern hotel management **Commerce Business Daily** ,1997-12-31 Resources in Education ,1995-06 **Building**

Services Journal ,2003 **Personnel Management Abstracts** ,2000 *Classified Index of National Labor Relations Board Decisions and Related Court Decisions* ,2003 **The Malayan Law Journal** ,1976 The Medical Times and Gazette ,1875 **Federal Register** ,2008-04 *Kenya Mineral, Mining Sector Investment and Business Guide Volume 1 Strategic Information and Regulations Inc. Ibp*,2011-06-29 Kenya Mineral Mining Sector Investment and Business Guide Volume 1 Strategic Information and Regulations **Marketing Tourism and Hospitality** Richard George,2021-05-08 This textbook explores the fundamental principles of marketing applied to tourism and hospitality businesses placing special emphasis on SMEs in the international tourism industry It includes examples from a wide range of destinations from emerging markets to high income countries Taking a comprehensive approach the book covers the whole spectrum of tourism and hospitality marketing including destination marketing marketing research consumer behaviour and digital and social media marketing Practical in focus it gives students the tools techniques and underlying theory required to design and implement successful tourism marketing plans Chapters contain in depth case studies including companies like Marine Dynamics Shark Tours South Africa Reality Tours Travel Mumbai India and Makeover Tours Turkey Thematic case studies include Halal Tourism in Southeast Asia and Marketing and Branding Rwanda These illustrate key concepts and theory with definitions key summaries and discussion questions providing further insights This textbook is ideal for undergraduate and postgraduate students looking for a comprehensive text with a practical orientation

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