

## **Preface of the publisher**

### **21. Journal for Facility Management: Science meets Practice**

After one and a half year of COVID-19 a sort of new normal has come to place. The world is still fighting the pandemic but also concentrating on the other challenges. One of the most important one is the climate change. At the same time as the IFM congress the UK hosts the 26th UN Climate Change Conference of the Parties (COP26) in Glasgow. COP26 summit is to accelerate action towards the goals of the Paris Agreement. Also the EU is putting new legislation like the Regulation (EU) 2020/852 “on the establishment of a framework to facilitate sustainable investment, and amending Regulation” (ESG) in place. As buildings cause around 40% of all CO2 emissions they are coming more and more in the focus of these actions. At EXPO Real, the largest real estate fair in the German speaking countries, almost all reviews concentrated on ESG. But is this really a new topic? The IFM carried out the first studies on the interrelation of FM and sustainability in 2011, 10 years ago. These studies were permanently updated. For a long time this aspect was rather neglected. A friend, Facility Manager of an international company, told me recently: “I was talking to my bosses continually about sustainability and projects to optimise the ecological footprint of our real estate. But they did not really take up on the ideas. Now they are forced to do something immediately. Their stakeholders are forcing them. Now they are in a hurry!”

If the top management would have set steps earlier they now could show their vision and far-sightedness. Another friend did so and his shares are now skyrocketing. At the moment the IFM is prototyping a cost-efficient easy way to implement IoT, big data solution, at the Viennese Castle. A way that is effortless to retrofit in existing buildings and enables the monitoring of all type of energy usage. It links this also to the usage behaviour and well-being. This prototype is based on the previous research done at the IFM.

Why did we include well-being and room climate parameters? Already in the 1970s research was done on the interaction of room climate and the well-being and performance of people. This research continued but was also not really taken up by top management, only looking for cheap workplaces, not taking into consideration the impact of the work environment on their employees. Today, human experience and the war for talents asks the management suite to concentrate on these topics.

All these ideas and topics ask the real estate industry to act really sustainable, not only in respect to the energy usage, but also in respect to the social component of sustainability: the impact on the human being.

These examples also show that industry could profit very much from intensive exchange to research. Top management is very often busy with its day to day business. Science has the mission to look in the future and can therefore be a source for innovation. But academia can only offer – The c-suite has to take the opportunities. Our publications are mainly free of charge and present validated results. This journal is such a source. Many of the papers presented use cases that are ready for usage in your daily business and can make the difference in the future. Take up on this opportunity!

This issue of Journal für Facility Management provides you with far-sightedness into the following topics:

- Facility Management Development Trends in South-eastern Europe: The Case of Turkey
- Decentralized Management Framework for heterogeneous Devices in FM
- Developing A Standard Workflow for Drone Roof Inspections

The first paper deals with the fast development of FM in South East Europe and especially in Turkey. The main findings of the study revealed that institutionalization of FM business in both public and private sectors should be developed as well as outsourcing of services, agreement design and determination of performance indicators.

The second paper deals with the rapid technological development of smart building appliances. Combined with the huge amount of device manufacturers and different submarkets for smart devices this leads to difficulties for the integration of different systems. The Web of Things (WoT) protocol is the most promising approach for communication. Based on the relevant literature, this paper presents a framework architecture that augments the WoT protocol with decentralized authentication and authorization capabilities based on biscuit tokens. The baseline protocol workflow enables the integration with existing management systems.

The last paper also deals with new technologies like Unmanned Aerial Vehicles (UAV), or “Drones”. Drones have been used by Facility Managers (FMs) in the post occupancy stages to monitor and inspect the condition of various building envelope systems, as a part of protecting

the building assets of people, processes and technology. This paper provides a standardized protocol that FMs can utilize in conducting low-slope roof inspections.

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 was kept high with more than 50%. This high-quality research 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 future 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.

I also want to thank my team, especially Barbara Gurdet, Antonia Heil, Christian Lau and Lisa Thrainer. Without their personal engagement, the journal would not be available in this high quality.

I wish you all the best from Vienna, an enjoyable read, 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 15th IFM congress 2022.

Yours,  
Alexander Redlein

Head of Editorial Board

To my family Barbara, Caroline Sidonie und Alexander David