

Facilitäre Forschungs- und
Beratungsgesellschaft mbH.

Felis

Lugeck 7 • A - 1010 Vienna •
+43 1 512 72 10, +43 1 887 23 91
Web site: <http://www.felis.at>
e-mail: felis@felis.at
HG Wien FN 128549 v
VAT-ID: ATU38012609
BKS Bank f Kärnten u Steiermark,
bank code 17000
account no. 140 126 977

director: Dr. Helmut Floegl

Warning

Facilitary planning
May cause a
sustainable utilization
of your real estates.

SERVICES

FM Controlling and Coaching of the Planning Process *with a path to TQ certificate*

This controlling process is an important feedback control in the course of the whole planning and building process. This process is aimed to meet high inner values of the real estate, namely a good usability and low life cycle costs. The TQ certificate, developed in a contract of the Austrian ministries of economy, of infrastructure and of environment, is a documentation of the quality of the building for potential users, for the operation representatives and the investors.

Scopes: The building should be attractive for a sustainable utilization and therefore easy to be rent in a long term. Optimized life cycle costs and as a consequence low supply and running costs should be reached. The TQ certificate is a seal for the sustainability of the building.

Real estate screening - shows the potential of the real property

is so to speak an evaluation of the fitness potential for real estate. The real estate screening consists in a situation and site analysis, an evaluation of a utilization potential and a feasibility study.

Scope: a realized real estate screening yields to an immediate value increase of the real estate. It is the base for its further development – or for the selling to a real estate developer.

The Development and the Realization of Strategic Facility Management

The effectivity of the operation of real estates depends mainly on the business process organization of the departments and enterprises in charge. A continuous improvement process out of the daily business does not utilize the optimization potentials. These potentials can only be realized by strategic facility management concepts.

Scope: An effective operation of the real estate combined with a higher client satisfaction referred to a – together defined – focus.

The inner values of your real estate are decisive.

The **strategic**
planned inner values
of the real estate
are **its potential**
of **tomorrow**

EXAMPLE PROJECTS



Office Park Airport Vienna
2x floors + park deck 45000 m²
Activity: FM Consulting for the planning
process of the Office Park Building 1A
und B 2001-2003 Schwechat



simply 11 office center Modecenterstraße
33 000 m², space ratio 2.5, 360 parking lots,
facilitary controlling of the design, 2002 - 2003
Vienna



Vienna Municipal Object Management
FM New organisation of the Vienna Real
Estate Managements - FM depts. MA23,
MA24 MA32, 2002, 2003 Vienna



City Utilities Kufstein Operation and Administration Building 3 floors+ park deck app. 4800 m²
Activity: Facility management controlling for the
planning and construction process, 1996-1999,
Kufstein, Tyrol