

A Review Paper on Building Services and Facility Management in High-Rise Residential Building

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Abstract— The population of India is increasing continuously as India ranked as the second largest population in the world thus the availability of land of less as compared to the population of the nation. The Horizontal growth of the cities is to be replaced by Vertical growth of the Building. A large number of populations are lives in the small area so provision of the various services and facilities are to be managed according to requirements of people. Generally, 35-40% of construction cost goes to the building services. So it is very needy to study the building services are to be provided to achieve quality standards of the service.[3] The scope is to study various facilities and services which are required to be provided in the high rise residential building. This subject holds very high importance in the field of construction and in good functioning of building and maintenance of the building. This study is done to achieve Indian standards with low cost.[5].

Keywords: Facility Management in High-Rise Residential Building

I. INTRODUCTION

Living in high rise building is becoming a new trade in India, especially among the Major cities like Mumbai, delhi , Pune etc . One of the reasons many prefer to live in the residential High rise building Is the facilities provided in the housing areas the resident pay the money for the facility provided to them. Management corporation is responsible to provide the facilities to them.[3]

Management Corporations work on the three Levels i.e. Strategic, Tactical & Operation Planning. the scope Management extends from the strategic to tactical planning and the facility management covers from tactical to operational planning thus the facility management concept is applicable as much as building exists.[4]

The management process at the strategic level will require high-level planning starting with the interpretation of residence requirement. Strategic plan normally has a long-term span (10-20years) for estimation of the building represents the overall long-term strategy and translating the residence requirements & expectations into the service and facilities outcomes.[7]

The tactical planning of policy and the strategic plan for its outcome. It involves detailed management programs in achieving the strategic goal as defined by the level of service. Operational planning will include all the activities related to the implementation of Facility & Service.[9]

BS & FM contains four main rule

1) Continuous and programmed co-ordination efforts i.e. planning, designing, construction & management of facilities towards enhancing the pleasing environment for living people.[10]

- 2) The total integration of a diverse field of disciplines of residence, architecture, behavioral and engineering sciences under once entity in the society.[2]
- 3) The Management of the activities proactively rather than management of activity reactively.[8]
- 4) A Concept where BS & FM policies and procedures are guided by the requirements & needs of residents.[9]

Thus it is essentially BS&FM is at a great strategic level that can have a great impact to be involved with forwarding planning decisions.[6]

II. STATEMENT OF PROBLEM

Residential High rise buildings are unique properties that differ from landed properties such as bungalows or terrace house. Unfortunately, in our study, most of the housing schemes were not effectively managed. Residents complained about incomplete facility management such as dysfunctional lift, rubbish not collected according to schedule, misuse of Sinking fund, as well as disputes among the residents. In short, the issue raised by residents were centered in three aspects i.e. Finance, maintenance and people (residents) these are the aspects or indicator in determining the performance of the residential high rise building.[1]

As facility effectiveness, cleanliness slandered, indoor air quality, energy efficiency, lighting standards, thermal comfort, safety, and information technology are several factors related to the building policy. Managing and maintaining local residential housing scheme to provide comfort for residents of local Housing and Encouraging a harmony, healthy, co-operative and responsible community.[8]

III. OBJECTIVES

This research aims to improves the value of buildings depends on the quality, safety, and service of maintenance practice in high rise residential building. Based on a concept of building policy standards this paper serves as a general idea of current studies, it indicates to establish the rationalization for further research towards the development of a building service and facility management policy standard in India.[3]

The objectives of the research:-

- 1) To identify the main problems of sustainable service and facility management in high rise residential buildings.
- 2) To analyze the relationship between building maintenance policy and operations and maintenance activity.
- 3) To concluded the signing of the building maintenance policy.

IV. THEORETICAL FRAMEWORK

This paper focuses on high rise residential building managed by the service manager. In managing the particular building parties' i.e. in-house facility management as well as outsourced consultant and contractor have to attain a consequence in all management related building maintenance policy.[7] This ensures the effective management for the building. These studies found that were some trade of management gap among all parties who are the beneficiary of the service management system. In discussing this mater this start with the briefing on the several key issues the led to management gap. It is then followed by the methodology in identifying the management gap and the important form of this study.[2]

V. RESEARCH FRAMEWORK

The research Framework is categorized in the three areas of quality, safety, and service of the building maintenance policy in order to provide economy and sustain their values.[8]

The first criterion is looked at the quality aspect. In providing the effective FM all the parties have to respond according to management. The participation of in-house experts and outsourced experts were crucial since all the FM activities were designed to the building for and dedicated to them.[3]

The second criterion is based on the safety aspect in FM which is day by day activity, the FM needed resources, and otherwise, there is little can be done. For the safety and health, it was also the under the building management reflection to safeguard the users' health interest [4].

The last criterion is focused on the service aspect. The unprofessional building management aspect of the building was one of the fundamental tasks in FM. In high rise building the problem of monthly collection of was not threatening since the collection of the maintenance charges was just fair enough to run the activities at the top of this building maintenance policies are to be implemented via standardization and monitoring its scope of its scope in operation and maintenance activities in order to avoid any inadequate FM.[6]

VI. INNOVATIVE METHOD

This study attempts to provide a perspective on the building management and maintenance policy of randomly selected residential building in PUNE. Information on maintenance policy includes a type of existence policy conducted and its originality conducted through unstructured interviews to in-house expert includes facility management personnel and outsourced expert which includes Consultants and contractors. The study consists of two steps, first, availability of ground roles and documentation includes operation and the maintenance manuals, monthly reports etc. and second, to check the annual budget for planned and unplanned maintenance, building service audit and space audit This research embarks on the following research questions [5]

- 1) How the building was managed?
- 2) How troubles managed in the building?

- 3) Is the maintenance policy is provided or not?
- 4) Where is the originality of building maintenance policy?
- 5) Whether the building maintenance policy is standardizing?
- 6) Satisfaction with an expectation of government assistance?

Based on the interview consequence with the facility management consultants and contractors major issue pertaining to the current status of the building management of high rise building management of high rise building.[9]

VII. COMPARATIVE STATEMENT

| ARTHER | STATEMENT |
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| MD.Nazid Ibrahim (Maintenance policy issues In High rise Commercial buildings) | Over all the high rise building required much maintenance for service. The facilities are provided in high rise building attract the people to live in that place. So providing the essential facilities in the high rise buildings are more important and also the maintenance Factors like issues and intervals are also important Factor. |
| Parashram S koli (Building Service and Facility Management In high Rise building) | The maintenance of the various facilities as per their importance in daily routine. The interval should be fixed on the basic of their importance |

VIII. CONCLUSION

As a conclusion, a clear building maintenance policy does not exist yet in the building management of high rise residential building which can be a tool in order to measure and value the quality, safety, and service of building operations improvements through strategic management, performance management, and facility management. It has more expectations from the building owners, talents and maintenance exports in terms of the physical environmental considerations and the maintenance & requirement in the residential building.

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