

# Execution of Hard Service Notions through Incorporation Process of Pillars of Facility Management (Property Maintenance)

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**Abstract:** In facility management for execution of hard services notions, the pillars of facility management such as electrical, electronic, plumbing & mechanical, civil and Hvac sections by their odd techniques over their cooperation amid themselves and inter allied with others in their identifiable well acquainted “know – how work forces “with their “one – to -one technologies” either directly or indirectly accomplishment the facility management notions appropriately. In order to smooth functions of hard service of facility management, the facility manager must be a generalist rather than a specialist, aware the execution ways of principles organization including Maslow’s theory of needs of employees and on account of execution of the planned preventive maintenance, it is indispensable to enforce apt vigilance through respective pillars of supervisors by the facility manager as a Watch dog of hard service for earlier identification of defects. Accordingly, the facility management is the foremost business service capable of integrating the concrete assets and facilities with the more amorphous assets of facility services. It is the role of pillars of the facility management to ensure the proper operation of all aspects of a building to create a healthy, safe and cost –effective environment in which occupants can function.

**Keywords:** Assets, Facility Management, Facility Manager, Hard service, Planned Preventive maintenance. Watch dog.

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## 1. INTRODUCTION

As a rapid emergent discipline, the facilities management professionals have widespread responsibilities for providing, maintaining and developing myriad services. The Wide spread of ranges of the facility management is lying as of property strategy, space management and communications infrastructure to building maintenance, administration and contract management.

As a result, the facilities management is incorporation process with an organization to maintain and develop the agreed services which support and improve the effectiveness of its primary activities and it encompasses multi- disciplinary activities within the built environment and the management of their impact upon workforce and work place. Thus, effective facilities management, mingle resources and activities, is vital to the success of any organization and at a corporate level, it contributes to the delivery of strategic and operational objectives.

At a day-today level, the effective facilities management provides a secure and competent working environment that is essential to the performance of any business and the size and scope of business whatever it may be.

## 2. DEFINITION OF FACILITY MANAGEMENT

(1) “Facility Management is process that encompassing multi discipline that ensures functionality of the built environment by integrating people, place, process and technology” (1).

## 3. CLASSIFICATION OF FACILITY MANAGEMENT

In general, the Facility management is categorized in to two services such as hard service and Soft services,

(2) “**The hard services** are characterized as Building structure Maintenance, Air conditioning, Energy and water management, Lift and escalator, Lighting, fire safety. Plumbing and drainage, Decoration and refurbishment ,and **the soft services** are classified as cleaning , security ,car parking , pest control , waste disposal , recycling , catering , furniture and equipment , information systems , printing , document management , Reception service , space management , Grounds maintenance .”(2)

## 4. EXECUTION OF HARD SERVICE NOTIONS THROUGH INCORPORATION PROCESS BY PILLARS OF FACILITY MANAGEMENT

The Work control section , Civil section, BMS section, Hvac section, Electrical and Electronic sections are called the Pillars of Property Management and an account of the their incorporation process only the facility management notions are being carried out by fruitful manner .In the below mentioned paragraphs it is discussed in details manners

### 4(A) WORK CONTROL CENTER:

A Separate software by online mode of operands that is used by the hard service team for execution of facility management works now days, based on the break down calls that are received by work control center, which is a inter action hub for the status of “the work request”, segregates the work request as Emergency, Maintenance, Departmental and Special requests.

The maintenance requests such as Emergency service, Custodial service, Building maintenance, Elevator problems and heating & cooling are purely come under the hard service of facility mamangmnet and it is duties and responsibilities of the hard service of facility mamangmnet to carry out this task depends on the nature of complaints catcogorised as “Most urgent, Urgent, and Routine /Usual by Work center.

For execution ,under the work control center, coordinator (primary liaison officer either at section or section coordinator), departmental / section coordinator (initiates requests for routine maintenance & coordinate activates of concern section) and area coordinator (primary customer service of each building) are deputed receiving “the compliant requests” through on line by using personally provided username & id and forward them to concern pillars of facility mamangmnet to rectify the defects earlier .

“The work completed complaint requests” status relating to “the execution of request details” and “ the used materials details”, the “assigned technicians name for execution “is entered through on line, based on the work requested number allotted/generated in system for completion of the requests by the Work control center. The execution task of work center rest on the software, which are issued for progressing .And so the work center is abode of coordination to execution of hard service notions through the pillars in facility management.

### 4 (B) CIVIL SECTIONS:

It is one of the oldest and manifest sections of the hard service of facility management and other than, civil supervisor and civil engineer, all others employees, they do not have precise qualifications and through their own know-how, they have been working in specified manner. Usually this section contains the workforce such as, carpenter, teak wood polisher, painter, special painter, mason, artist and helper respectively.

Evaluate to other hard service sections (pillars) of facility management, this section has additional human resources come underneath labor cadre and a senior employee, who acts as connecting link amid supervisor and staffs of civil section. A separate detach civil practicum helps for civil employees for effecting their works and the civil staffs habitually after

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receiving “the complaints” (work request), they visit anxiety place with their” work request, besides, they account back to their overseer pertain to the complaints. In the civil practicum, there are several partitions for civil staffs and huge stockpile maintains by civil section for pile up the basic need full materials. In General, the psyche of the civil employees is not enhanced due to their remuneration, so their mind-set forever leading to compare with others outlook. Consequently, there are no amiable relationships amid civil staffs and other pillars of workforces. Normally, there is no PPM (Planned Preventive Maintenance tasks) works for the civil section and the civil overseer and the civil engineers has to assign works to their staffs as per the number of complaints / work request receive by them on that day whereas nature,

Usually, depending up on civil employee obligation or temperament of the defects; they acquire the materials either as of their stockpile or procure from exterior as per modus operandi agreed by mutually agreed contract entered by building owner & maintenance contractor.

#### **4 (C) BUILDING MANAGEMENT SYSTEMS (BMS):**

The Building management system is accountable for safeguarding and mend of building mechanical and electrical system and it comprises heating, ventilation, cooling, electrical systems, lighting systems, control systems and cabling systems and that the service area which provides remedial action of areas that are too hot or too cold

In general, the equipment, which come under the BMS system, are appended with router through controller and there is “Bacnet language” for communication amid router and controller, eventhough the router facilitates to make bonding from one network to another network and that through the fiber optical, the router is allied with the patch panel. The patch panel is connected with the computer system and we can see the all equipments working status through this system. Inside the batch Panel, the media controller is connected with fiber optical to Ethernet. This is common typical BMS system to know the working status of equipment’s in hard service of facility management. A typical, the orthodox way of planned preventive maintenance (PPM) is carried out as follows,

##### **MANUALLY:**

In manually, BMS technicians / supervisors /Engineers, they have to plan the planned preventive maintenance (ppm) tasks by themselves for every day, and amid technicians, who encompassing Wide knowledge in BMS of particular Site/ Building bequeath the PPM works and it is purely based on wide experience of BMS supervisors / technicians.

##### **PLANNED:**

This is preplanned schedules and it may be conducted by annually, half yearly and quarterly, monthly wishes and an account of execution of contract obligations, the contractors have to do this type of planned program as per approved schedules.

Usually, entire staffs for this section is incredibly fewer rather than other pillars of facility management and a typical BMS section contains a supervisor or Senior technician along with three to four BMS technicians only. Nonetheless the synchronization of this section with other sections is inevitable.

In General, BMS section entertains grievance from the other pillars of facility management ( Electronic, Electrical, Plumbing and Ac sections) and there is inconsistency to fix on the temperament of complaint’s section belongings, however, after a BMS technician bestows his comments to the comrectify the defectives of a complaint, it will be decided belonging to which section/pillars of facility mamangmnet but it is duty of the BMS technicians to attend the compliant foremost or conveys information at earlier to concern section/pillar.

The below mentioned embodies are merely roofed by the Building Management system,

Adjust and maintain room temperatures, Replace burned out lighting, both interior and exterior, Repair and service elevators, Repair and maintain heating, ventilating and air conditioning equipment throughout campus, Replace air handling system filters, Insulate pipes and repair insulation, Repair and maintain compressors, pumps and meters, Calibrate, repair, and replace thermostats, Maintain the central clock system, Provide for maintenance of building electrical systems, Provide for maintenance of campus cable system, Maintain automated building entry systems, Test, repair and maintain fire alarm systems.

#### **4(D) HVAC SECTION:**

Hvac stands for Heating, Ventilation, and Air condition and the main objective of the of HVAC is to control the temperate and air quality, relative humidity in buildings and the equipments which are used in hard service of facility management are DX (Direct Expansion units, AHU (Air handling units,) VAV (variable air volume).

Normally, it contains a well experienced AC Engineer, supervisors (minimum 02 Nos), Senior A/c technicians, Technicians and Asst. Ac technicians, and typically, amid the existing of technicians, for attending break down calls constantly retain one or two Ac experts in this section and remaining AC technicians are bestowed to do the PPM works as per nature of PPM work on the day etc .And ever since arriving to working place, the Ac technicians for maintaining the property, they have their own duties and responsibilities in change spare parts , Repair & replace or calibrate controls , thermostat , switches , fuses , electrical wirings , repair faulty refrigeration and air condition equipments .Forever, they assist in verification on refrigeration and Air conditioning spares purchase / supplied and make requestation for materials required for smooth operation of the refrigeration and Air conditioning equipments.

The Ac team ought to be carried out the other works, as per directions & guidance given by their Engineer and supervisors, such as ensure that the Air conditioning system in “on” at the right time and trouble – shoot air conditioning equipment malfunctions , diagnose problems and perform maintenance on refrigeration & air conditioning equipments, besides it never to get off from their responsibilities of their duties in make recommendations to the replaced equipment if expected cost to repair exceeds , make minor installation decisions , perform regular cleaning of the equipment, maintain job work sheet detailing nature of assignment, parts utilized , time expended and type of work performed and collect data for repots also. In need of getting directly cools and warms in rooms, the window & the split AC ,is being used for ever package units, are example for DX system and for larger capacities of cooling requirements, the chiller generates the cooling , the AHU (Air Handling unit ) provides cooling locally using the cooling energy produce at the chiller eventhough over and over to control the amount of cool air flowing and relative humidity in to each room or zone are through Variable Air volume (VAV) units and relative humidity sensor respectively.

Furthermore, the operation and manual (O&M) is a practice to keep the (working) mechanical system of AC in good conditions throughout life time of hard service of facility management and a noble HVAC’s O&M is measured by system performance and that the HVAC designer should create a manual for operation staffs that makes the HVAC design intent clean , lists maintenance and replacement schedules and make it clear what parameter should be measured during commissioning, as well as how often such measurements should be done and an important part of O&M manual is schedules for cleaning ducts , filters and other components , replacing filter and measuring energy use and comfort .performance measurement should be monthly or at least quarterly .By virtue of, carrying out the O&M , the common maintenance schedule are being carried out by the AC team for proper maintenance of AC in filter cleaning and replacement , replacing an HVAC unit s filters , cleaning components ducts/ channels , check the thermostat , tighten electrical connection ,lubricate all moving parts , inspect the condensate drain , check system controls, clean and adjust the blower . Clean evaporators and the condenser coils (cooling specific), check fuel line connections (heating specific), inspection the gas pressure, burner combustion and heat exchanger (heat specific).

Due to proper maintenance of HVAC system , the benefits which are infavour for contractors such as lower energy bills , fewer repairs , lower chance of catastrophic break down , longer equipments life safer equipments operation and the reactive / knee- jerk maintenance is most costly way to maintain building Hvac system ,accordingly implementation of comprehensive planned and predicative maintenance show dramatic decrease in maintenance coasts . As a prescribe notions rather than proscribe notions, it is necessary to watch /advice to the AC team by either engineer or facility manager periodically whether Ac team has been carrying out notions such as change of air filter every month , remove debris from around outdoors units , hose down the outdoor unit when dirt begins to accumulate on it ,trim back foliage to at least 18 inches from outdoor unit , keep supply registers unblocked by drapes , rugs or furniture or not because of this notions , which help to run HVAC equipments smoothly .

The determination of preventive maintenance of HVAC is to be kept the HVAC system up and running all seasons long with no surprise break down and saving 40% energy ingesting for using HVAC system.

#### **4 (E) ELECTRICAL SECTIONS:**

It is a most inestimable pillar (section) and the entire sections (pillars) in facility management harmonize with this section for swift recovery of hindrance even though employees of other sections know the essential acquaintance of electrical works. In general, the regular checkup of street lighting and the indoor & outdoor lighting checkup is widespread practice for employees belong to this section, besides the operation & reset of the timer intermittently according to the moment of the rising and setting of the sun is also added work to them. Daily, the employee belonging to this section (i.e. electricians), they attend the break down complaint such as, no Power Supply for lighting, and socket, electrical leakage circuit breaker (ELCB) & MCB(Main circuit Breaks ) tripping and resetting and replacement of defective lamps sockets and switches. Apart from these, the other important supplementary vital works such as transformer oil test, breather checking of substation and maintenance of control panel are also being carried out by electrical team for maintenance of property in facility management.

And, In order to maintain the entire buildings properly by the electrical team, it is mainly obligatory to them to carry out the maintenance works to Low voltage panel (LVP), AHU panel, fresh air exhaust fan control, cold water pump booster pump CP, hot water circulation CP and water heater also. Furthermore, as per guidance or schedule by an electrical engineer, who is head of the electrical section having more than 10 years' experience and under guidance of electrical supervisor, the electrical teams have to accomplish the other maintenance works, such as maintenances of main distribution panels, sub distribution panels, distribution panels (Lighting), and distribution panels (power) within stipulated period. An account of satisfying the owner of building / contractor and also commitment of the electrical section, it carries out the equipments maintenance of circuit breaker, fused disconnects, motor starters, soft starts, variable frequency drives also.

Simultaneously, we cannot neglect the maintenance of elevator task in property management and it is an awfully multifaceted system and that an experienced team, which takes care of the elevator maintenance under electrical section. The regular maintenance of the components of elevator system as per location wise is based on the machine room, the hoist way or the car and the duties of this team are to be checked and corrected / repaired the elevator's response time, travel time between floors, leveling, door operation, starting & stopping, emergency lighting & alarm, communication devices (for example, intercom or telephone). Besides, the physical conditions of elevators such as maintenance of cleanliness check for & repair interior damage and check signage and repair are also being carried out by this team and it is further needed to check / review elevator performance by riding the elevators, observing sounds by closing eyes and covering ears

And sustain the substation of the high tension area (HT- area), it is indispensable for an authorized certified person (electrician), whose responsibility is to be maintained the HT area properly and Passover the information's pertain the power fluctuation / interoperation on then & there with cause of the reasons including the resuming of power instance to his immediate authority i.e. supervisor or superior authority (facility manager), besides upholding of all documents regarding comprehensive interpretations of HT area properly

These are not limited tasks to employees of electrical section, apart from these, the other maintenance works such as Laundry & kitchen equipments maintenances also come under this section.

Usually, under kitchen equipment maintenance notions, there is wide "know – how" person to follow up with the kitchen equipments maintenance appropriately and his whole responsibility is to be assisted to installation of the new kitchen equipments and submitting the commissioning report.

#### **4(F) PLUMBING AND MECHANICAL SECTION:**

Plumbing is mixture of pipes and fixtures (fittings) that makes up distribution system for water & removal system for waterborne waste and regardless to follow the basic laws of nature such as Laws of nature i.e. gravity, pressure, water, the plumbing section doesn't work appropriately. In plumbing system, the pipe are normally made up copper, stainless steel, brass or plastic (increasing commonly), the flow of water through these pipes are controlled by valves that bend around corners through the use of a joint called elbow and the end use of plumbing are fixtures. The plumbing system inside of a building has three inter –connected systems such as supply line, the waste water drain lines and the vents (out lets) and waste water drain lines and vent pipes are interdependent to each other, they are commonly known as DMV system.

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Normally, there is no separate section (pillar) for mechanical works and the plumbing and the mechanical section is amalgamated in to a section eventhough this section encompassing several mechanical and plumbing technicians under their respective supervisors. This section contains more than 2 supervisors under control of well experience knowledge of a mechanical engineer who is familiar in plumbing task/ knowledge also, skilled plumber, semi-skilled plumbers and mechanics.

As a squad work, the plumbers embrace all plumbing problems including dripping faucets to water main & sewer line repair and replacement and prompt response time ,water &sewage removing , property dried ventilated and, and slab leak detection , pluming leak , pipe leak repair , hidden water leaks . In order to carrying out water and sewage clean up services, the plumbing team has to do exceptional task without exceptionable by contractors in broken pipe and failing plumbing fixtures or appliance, water damage clean up and sump pumps, water heater failures, broken pipe and leak from washing machines, dish washer and ice maker and sewage damaged from toilet and sewer & drain backups.

By means of prescribed canon rather than proscribe rule, plumbing assignment canons can be divided into 08 sorts such as basement plumbing works , bath room plumbing works , kitchen plumbing works , laundry plumbing works , outdoor plumbing works , swimming pool maintenance works , sump pump works , Water heater works and water restoration . Whilst carrying on in basement plumbing works and bath room plumbing works by plumbing team, they must be very discreet and never be discrete in floor drain cleaning , frozen pipes , leak repairs ,main sewer repair , sump pump , toilet repair , water heater , washing machines and drain cleaning , faucet repair and leak repair , shower repair , toilet repair , bath room faucet installation , bath room sink repair , clogged toilet repair , shower hear repair , toilet installation ,toilet leak repair , toilet replacement .

In view of, plumbing works of kitchen and laundry room concerns, the plumbing team carry our replacement and overhaul defects in dish washer, faucet, frozen pipe, frozen pipe leak, main sewer water line. And it is not isolated the plumbing team regardless for doing the outdoor plumbing and water damage restoration, these works are, eminent to them such as down spots , faucet repair camera line inspection and hidden water and sewer leaks , sewer & drain blockage , slab leak detection and water leak behind walls . In practical, for practicable, the plumbing squad gives additional precedence to attend break down calls and pre preventative work calls.

The mechanical supervisor / mechanical coordination person has whole responsibility for ensuring that all equipments related to heating and cooling of the building facilities are operating in a safe and efficient manner and providing a comfortable environment .

And this section has a mechanical works shop, it is primary functions are to be provided a comfortable environment and certain common functions and facility provided by the mechanical shop are:

Maintenance of gutters, boilers , chillers cooling towers, motions and related items , repair and replacement of air compressor , air handlers, pumps , duct and other Hvac items , repair and maintenance of refrigerators, freezers, walk in coolers and related items , domestic hot water and steam maintenance ,emergency generator repair and maintenance .

**4 (G) ELECTRONIC SECTIONS:**

It is most imperative section and earlier it came under electrical section. The electrical technicians along with their maintenance tasks conquest electrical task also, however due to evolution of contemporary electronic equipments and the notions of electronic augmentation, it was indispensable to dispense the electronic notions to electronic specialist, therefore the electronic section is recent foundation from electrical section .Earlier, there was no IT section, but due to uprising of the IT technology, it was separated from electronic section, an account of proper maintenance of property mamangmnet in electronic section itself deputed the electronic communication specialist to facilitate electronic items of facility mamangmnet.

The most common electronic equipments are BGM system, call bell system, dimmer, FACP (fire Alarm Panel) Home system (T.V) CCTV system ,UPS ,computer desktops, TVs, note books /laptops , monitors, imaging equipments including copier, printer, scanner , facsimile(fax) machines , digital duplicator ,cellular phones, personal digital assistants, etc. In General, the Facility management of property maintenances of the electronic section consists of an electronic engineer, who has more than 10 years' experience in facility management (wide knowledge in electronic & electrical and basic

knowledge in information technology) and under him two or three supervisors, they are guiding the electronic technicians in various manners to maintenance the electronic equipments.

Besides, the electronic lineup has the following duties and responsibility to maintenance the electronic equipments such as, Demonstrate safe work practice for electronic facilities equipments, demonstrate the proper use of electronic test equipment include digital multi meters , oscilloscopes, signal sources , and supplies , use a stand schematic diagram of an electronic system to identify and test it parts , explain common electronic facilities terminology , estimate electronic facilities circuit performance to actual performance, measure common electronic facilities circuit parameter using appropriate test equipments, set up install basic electronic facilities system equipments , design proper preventive maintenance , calibration and system testing procedures for facilities equipments , diagnose common electronic system failures down to the source of the problem , solve electronic system problems by replacing failed hardware or software parts .

Furthermore, for improving the Operation and Maintenance of electronic equipments, it is indispensable to implement and internal “bumping or tickle – down policy” such as,

Hard ware that is obsolete tor one application may be used full for a less sophisticated application, develop network of it professional within organization to facilitate information sharing and internal reuse, consult with agency of facility property mamangmnet official for information on proper disposition of used electronic both within and outside organization, develop or updates IT operation and maintenance policies, procedures and guidance to require recommending a four – year or more life cycle for electronic equipments, track life cycle extension for necessary reporting.

Maintaining of the Update information about electronic equipment is vital attitude for electronic section and it aids to upholding the electronic equipments every so often, accordingly the electronic section has to upgrade the electronic equipment in use in asset mamangmnet systems as the below mentioned manners such as ,

Enter data about upgrades and repairs of existing equipments as they occur, consider the needs of recipients of reused / donated electronic equipment,-consult with agency or facility property management official for information on transfer of software, facilitate recycling opportunities that occur during electronic equipment operation and maintenance i.e. provide for recycling of paper, toner / ink cartridge, and batteries.

These are not limited task to the electronic team for property maintenances and depend on day today activities task, their maintenances work may be different but it is always towards / related to electronic equipments only

The pillars of the Hard service of FM have their own workshops for rectifying the defects of their equipments, which are received from various places of site / building and the materials that keep in a common store for in replacement of either defective equipments or rectifying the problems .And after approval of the main contractor with concern of hard service of facility Manager through particular section (pillar ) supervisors call for, the new materials are purchasing to rectifying the defects either by petty cash purchase or as per consent of contractors as mentioned in maintenance contract .

Accordingly, on account of maintaining the properties without any problems and preventive from large problems the pillars (Civil, BMS, Electrical, and Electronic & Civil) sections) of the property management have been facilitating the property in assorted manner and it is obligatory to them to carry out detailed scheduling of preventive maintenance tasks owing to the cost the break down maintenance is usually much greater than preventive maintenance.

## 5. PLANNED PREVENTIVE MAINTENANCE (PPM)

(3) “It is systematic inspection, detection, correction and prevention of incipient failures, before they become actual or major failures contrasted with corrective maintenance is activities undertaken to detect, isolate, and rectify a fault so that the failed equipment, machine, or system can be resorted to its normal operable state.”(3)

Hence, the planned preventive maintenance is most important tasks for hard service of facility management, and the execution of this is action based and timely oriented for early identifies the imperfection of the assets for consuming moment & capital and execution of PPM task is neither complicated nor trouble-free but it is an important way of making simplify method of the Property mamangmnet.

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For execution of PPM tasks, it is indispensable the properly indomitable precise asset details of maintenance property to the maintenance team and the pillars of hard service should assign discipline, asset name, equipment reference number, tag number and frequency for their assets. And it is duty of the concerns sections (pillars) Engineers through supervisors' execution of the data collection of assets through their work force, and subsequently segregates the assets as per discipline (split unit, LCP,) & asset name wise. Anon, allocate numbers to the segregated equipments; it is called Equipment reference number and tag number also consign to them and the frequency (period of interval) is dynamic significant factor to be decided by engineer for carrying out the PPM tasks by technicians and normally it be on Daily, Monthly, quarterly, Half Yearly, Yearly respectively.

Soon after, these data's are handed over to feed up in software that is used to generate PPM tasks day by day and every day morning, while resuming the tasks of hard service, the PPM tasks are generated and handed over to the pillars of the supervisors 'of the facility management to execute through their respective workforce . After carrying out the PPM errands by the concern sections technicians, they enter the particulars of PPM task in to history card books that have manually entered all details of assets with location etc of the property maintenance, subsequently they enter the execution details of the PPM task in the PPM call slips itself for cross checking by concern supervisors and close up the same by facility manager. In general, every section for completing of PPM tasks, there are specialized technicians, who are carrying out PPM works along with their daily notions and it is part and parcel of their daily notions.

Accordingly, In maintenance management, it is duty of Maintenance manager to constitute a team, before & after entering in to the site authoritatively for execution of facilitating to the property maintenance, it consists of the well experience Engineers , supervisors and senior technicians of various pillars of Facility mamangmnet to inspect property / building to prepare **Snag list or Inspection list** .Then, it is handed over to the clients / building owner. In general, the snags are converted in to the break down (reactive) maintance task / break down calls for rectify the defects and it is most advisable to carry out the snagging in day light hours rather than late winter's afternoon. It creates awareness to the pillars of facility management apart from the execution of planned preventive maintenance.

Thus, An account of getting very high-quality result, a facility manager must be a Generalist rather than a Specialist who must be aware the know – how experience in facility management and enforcing experience in principles of management as well as awareness of human psyche of his colloquies because of man is not Android, hence he/she (Facility Manager) is known as a watch dog / overseer to the maintenance property.

At present, the humanoids are on experimental base introducing in hard service of facility management for facilitating the property mamangmnet and nearby imminent well programmed humanoids will be introduced to triumph precise upshot consequences in facility management

## 6. CONCLUSION

The facility management sector scope unremittingly expand in broad range day by day and for execution of hard service notions require skill and knowledge .In recent years, a keen awareness of Facility management sector is an evident by a number of factors including “interest in outsourcing as a ‘hot ‘management topic, “heavy media coverage” and” increasing attention being paid to the sector by the financial community “

Accordingly Facility management of hard service in property managment is a vital strategic discipline on account of it translates the high – level, strategic change required by senior decision makers into day – to-day reality for people in their work or living space .

Therefore, a successful organization in future will approach Facility mamangmnet as an integral part of their strategic plan. Those organizations that treat Facility Management as' commodity overhead 'will be at a significant strategic disadvantage.

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