



SEAQ® Lectures

Session 2024 - 26



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FM Role in Development Management

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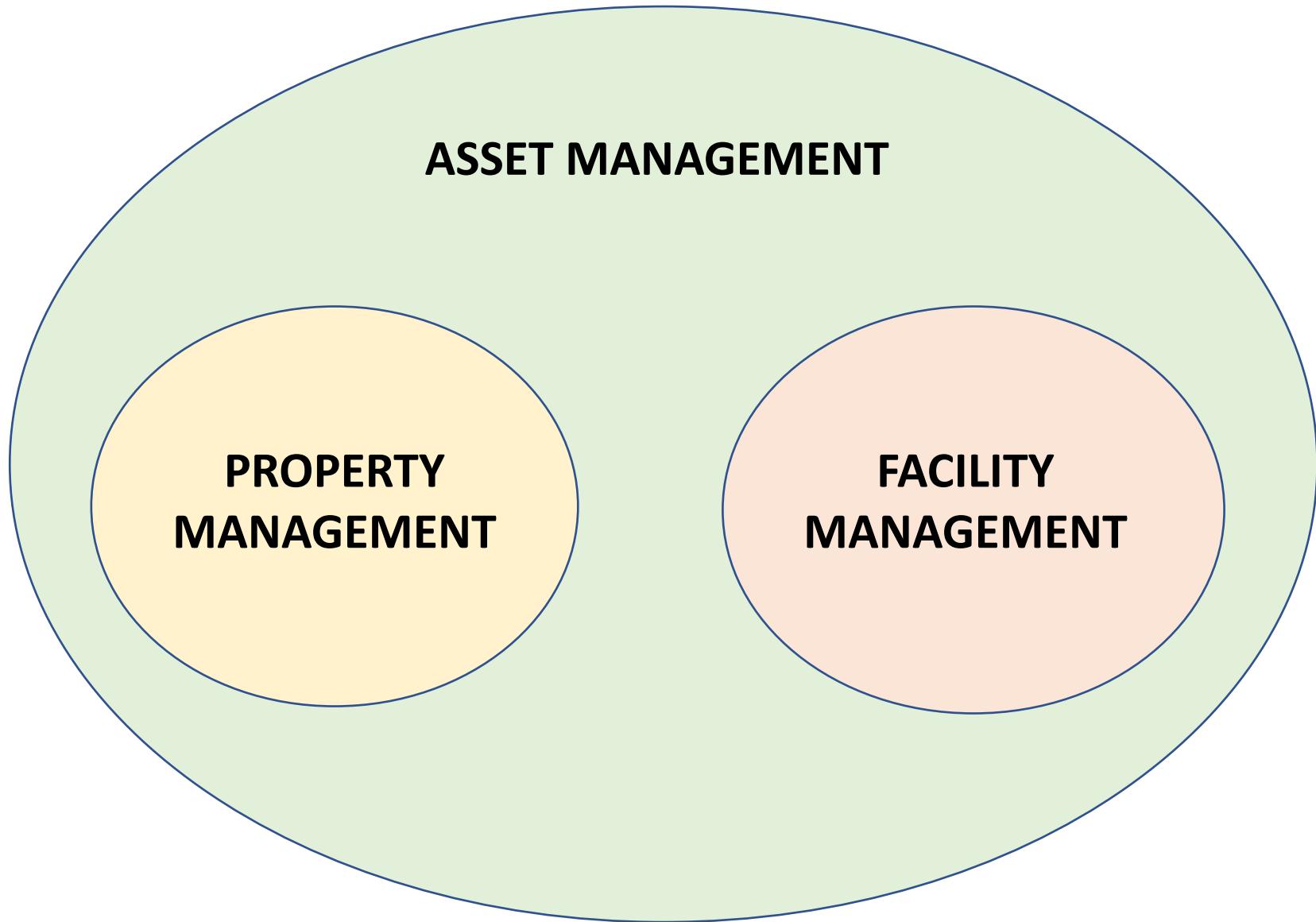


Eng. Abubakr Elrasheed Taha Facility Management In Charge,

- Engineer Abubakr is Certified Fire Protection Specialist (CFPS), Professional Project Manager (PMP) and Certified Green Professional (CGP.) in Design & Build, Construction & Operation schemes.
- He obtained his B.E. in Electrical Engineering '93 fro Sudan University of Science & Technology
- He received his MBA in 2010 from Annamalai University.
- Abubakr has diverse experiences ranging from teaching assistance, renewable energy research assistance, contractor, design and build contractor, client representative and facility management



INTRODUCTION



Aspect	American Approach	British Approach
Asset Management	<ul style="list-style-type: none"> Focused on maximizing the long-term return on investment (ROI) This is a high-level, strategic function typically performed by the property's owner or a specialized firm. 	<ul style="list-style-type: none"> Can be viewed as either a strategic function or a component within a broader property management service. A "property asset manager" in the UK may be more hands-on with operational value-add decisions.
Property Management	<ul style="list-style-type: none"> Concentrates on the financial and tenant-facing aspects of a single property or portfolio. Responsibilities include rent collection, lease administration, marketing, and handling tenant disputes. 	<ul style="list-style-type: none"> Often serves both financial management and operational oversight. More common for British property managers to directly oversee or contract out facilities services.

Aspect	American Approach	British Approach
Facility Management	<ul style="list-style-type: none"> Day-to-day operations and maintenance of a building, its infrastructure, and its services to ensure a functional and comfortable environment for occupants. Include both "hard" services like HVAC and "soft" services like cleaning. 	<ul style="list-style-type: none"> In the UK, it is common to refer to the function using the plural term, "facilities management." The responsibilities and core functions are largely the same, but the role may be viewed as more integrated with property management.



IMPORTANCE OF FACILITY MANAGEMENT

- Any development is designed and built to perform a specific function and FM is the backbone that ensures that this function can be performed safely and comfortably throughout the life cycle of the asset.
- FM supports and ensures the functionality, safety and sustainability of developments by ensuring:
 1. **Productivity and usability** (e.g. users are able to effectively carry out their work tasks and to enjoy the spaces with the adequate degree of effectiveness).
 2. **Comfort and safety** (e.g. periodically inspect equipment and installations to meet safety standards is critical to minimizing risks and liability)

3. **Profitability** (e.g. maintain productivity, safety and comfort, minimize unnecessary operating costs)
4. **Modularity** (keep up with the changes that frequently affect the workplace)
5. **Sustainability** (e.g. reducing waste, optimizing energy efficiency, identifying and introducing new best practices).



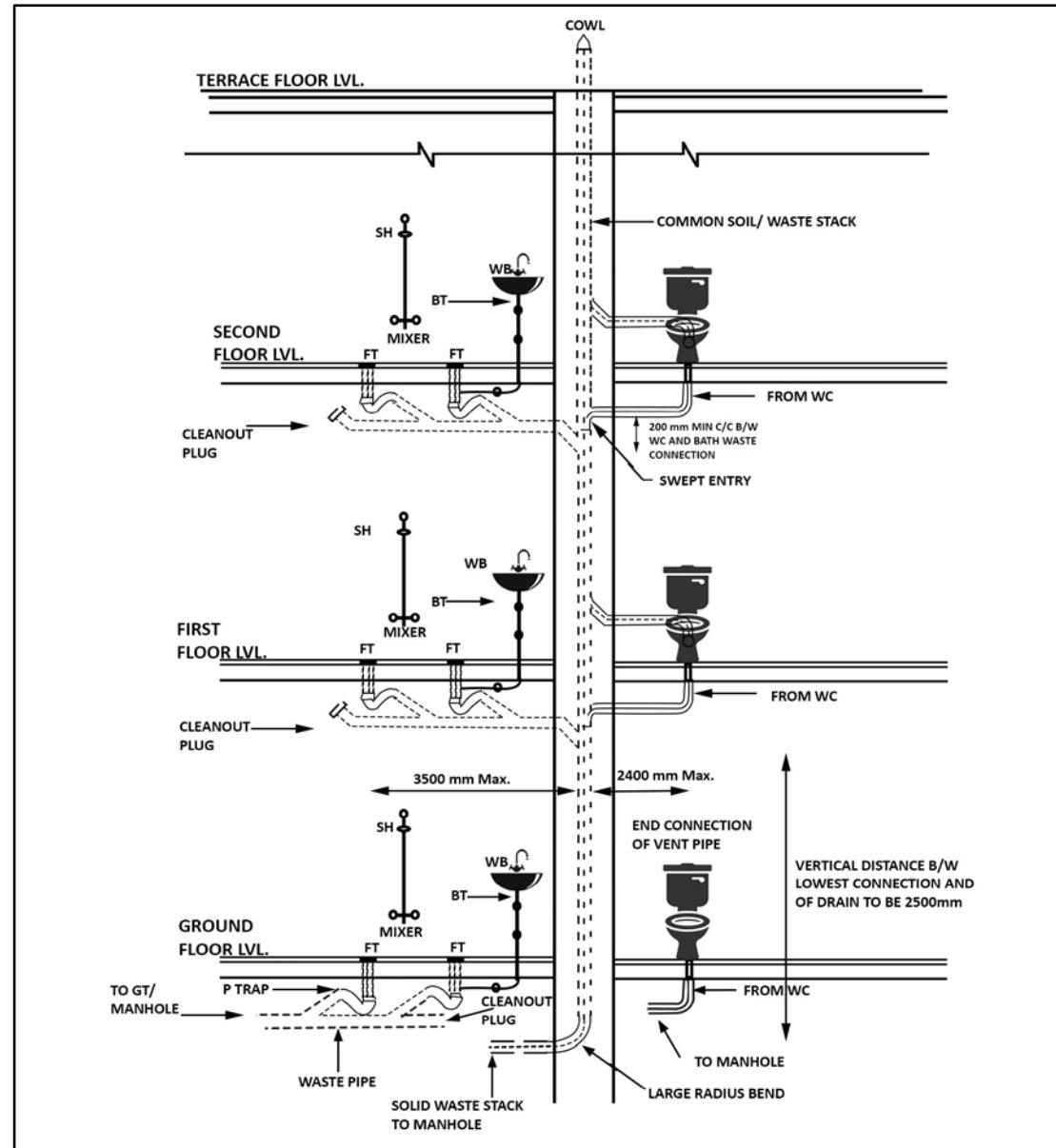
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FM ROLE IN DESIGN PHASE

- In most of the cases designers do not consider the operation phase in their designs.
- This creates problems that will put burden on the FM Providers throughout the life cycle of the project and hence increase the operation cost.
- FM service providers are acquainted with the needs for smooth operation and experienced enough with the limitations introduced by designs not considering operation phase of development.
- It is highly recommended to engage in-house FM team or external FM service providers in the design stage.

- Examples of design oversights:
 1. Access Limitation
 2. Limitations Affecting Energy and Water Savings
 3. Complex Building Façade
 4. Lack of Spaces for FM Workforce
 5. No Modular Designs Where Required for Utility Farms
 6. Insufficient Consideration for Prevailing Wind Directions
 7. Improper Material Specifications









FM ROLE IN CONSTRUCTION PHASE

- **Testing & Commissioning**

- FM Team add value as they will have points to tackle based on their operational experience.
- Avoid negative impacts of testing based on random selection.

- **Close-out Project Dossier**

- Ensure completeness and correctness of project dossier
- Especial care given to as-build drawings, O&M manuals, Warranties & spare parts



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FM ROLE IN OPERATION PHASE

- Preventive maintenance
- Corrective maintenance
- Predictive maintenance
- Sustainability (energy saving, water saving, reduction of waste, recycling and reuse, metering etc.)
- Continuous improvement and introduction of new technologies aiming to improve services with lower operation cost



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CONCLUSION

Proper utilization of facility management generates the following value added aspects:

- User satisfaction
- Reduction of operation cost
- Elevating the development value
- Extending the development life cycle

In other words, help in successful property and asset management



Q & A

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THANK YOU



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