**Facilities management vs. intelligent buildings**

The usual definition of facility management, commonly abbreviated as FM, is the practice of coordinating the physical workplace with the people and work of the organization; it integrates the principles of business administration, architecture and the behavioral and engineering sciences. The definition is often simplified to mean that facility managers integrate the people of an organization with its purpose (work) and place (facilities).

The International Council for Research and Innovation in Building and

Construction (CIB) Working Commission on Facilities Management and Maintenance summarized the scope of facilities management in the following categories:

* *Financial management*.

This refers to the investment issues including: sale and purchase, rental return, rebuild or renovation, etc.

* *Space management*.

This includes space utilization, interior design, fit- out and relocation, etc.

* *Operational management*.

This refers to the maintenance management and refurbishment and lease and property management including building enclosure, building services, building environment and building grounds.

* *Behavioral management*.

This refers to the users of the building, including users’ perceptions, the satisfaction of the occupants and participation of users, etc.

Facility management is also often referred to as a profession or professional discipline, which has received more and more recognition over the last two or three decades. It is, in fact, a fairly new business and management discipline.

Intelligent building and facilities management are closely linked. The scope of facilities management defined by FM professionals often includes significant parts of IB hardware facilities and functions. On the other hand,the contents of intelligent buildings defined by IB professionals often include significant FM elements. This situation reflects the fact that definitions of both terminologies cover a very wide scope and different points of view. In fact, modern IB systems are complex and powerful systems offering various functions for building control and management. The IB system is a preferred platform for supporting various tasks of building facilities management. At the same time, the success of implementing FM functions in IB systems makes intelligent building more attractive. IB systems as complex facilities to be managed actually create business opportunities for FM.

**References:**

Shengwei Wang, Intelligent Buildings and Building Automation, 2010.