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**Challenges and Opportunities  
in Developing FM Services  
for Newly Constructed High-  
Rise Office Building**

# Introduction

**FM can be defined as the service provision that entails the delivery of a wide range of goods and services to clients within newly developed tall buildings for office use. It has a broad interpretation embracing services like maintenance, security, cleaning, space management, and other services that ensure the building's optimum functionality with minimal wastage of any resource. Nevertheless the creation of effective FM services has its problem areas and prospective. The later aspects of this paper focus on these areas and presents information to support a strong FM strategy.**

# Complex Building Systems

Incorporating high rise buildings, address systems are installed effectively for heating, ventilation, air conditioning, electricity supply, water and sewage and fire safety. Often the integration and management of these systems can be quite a complex task because these systems are quite large and are used in conjunction with one another. The systems need to work harmoniously, therefore any effective FM services have to ensure that the does not breakdown.

# Tenant Satisfaction

Fulfilling the tenant's needs particularly for high rise office buildings is the ultimate goal. By this it is meant a CPO that offers safety, cleanliness and comfort to the patients. Responding and serving tenant's complaints faster and well co-ordinated is a basic need for maintaining an efficient facility management team.

# Conclusion

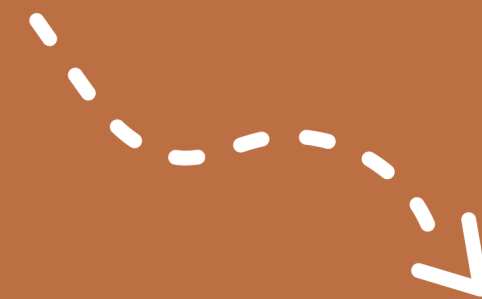
Here the pattern of new FM services' provision for the newly constructed high rise office buildings is explained briefly where we find a number of issues regarding opportunities and threats are highlighted. Challenges such as internal and external complexities of building systems and costs, as well as sustainability and tenants' satisfaction significantly affect BIM performance; however, innovation in technology, sustainable development, tenant relations, and preventative maintenance present opportunities for enhancement of BIM performance.



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