Abstract

The Construction and Real Estate industry has traditionally been criticized for not being a friend of the Environment.

This dissertation is undertaken to explore and identify the scope of work within which the property manager can contribute to the environment and the sustainability of the built environment.

In order to achieve this, a survey questionnaire involving 470 residential units was carried out. It was found that the occupants of the development are aware of the environmental movement and would like to see the Management Corporation take a more active role in protecting the environment. They identified Health and Safety, Clean and Green and Clean Air as the key objectives of the Environmental Movement. Garbage and Waste Disposal, Paint and Related Toxic Gas Emission and Pest Control are maintenance activities which have the most adverse effect on the environment and are areas where environmentally friendly practices should be adopted. It was also found that the majority of the residents are prepared to personally participate in environmental activities and are prepared to pay up to 10% above the current levels of maintenance fees for enhanced environmental management.
Environmentally friendly guidelines for consideration and adoption by the Property Manager in the area of maintenance have been made. These guidelines can be incorporated as part of an integrated property management programme.

**Key Words**

Maintenance Management

Environmentally Friendly

Environmental Movement