

# BUILDING MANAGEMENT



INVESTICE DO ROZVOJE VZDĚLÁVÁNÍ

Výuka jazyků  
prostřednictvím ICT

CZ.1.07/1.1.10/03.0026

# Building Management

- Supervision of hard and soft services of a built structure
- Making sure that security, health and safety and maintenance are on a satisfactory level



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# Soft and Hard Services

- Soft services include cleaning, landscaping, security and human-sourced services
- Hard services relate to physical, structural services such as fire alarm systems, lifts

# Residential Building Management

Building manager supervises:

- A team of porters / security officers
- Cleaners
- Electrical and mechanical contractors
- A team of administrative staff

# Commercial Building Management

- Buildings consist of commercial units or offices
- Tenants: companies
- Building manager involved in the sales aspect, he / she ensures that the office space is let at all times

# Leaseholders

- Flat occupiers can be occupiers and investors too
- Responsibility for the apartment maintenance
- Payment of an annual service charge

# Freehodlers

- Possession over the freehold of the development (i.e. communal areas, its land site)
- Freeholder is the developer



# Sources

[http://en.wikipedia.org/wiki/Building\\_management](http://en.wikipedia.org/wiki/Building_management),

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