



Korea Facility Management Association



Current Facility Management Issues in Korea

JFMA FORUM 2018

KFMA / Vice president Myung-Sik Lee



Korea Facility Management Association

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Current Status of KFMA

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Public FM in Korea



Current Status of KFMA

1995.4

started as Korea FM
Study Group

1995.7

1st International Seminar

1996.5

Registration of Korea Facility
Management Association
96-16

2017.11

23rd International Symposium &
Conference
RAISING THE BAR





Korea Facility Management Association

2018.01

Inauguration of the 9th President (2017-2018)

**제11대 회장
신년사**

존경하는 회원 여러분!
이웃을 생각하는 마음이 가장 아름다운 (T.홍익) 씨가 취임하고 있습니다.
최고의 자질을 가진, 최상의 사재를 물려주어 주셨고, 그 모든 선의 제도가 주어진 것입니다.
그럼에도 불구하고, 새로운 길을 열어
주실 것을 기대합니다. (K.정호)

**제11대 회장
權鍾昱**

FM AGENDA
WELCOME TO FACILITIES MANAGEMENT

본문(2월호) 발행: 최정호 회장 취임식, 2월 15일 (수) 14:00-16:00, 서울 강남구 테헤란로 112, 11층 (K.정호 회장 취임식)
2월 22일 (수) 14:00-16:00, 서울 강남구 테헤란로 112, 11층 (K.정호 회장 취임식)
3월 15일 (수) 14:00-16:00, 서울 강남구 테헤란로 112, 11층 (K.정호 회장 취임식)

KFMA KOREA CERTIFIED FACILITY MANAGER

2018.01

AM / Delivering innovative shopping centre and management solutions to retail property

KFMA SEMINAR 01

자신관리 솔루션 운용 및 대형 유통마트 고객 안전관리 점검

01 | 2월 15일 (수) 14:00-16:00

2018.02

Smart City / Building Energy Management Systems

빌딩 스마트 에너지관리 및 BEMS 관련 2월 세미나 개최 안내
KFMA SEMINA SERIES 2

1월 15일 (수) 14:00-16:00, 서울 강남구 테헤란로 112, 11층 (K.정호 회장 취임식)

1월 22일 (수) 14:00-16:00, 서울 강남구 테헤란로 112, 11층 (K.정호 회장 취임식)

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Korea Facility Management Association

Facility Management: Serveone, S-1,
Doosan FM, Seantecs, CBRE Korea,
Standard Chartered, JC Korea

Building Construction :
Kumho E&C, Hyundai-
AMCO, KCC World, etc.

Building Maintenance: I-
Service, Jinyang
Maintenance, Woori P&S,
Hanwha 63city, Doing C&S,
Handuk Eng., FAMSCO, etc.



IT, CAFM: Dalim INS,
Honeywell, 3SforU,
Archisystems

Property Management:
Kyoborealco, Shinyoung
Esset, KIFAS, etc.



Building Development:
ID Consulting

Energy: Hemco

Public Institution: SBA

Medical Company:
Hansaran Medical
Group Building, etc.

Electric Consulting: Samoo
Electrical Consultant

2018/68

CORPORATE MEMBERS
Facility Management Community



Korea Facility Management Association

KFMA (KOREA FACILITY MANAGEMENT ASSOCIATION)

KFMA is the largest and most recognized association for facility management professionals, companies, individual members in Korea.



HISTORY

1995

1995.4. STARTED AS KOREA FM STUDY GROUP
1995.7. 1ST INTERNATIONAL SEMINAR
1996.5. REGISTRATION OF KOREA FACILITY MANAGEMENT ASSOCIATION
2013.11. 19TH INTERNATIONAL SYMPOSIUM



MEMBERS

4650

ACADEMIC RESEARCHES AND STUDIES ON FACILITY MANAGEMENT
PUBLICATION OF JOURNALS AND BOOKS
EDUCATION AND CERTIFICATION FOR FACILITY MANAGERS
SPREAD AND EXCHANGE OF FM KNOWLEDGE AND EXPERIENCE IN KOREA



CORPORATE

68

OPERATIONS & MAINTENANCE
COMMUNICATIONS
FINANCE
HUMAN & ENVIRONMENTAL FACTORS
LEADERSHIP & MANAGEMENT
PLANNING & PROJECT MANAGEMENT
QUALITY ASSESSMENT & INNOVATION
REAL ESTATE
TECHNOLOGY

QUALIFICATIONS (KCFM: KOREA CERTIFIED FACILITY MANAGER)

Gain valuable professional knowledge

Support your career

Enhance your knowledge, gain recognition and earn a competitive advantage

Industry-specific networking and information needs of its members

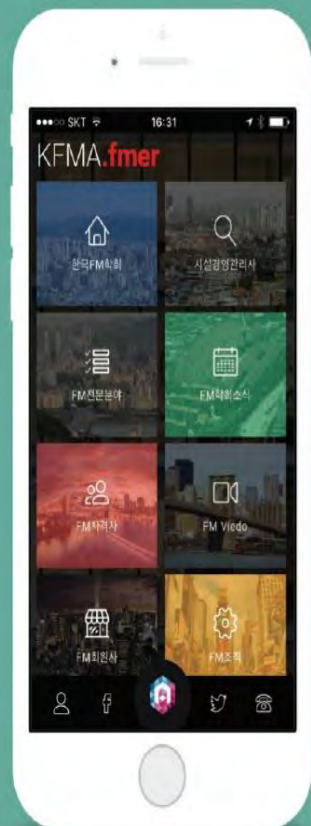
FACILITY MANAGEMENT ISO

Korean Standards and projects under the direct responsibility of KS Q ISO 41001/4002 Secretariat

KS Q ISO 41001 - Facility management - Vocabulary

KS Q ISO 41002 - Facility management - Guidance on strategic sourcing and the development of agreements

KS Q ISO 41003 - Facility management - Scope, key concepts and benefits



Korea Facility Management Association Mobile Website

Who we are

What we do

Board of Directors

Our committees

KCFM Qualification

FM Standards

FM Training

Events

News

Symposium & Conference

<http://m.fm-standard.org>

DEFINITION OF FM

Facility Management is a comprehensive management approach for planning, managing and utilizing all the real properties and built environments with managerial strategy perspectives. It goes beyond the conventional maintenance and operation. Based on the human factors for workplace, FM maximizes the value of all physical facilities that any organizations possess.

퍼실리티매니지먼트는 기업의 고정자산(부동산, 기계설비류 등 일체)과 환경 전반을 FM전략, 경영전략 실행 관점에서 전략적 기획, 운영, 관리하는 경영활동이다. 퍼실리티매니지먼트는 전통적인 시설관리업무의 범주를 벗어나 기업용 자산(토지, 건축물, 구조물, 설비 등) 모두를 경영적 관점에서 최적인 상태(코스트 최소화, 효율성 최대화 등)로 보유, 활용, 임대, 운영, 유지하기 위한 종합적인 경영관리활동이다.

CONTACT US

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<http://www.kfma.net>, <http://fm-standard.org>

General enquiries: kfma@kfma.net

Research and Information: kfmacenter@gmail.com

KFMA's Service Center of Excellence

The KFMA Service Center of Excellence is staffed

Monday through Friday, 9 a.m. to 6 p.m.

KOREA FACILITY MANAGEMENT ASSOCIATION

<http://www.kfma.net>





Korea Facility Management Association



COMMITTEES

- Advisory Committee
- Management Committee
- Academic Committee
- International Symposium Committee
- Editing Committee
- International Exchange Committee
- FM Award Committee



PROFESSIONAL COMMITTEES

- BTL Committee
- Medical Industry Committee
- Public FM Committee
- Mix-use Development Committee
- Green Energy Committee
- Urban Design Committee
- FM Certification Committee

2018

COMMITTEES

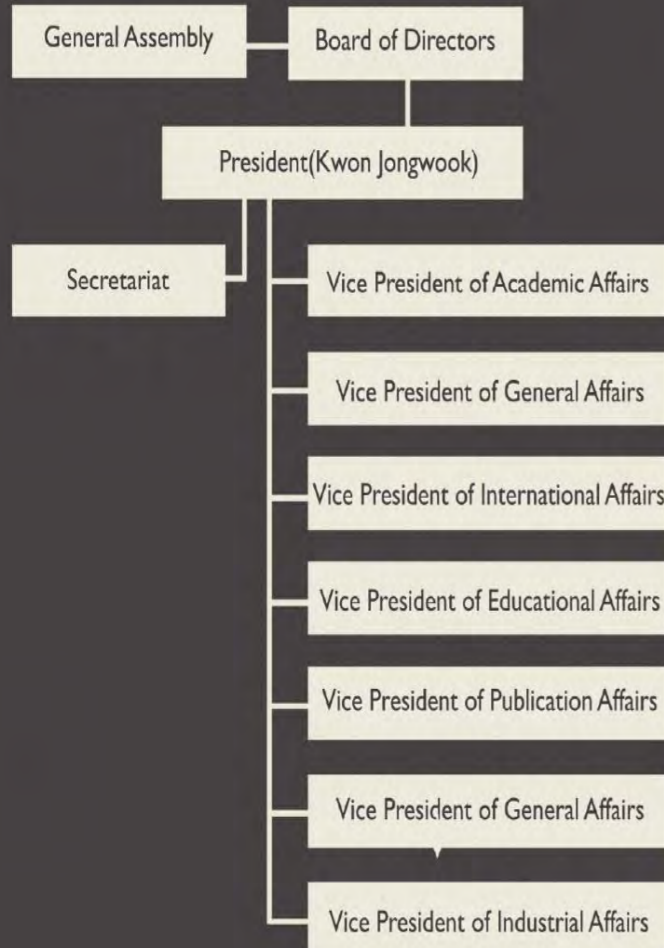
Korea Facility
Management Association



KFMA

Korea Facilities Management association (KFMA) is an academic organization for facilities management (FM). Founded in 1995, KFMA promotes excellence in facilities management for the benefit of researchers and practitioners. Supporting and representing over 5,000 individual FM professionals and Corporations, KFMA has contributed to the establishment of FM practice in Korea. KFMA provides a range of services to members, including FM industry standards development, publications, researches, networking events, and diverse information through symposiums and seminars. KCFM(Korea Certified Facility Manage), which was started from 2014, is a proud qualification process for education and professional development opportunities.

ORGANIZATION CHART



MISSION STATEMENT

To promote and maintain the standard and practice of Facility Management

To further advance the education and research in the field of Facility Management

OUR CORE VALUES

Communication Skills for Facilities Managers
 Integrated Facility Management - FM process, CAFM, Business Plan Effective Facilities and Infrastructure Asset Management
 Human and Environmental Factors in Facility Management Operation & Maintenance Services
 Planning & Project Management for Facilities Managers
 Quality Assessment & Innovation
 Integrate Corporate Real Estate (CRE) and Facilities Management (FM) functions
 Executive View of Facility Management (FM)
 Knowledge Management for Improved Performance in Facilities Management

COMMITTEES

KFMA is organized into several types of Committees. The main communication method is through the KFMA International Symposium & Conference.



Concept of FM





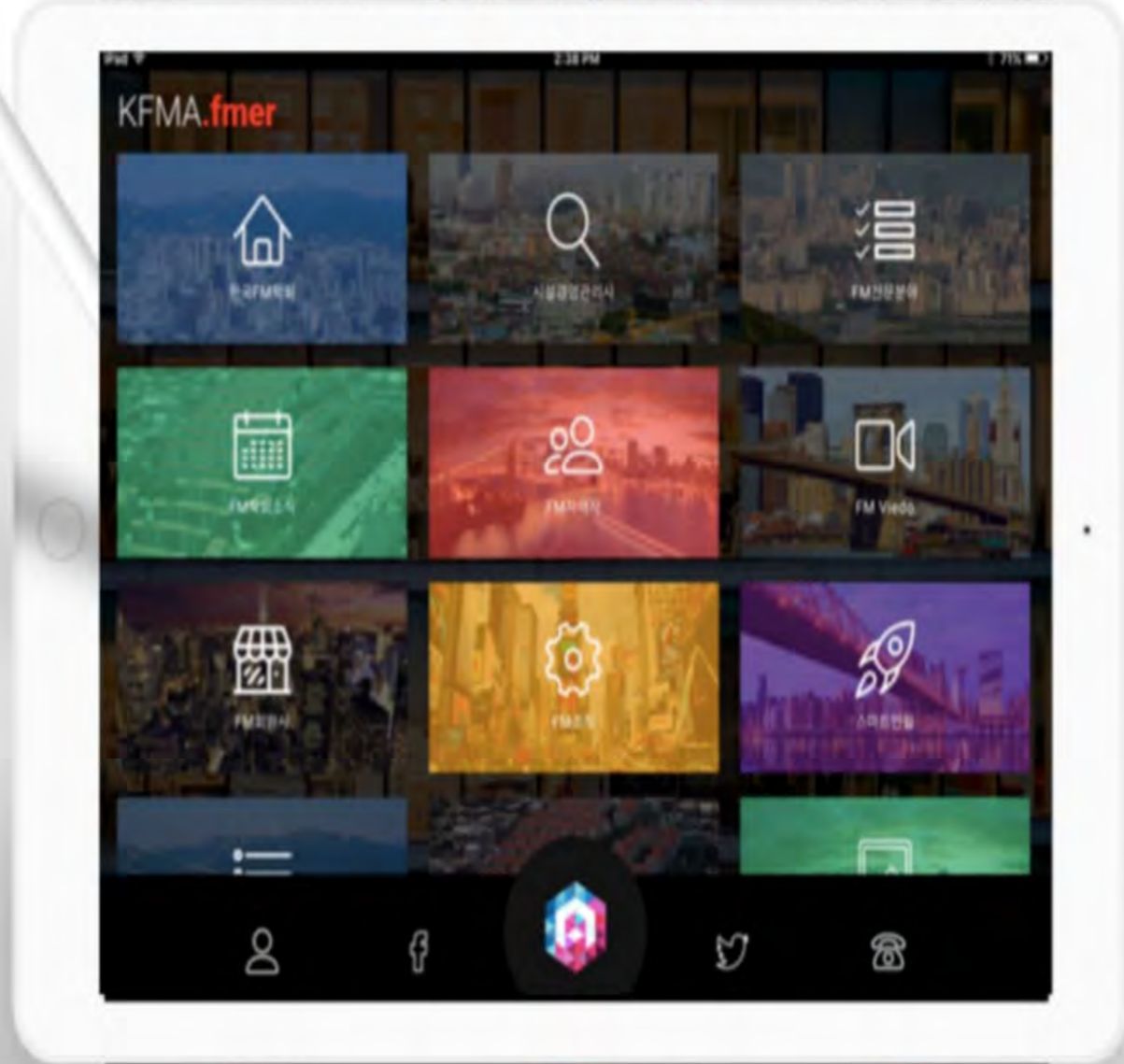
KFMA.FMer



FACILITY MANAGER

A facilities manager is the ultimate organiser, making sure that a workplace meets the needs of employees by managing all of the required services.





WE ARE LEADERS

KFMA MOBILE FMER

“FM이란 일하는 사람을 중심으로 생각한 바람직하며 동시에 효율이 양호한 업무공간을 실현하기 위하여 실증된 관리업무와 최신의 지식, 기술과 조화시켜 생산성이 높은 업무환경을 계획하고 실현해서 운용 관리하는 경영업무이다” (Facility Management combines Proven management practices with the most current technical knowledge to provide human and effective work environments. It is the business practice of planning, and managing productive work environments)



Korea Facility Management Association

KCFM: KOREA
CERTIFIED
FACILITY
MANAGER

254

Facility Manager

60

Sponsor

7

Topics

40

Speakers

600

Seats

23rd International **Symposium & Conference**

RAISING THE BAR

<http://fm-standard.org/fmevent/index.html>

FM Issues in Korea

23rd International Symposium & Conference / 2017.11

SESSION 1 - RAISING THE BAR

Day 1

SESSION 2 - SMART FM

SESSION 3 – ASIA FM SUMMIT/SHARING ECONOMY

SESSION 4 - NETWORKNG PARTY

Day 2

SESSION 5 – OUTSOURCING & ENVIRONMENT

SESSION 6 – INDOOR AIR QUALITY

SESSION 7 – FM TECHNOLOGY

Korea Facility Management Association

SESSION

01

RAISING THE BAR



Top Ranking list and overview
Market Trends of CRES
CBRE
Beyond the Trend



About JLL
Supply Chain Model in JLL
How We do Talent Management in JLL

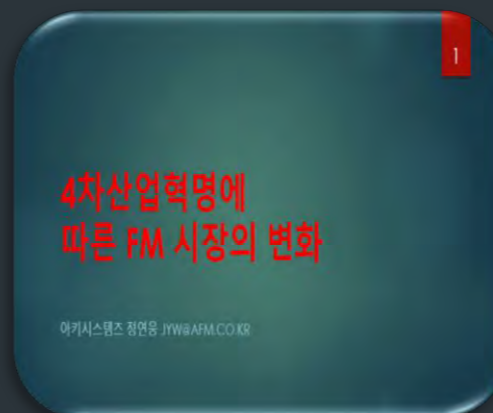
Current Issues



Fmer Role for Future Workplace
RTB: FM & Business



About JLL
Supply Chain Model in JLL
How We do Talent Management in JLL



IOT & Industrial Technology
4th Industrial Revolution



Understanding Global IFM
Scope of Services



Korea Facility Management Association

SESSION



SMART FM

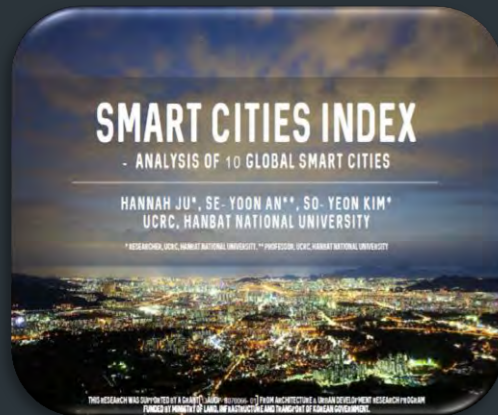
Current Issues



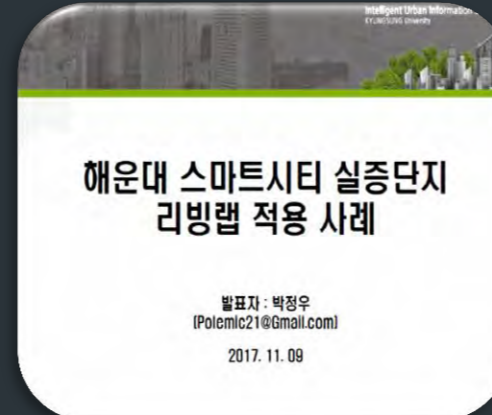
BIM Role in Digital Transformation
IoT – BIM Connection
GeoIoT – BIM Connection



What is the Smart Maintenance
Drone and Maintenance



About Smart City
Why need Smart City
Analysis of 10 Global Smart Cities



Intelligent Urban Information LAB
Living Lab – Practice driven
phenomenon



Concept of Smart City
Nowadays of Smart City
Direction of Smart City



Korea Facility Management Association

SESSION



ASIA FM SUMMIT/SHARING ECONOMY

Current Issues



Outstanding merit of health Management
Green and Health as requirement of next-generation building



Co-Working industry
Co-Working Space



Status of Property
How the modern society changes?
Sharing Space, new strategy of Property



Korea Facility Management Association

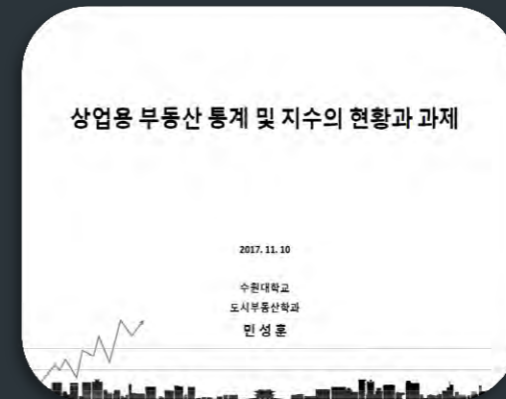
SESSION



NETWORKING PARTY



Law of Demand & Supply
Change of Property



Present Condition of Commercial Property
Solution of Market Efficiency



PPP(Public Private Partnership) Contract
VfM(Value for Money) Concept
Empirical Evidence



Summery of Managing Rental House
Diagnose of Problem
Proposal of become Development

Current Issues

SESSION

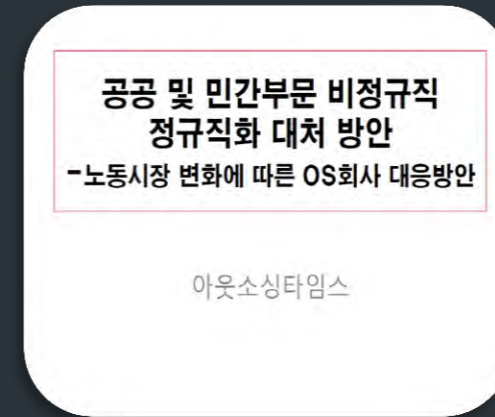
05

OUTSOURCING & ENVIRONMENT

Current Issues



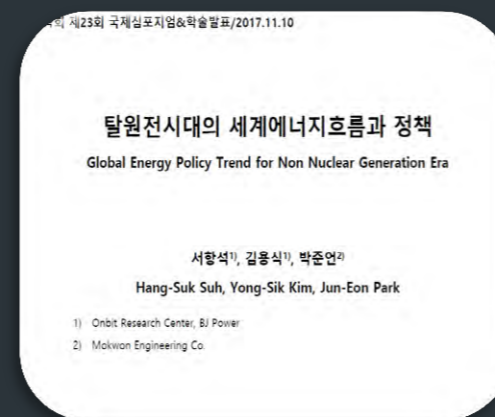
Water treatment of air conditioning cooling tower



Measures to deal with the full-time positions of non-regular workers in the public and private sectors



Research of IPMVP Option A,B,C



Comparison of Nuc / anti Nuc E
Global Energy Trend
Status of World main Country R&D



Case Study of New Renewable Energy System

SESSION

06

INDOOR AIR QUALITY

Current Issues



A Study on the Indoor Environment Management System of Public Building through utilizing IoT



Indoor Environment Management of Sensitive Group through utilizing IoT



Air Quality Management through Big Data



Multi-zone Modeling of Size-resolved Particle Transport in Building



Korea Facility Management Association

SESSION



FM TECHNOLOGY

Current Issues



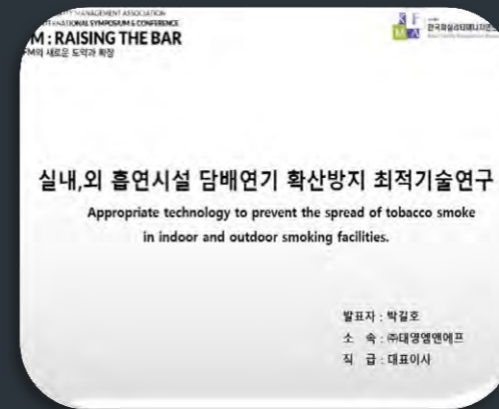
BAS Data-based Building Energy decreasing Solution



New Technology trend of Smart Building



KNX Solution for Smart Building



Appropriate technology to prevent the spread of tobacco smoke in indoor and outdoor smoking facilities

Public FM in Korea

**The Present
Situation and
Future of Public
Facilities
Management in
Korea**



Public FM in Korea

Core Value of FM

Duffy, Bleeker, Alexander and Prodgers (IFMA)



Public FM in Korea

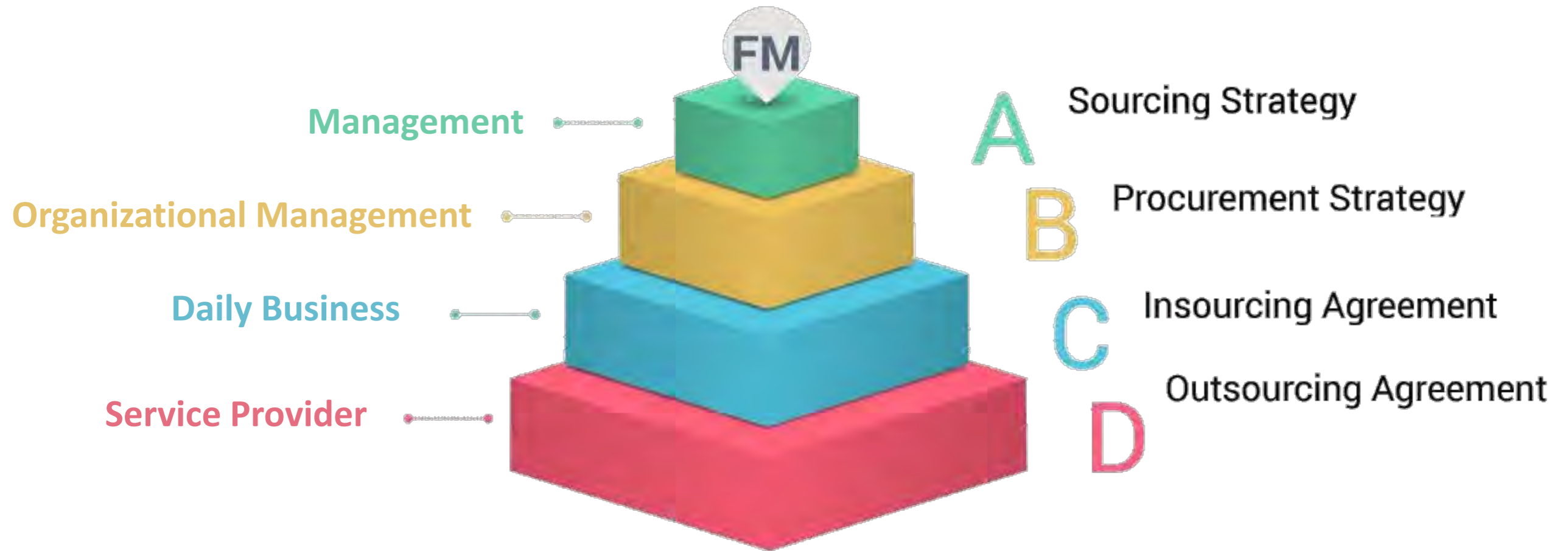
Definition Facility Management

ISO 41011:2017 Facility management -- Vocabulary



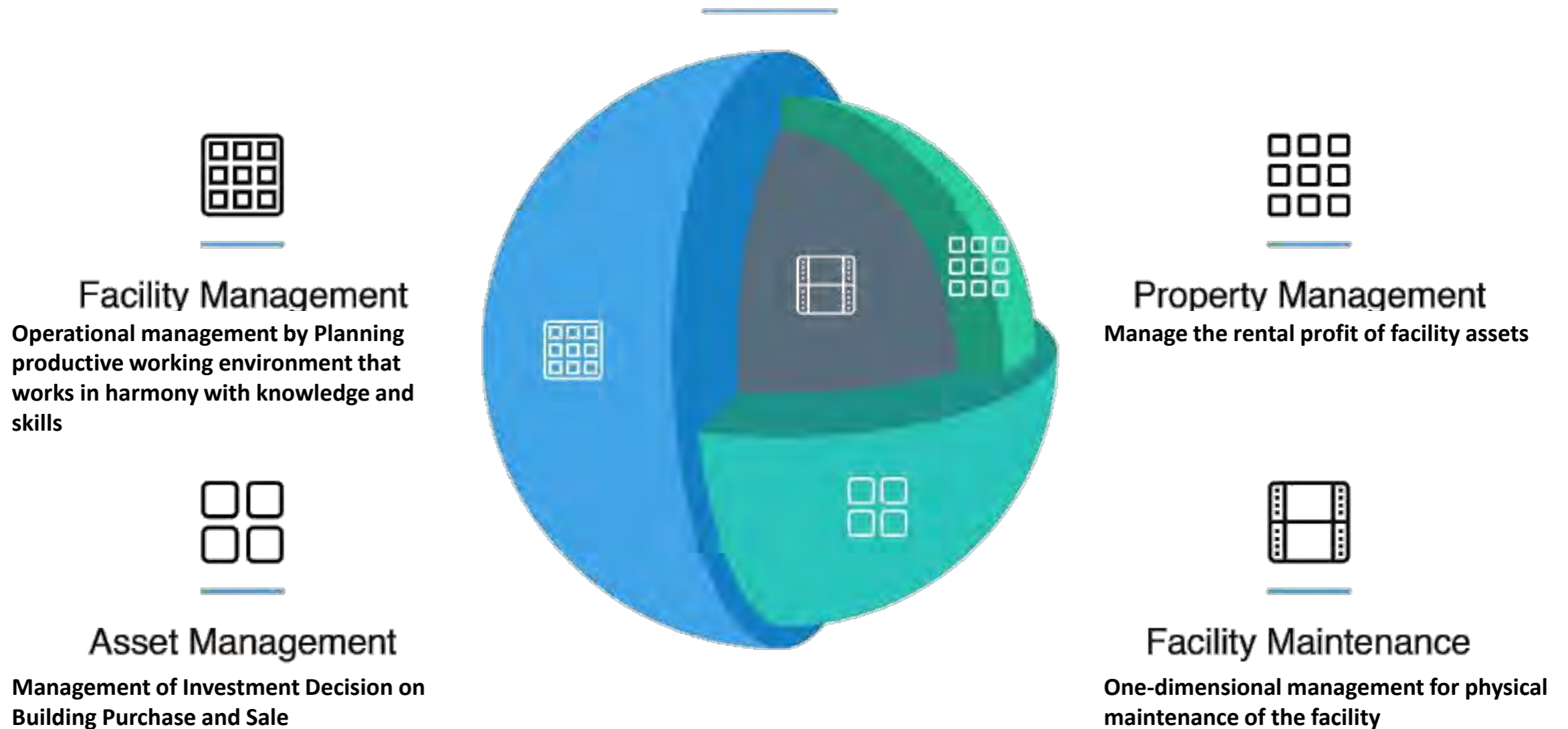
Public FM in Korea

The Scope of Facility Management



Public FM in Korea

Prospects of Specialization and Massification of Korean FM



Public Facility Management

What is the benefit of adopting FM in administration?



Identify facility management by managing members of the facility and sharing information between departments

Comprehensive judgment on the timing of massive repair by construction forces, appropriate budgeting, and timely survival of life



Establishment of Benchmark, Sharing of Facility Conservation Consciousness and Improving Cost Awareness

Priority Investment and Determination



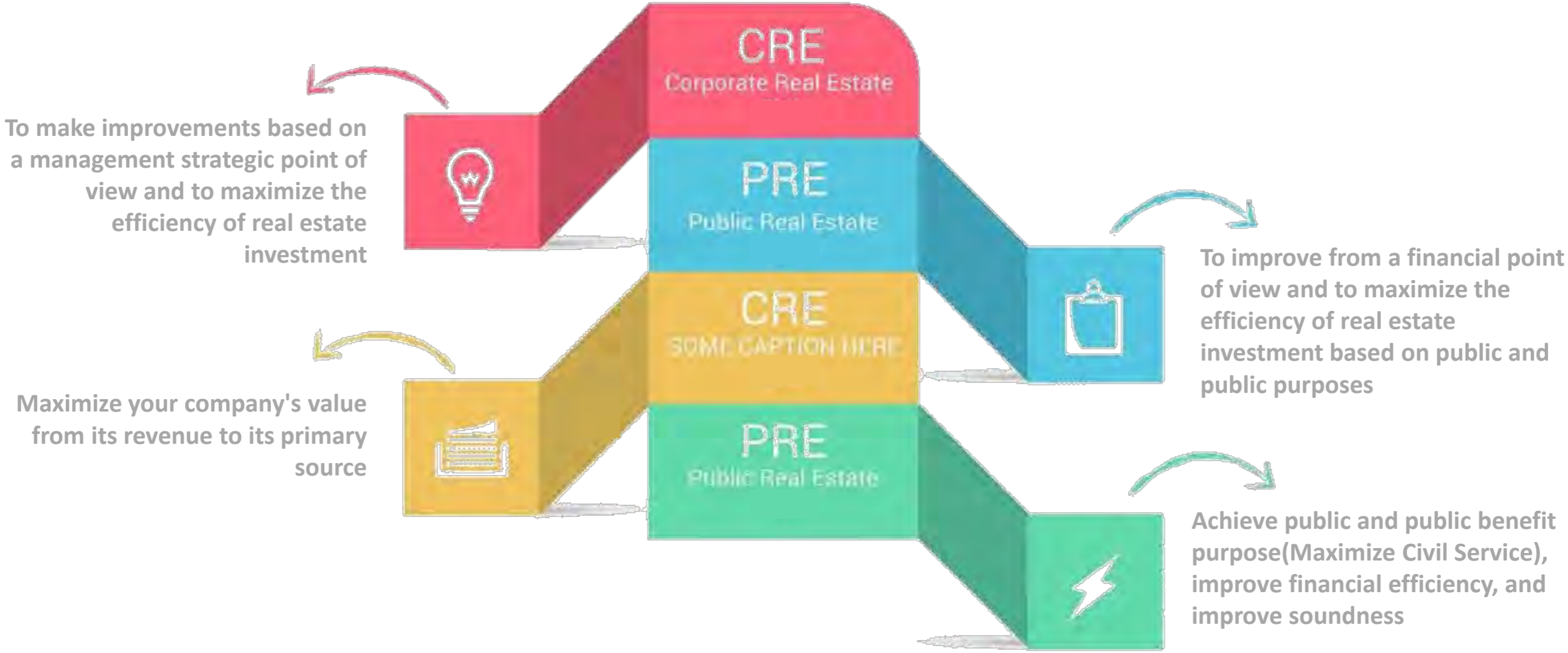
Provide a good environment for users and less risk to the facility

Comprehensive Decision and Management on the Use of Roads in Other Use cases



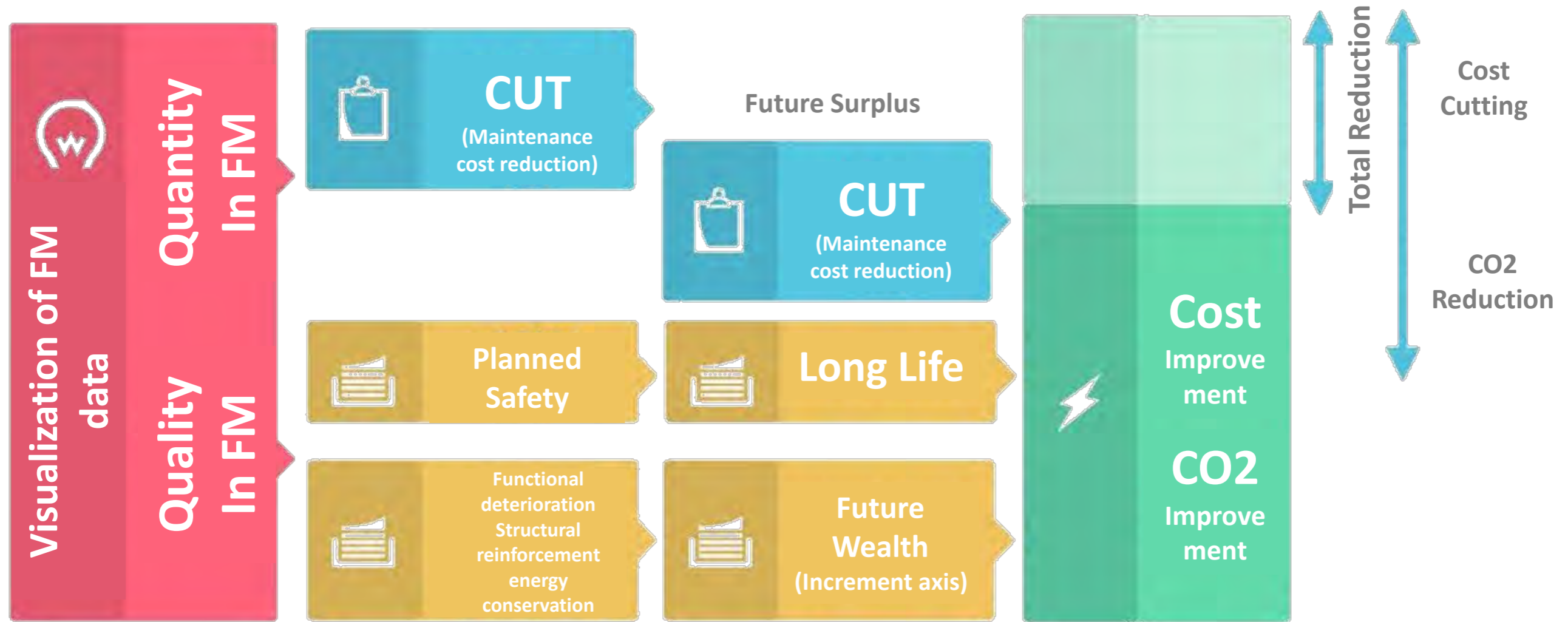
Corporate Real Estate & Public Sector Real Estate

Strategy of CRE and PRE



Strategic Planning Process: Purpose and Principles

The Complete Plan of Public FM . Strategic goals and processes

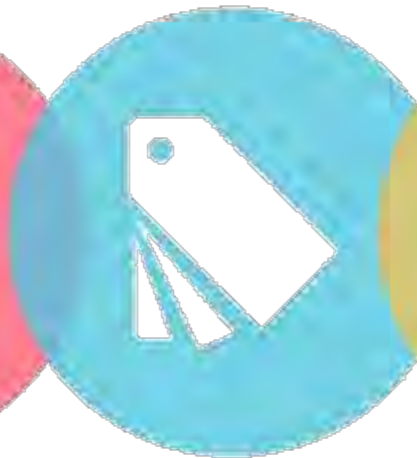


Public Facility Management Process

Phase of execution of PRE

An analysis of real estate

Understand the status of the restructure and its value



Conduct PRE

Implementation of a policy

The establishment of PRE strategy

Validate unique risks, establish rental conditions, and verify maintenance costs

Review of Best Practices by Real Estate

Review of policies including sales, use, and reorganization of the policies by real estate

A fact-finding

Validate effectiveness of practice, review new techniques

Facilities Management Evaluation Program (FMEP)

Assessment items of land and facilities



Valuation

Land price
land size
building price



**Satisfaction
with use**

Space Utilization
and User
Satisfaction



**Maintenance
Coast**

Maintenance
and water
heat costs



Variability

Response to the
Floor Height, Floor
Load Barrier Free



Legitimacy

Compliance
safety
disaster prevention



Durability

Structure
deterioration Plan
construction
deterioration Plan
facility
deterioration Plan

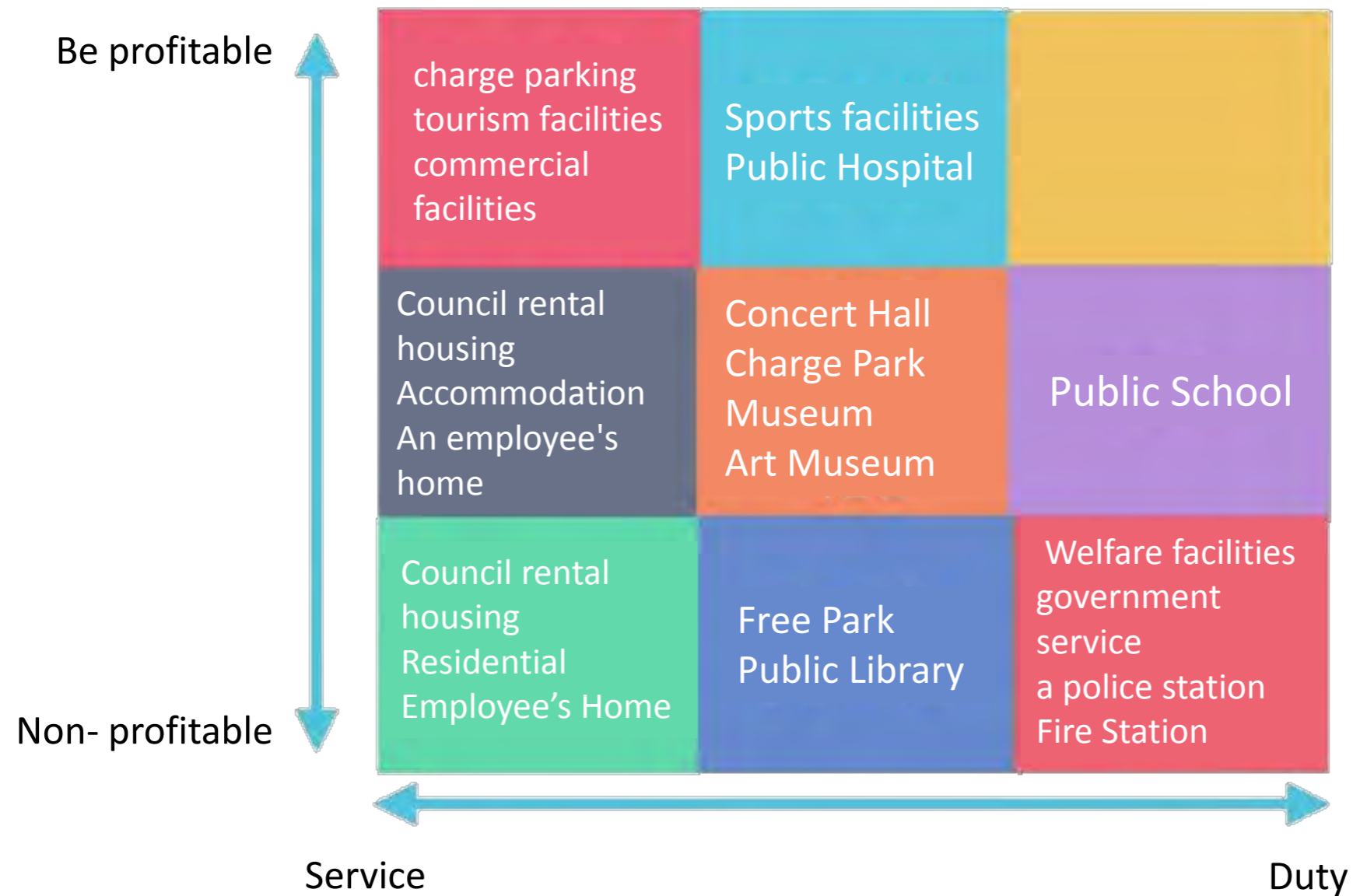


Consideration

Cultural & historical Value
user attachment

System Facility Services Matrix

Example of positioning in terms of public facilities revenue



Public Facility Management

Provision of administrative services to meet the needs of the people as times change
Prepare for management activities of the holding facilities based on reasonable decision making with fair and stable supply and minimal cost and environmental load



Facility Management System, FMS

01

Facility basic
Information

A comprehensive management system that manages information on a facility, safety diagnosis agencies, and maintenance service providers to establish a system of information related to safety and maintenance of major structures

02

Facility record
Information

03

Life Cycle Costs
of Building

04

Facility related
technical
information

05

Facility related
statistical
information

06

Maintenance
performance information

07

Maintenance
related industry
information

08

Facility Accident
Case
Information



Providing 8 Contents
of information



Korea Facility Management Association

Thank You

Korea Facility Management Association



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