

# Functions of a Facilities Management Company

[Facilities management companies](#) will maintain building, large structure and commercial assets with all the amenities functional, following all the safety and maintenance guidelines. FM companies performs various activities to ensure that both the client and the resident are satisfied. Here are the list of activities performed by these Facilities management companies.



## Mechanical, Electrical and Plumbing (MEP):

[MEP Contractors](#) does mechanical, electrical and plumbing work for the facilities. Electrical work involves engineers designing and drafting the structure and flow of electrical wire, switches and electrical controls. Plumbing involves water piping, drainage piping and arranging separate provision for recycled water pipes and hot water pipes. Common features like HVAC and air conditioning, safety features like fire hydrants, fire sprinkler system, exit and emergency lights are also designed and maintained by MEP companies. All materials used for MEP work should follow specific quality standards in compliance with the government regulations. The design of these MEP architecture, starts while planning the design of the building itself. UAE follows strict standards to ensure safety in every building. So, an approval for the MEP draft is required from the government officials to actually start with the building construction.

Not only installation, all electrical re-works and maintenance are also done by MEP companies. As the electrical equipment are installed in accordance with the guidelines, its become easy to fix when there is an problem with electrical or plumbing works. Installation is also accompanied with testing procedures to ensure safety and effectiveness. Maintenance work is performed on a regular basis from time to time.

## Carpentry, Painting and Masonry:

We have a constant need and use for wooden doors, windows, cupboards, almirah, chairs and desk. Whenever a need arises for a carpenter at our accommodation, we can get the necessary help right from the facilities management. They will have [carpentry specialists](#) for a time to time need like this. Our kitchen might have granite and marble works, which might also need some time to time repair and maintenance. There are also need for repair works of tiles and stones in every other places, is carried out by the masons of the facilities management. As a facilities management company, performing a periodical maintenance work is a priority. For

this, they will regularly have [painters](#) with them to carry out painting the building interior and exterior.

### Cleaning and Pool Maintenance:

Keeping the premises of the facilities clean is one among the top priorities of the facilities management companies. They have workers doing their routine cleaning work of the common areas of the facility. As the swimming pool come under the common area, [swimming pool](#) cleaning systems and manpower are put in place to regulate the cleanliness of the place and water. Safety and hygiene is ensured by the facilities management for the users of swimming pool.

### Security Guards:

Though UAE is a one among the safest place with very less crime rates, people will feel more safe if there are security guards in the premises. [Security guards](#) are not only trained to handle situation involving crime and danger, they are also courteous and helpful to the public using the premises. Usually security services are required for 24 hours all 7 days for most premises and are effectively managed by Facilities Management companies.

### Gardening and Landscaping:

Large building are always accompanied with aesthetic gardens, pleasant landscapes, fountains and all lovely artistic works. The maintenance work of these will be performed by the facilities management companies as well. Though there are independent [landscaping contractors](#) available, FM have specialized manpower to all these specific needs from trimming the large plants, mowing lawn, cleaning the fountain and the artworks. And as a single FM company, it saves you from lot of overheads managing with independent landscaping contractors.

## Pest Control:

Residence and accommodation in UAE are usually built in a group like a gated community or a camp so that it can be maintained easily. In communities where people of all age group are living, pest can cause lot of health issues and nuisance to the dwellers. Facilities Management company does a periodical check on the pest such as rats, cockroaches, bed bugs and termites and keep them under control. [Pest control](#) team will have access to the latest and natural pest equipment and compound that kill pest more easily without affecting the environment and pets.

## Waste Management:

Any facilities, may it be public or private, residential or commercial, will always accommodate people who constantly use and dispose waste material. So there is a constant need on managing the waste produced. Facilities Management companies systemizes the waste collection segregation and proper disposal of it. [Waste mangement](#) is a important function and any misconduct will lead to hygiene problem and may be infectious to the environment and living beings around it. Immense care has to be taken especially if there are medical wastes / industrial waste that has to be managed.