

Facility management is a professional management discipline focused upon the efficient and effective delivery of support services for the organizations that it serves. The ISO defines FM as the "organizational function which integrates people, place, process and technology within the built environment with the purpose of improving the quality of life of people and the productivity of the core business."

Mega-Trends in Facility Management

Increasing competition coming from new players in emerging markets will force companies to search for greater differentiation, and to be innovative in how they adjust their business models and deliver extra value to clients



Globalization

Companies that are able to navigate between emerging markets and different cultures, can look forward to a prosperous future

As the interests and motivating factors for workers from various generations are different, the fourth-generation workplace will become increasingly common. It will be an essential factor to understand the motivational factors for each age cohort



Demographic Trends



Sustainability

Challenges will have a number of consequences in the coming decade, affecting supply and value chains as well as building design, management and maintenance. Systemic design will become more important

New technologies require that people work in more intelligent ways. Technological progress increases productivity, leads to the development of new industries, income growth, and reduced poverty



Technological Development



Growth of

knowledge society

New reporting, collection and control technologies are creating a mountain of data that needs to be collected, stored and analyzed to generate value and maximum benefit for customers

Clients expect to receive individualized services that maximize their value proposition. Individualization will be prominent as employees and customers increase their demands for individual attention



Individualization



Focus on health & well-being

The doubling of the prevalence of lifestyle-related diseases, buildings will be assessed and designed to promote more active, comfortable, and productive lifestyles

Faster competition, shorter product lifecycles as well as increasing specialization, differentiation and innovation could be achieved by employing lean management techniques to cut waste and use six-sigma strategies to increase quality



Commercialization

Facility Management Main Services

Facility management services are too vast to be contained all in one project; depending on the type of sector and the size of the project, there are key facility management services that can be utilized in nearly any real estate project



Electromechanical Services & Civil Works



Janitorial Services & Waste Management



Security Services



Landscape Services & Pest Control



Help Desk & CMMS
(Computerized Maintenance Management system)

Facility Management in Numbers

Global Market Growth

2016 Value

\$194.5 B

\$174.9 B Incremental Growth

2021 Value
(Forecasted)

\$369.4 B

Global Market Segments

65% Single Service

23% Bundled Services

12% Integrated Facilities Management

Facility management is not simply looking at property strategy, but an ecosystem of interlocking services. The value of facility management is then how these services are managed within the changing economic landscape that businesses and organizations find themselves in. Facility management will increasingly move out of the support function it is perceived to have and into a new era of strategic input.

Coldwell Banker Commercial Advantage (CBC Advantage)

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Our professional agents specialize in various property types and are able to provide a deep knowledge of our market that allows us to formulate the best possible business strategy at all times.

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