



# TIMES PRO

The Times of India

Ahmedabad June 26, 2011

Advertorial, Property Promotional Feature

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## FACILITATING FLAWLESSLY

Its applicability in housing solutions, primarily mass housing schemes wherein the household necessities are managed and maintained by a central system, has made the concept of facilities management popular with the builders in Ahmedabad

In the recent times, the Ahmedabad and Gandhinagar Property markets have witnessed a breathtaking boom. Because of rapid urbanization, the real estate prices have been registering new peaks with each passing day. Skyrocketing land prices and construction costs have made developers to push the selling rates of the built-up property upwards. Prices are high but today's buyer gets quality building architecture, construction, and excellent amenities and facilities. In fact, today's buyer demands amenities and facilities.

For the success of any real estate project, the provision of state-of-the-art quality is must. The de-

mand and aspiration for facilities made by the buyer has added a new dimension and encouraged develop-

ers, architects and engineers to work extensively on new designs and innovative structures with maxi-

mum loaded amenities and facilities like club house, indoor-outdoor games, swimming pool, landscape



# PROPERTY

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gardens etc. Maintenance of such amenities is very critical, especially in case of mass housing projects where more than few hundred families reside together within one campus. Understanding the same, few city-based developers have started providing facility management services to the real estate projects floated by them. It is a good move as it will manage and maintain the building properly, and ensure that buildings don't lose their charm over a period of time. The concept, which is a routine practice in metro cities like Mumbai and Delhi, is gradually picking up in Ahmedabad.

Facility Management, as an emerging concept, ensures efficient services to the owner of the property. Many times it has been observed that in large housing societies things are not managed properly because of lack of unity, knowledge and expertise, and this ultimately results in the deterioration of the building.

## CONCEPT OF FACILITY MANAGEMENT

Facility management is an interdisciplinary field primarily devoted to the maintenance and care of commercial or institutional buildings, such as hospitals, hotels, office complexes, educational or convention cen-

ters. According to the International Facility Management Association (IFMA), it is "a profession that encompasses multiple disciplines to ensure functionality of the built environment by integrat-

ing people, place, processes and technology."

Under Facility Management, companies offer an entire range of services, both engineering and non-engineering. Some of the most common facility management jobs are: maintenance of lifts, pumps, generators, sewage treatment plants, garbage collection and waste management, building management and maintenance, gardening and lawn care, and pest control services.

Facility Management is a contemporary management discipline having over 25 years of history worldwide that integrates both art and science and adopts the principles and techniques of business administration, architecture, engineering and social science. Facility Management covers the long term strategic planning as well as daily operations to enable optimisation of re-

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## QUICK BYTES

■ FACILITY MANAGEMENT, AS AN EMERGING CONCEPT, ENSURES EFFICIENT SERVICES TO THE OWNER OF THE PROPERTY.

sources in support of an entity's core activities leading to the successful achievement of its vision and mission. The concept of facilities management is picking up fast across the country and has already made inroads in many big cities. It is particularly useful where many smaller houses share the same building structure and most of the household necessities are managed and maintained by a central system, as is the case with flats, apartments and condos. With the increasing instances of such housing solutions in a majority of cities, the idea of facility management has come to stay long in mega city 'Ahmedabad'.

**Anushrav Bhatt**

(The author is a city based housing planner, civil engineer and lawyer. Views expressed here are his own.)