

Preface of the publisher

15. Journal for Facility Management: Science meets Practice

In Harvard Business Review discussion forums topics like Internet of Things, Artificial Intelligence and Machine Learning are booming. Most of the authors estimate a take-over of a lot of current jobs entirely or in parts by computers in the next 5 to ten years. In the near future computers will perform most of the routine tasks. In the area of real estate and facility management, digitalization effects mainly two areas:

1. The core business asks for support of new ways of working by a new working environment and services
2. Digitalization enables new processes in operation of buildings by changing from preventive services to on demand service provision.

To show the latest research in these areas we are happy to include the following articles in this issue of the IFM journal.

The two papers deal with workplace management:

1. Technology Performance Assessment for Offices – A Case Experience from A Knowledge Transfer Partnership Project
2. The impact of greenery and daylight on productivity and well-being at the workplace: an experimental case study.

The optimization of operation is the main topic of the other two papers:

1. Risk management and costs in hospitals: FM-related operational activities in safety and security
2. An altered ordering behaviour as a result of a new patient-catering system

The first paper provides an integrative approach to assess the availability of technologies in buildings, its readiness to support building users, and its capacity to support growth strategies. It provides “a tool to mitigate sometimes conflicting needs of building occupiers and building owners”.

The second paper uses an experimental case study to evaluate the impact of greenery and daylight on productivity and well-being of employees at the workplace. It provides a solid ground for the workplace initiatives to introduce greenery and increase the use of natural daylight to increase productivity, creativity, and well-being, “as these actions provide an efficient method of regulating the indoor environmental conditions within buildings”. “Greenery and daylight can potentially lead to performance gains for the organization and a reduction in instances of absenteeism, and increasing well-being, creativity, and productivity among the workforce” according to this study.

The third paper concentrates on the more operational part of risk management by focusing on safety and security services required in the health care sector. The results of the study “contribute to the handling and understanding of FM-related risk management in the context of safety and security and its quantification”. The last paper presents a new way of catering services and how it can change the users’ behavior, increase their satisfaction and save costs at the same time.

These articles present high-class research results, providing new approaches and scientifically grounded answers to urgent questions within the area of real estate and facility management. The suggested solutions can be used directly by practitioners to solve day-to-day problems. They even suggest new service offerings or ideas for start-ups.

At this point, I want to thank all international researchers, who sent us numerous abstracts and papers for the double blind review. The decline rate kept high with more than 50%. The high quality research handed in enabled us to increase the quality of the IFM journal over the last years. Thanks for your help and we are looking forward for your support. I also want to thank the members of the editorial and the scientific board for their terrific work. They supported me in reviewing first the abstracts and then the full papers and gave a lot of input to the authors.

The high decline rate, the high reputed members of the editorial and the scientific board and the supporting universities ensure that the articles are not only having a high scientifically quality, but also that practitioners can put them into practice easily. In this way, we can increase the reputation of Real Estate and Facility Management and present high-class research, which provides solid answers for day-to-day problems. Finally yet importantly, together we can spread the evidence of high-class research articles and the IFM journal and put it in the place it belongs.

I also want to thank my team, especially Mag. Barbara Gatscher and DI Christine Hax. Without their personal engagement, the journal would not be available in this high quality.

I wish you all the best from Vienna, an enjoyable reading, a lot of input for your research and/or for your daily work. I look forward to a lot of new abstracts and papers for the next call for papers for the 11th IFM congress 2018.

Yours

Alexander Redlein

Head of Editorial Board

To my family Barbara, Caroline Sidonie und Alexander David