

## **Slovenia Facility Management Market - Growth, Trends, Covid-19 Impact, and Forecasts (2023 - 2028)**

Market Report | 2023-01-23 | 120 pages | Mordor Intelligence

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### **Report description:**

The Slovenia Facility Management Market is expected to grow at a CAGR above 2.5% over the forecast period 2022 to 2027. Facility management (FM) includes management methods and techniques for building management, infrastructure management for an organization, and the means of overall harmonization of the work environment in an organization. This system standardizes services and streamlines processes for an organization. The country's facility management industry operates with integrated contracts from significant vendors and small local players that focus on single contracts and single-service solutions. However, given the dynamics occurring across the country, there are increasing opportunities to leverage facility management and corporate real estate in new ways.

#### **Key Highlights**

Approaches to on-site working shifted dramatically, and the FM sector needed to adapt accordingly. Technology and techniques have had to become increasingly mobile and flexible, and there is a heightened expectation from today's workforce about their wellbeing at work. At the same time, facilities managers are still adapting to the challenges of the hybrid workplace, such as dealing with supply-chain disruptions and material and labor shortages.

As new technologies emerge, expectations change, and working practices develop, the industry must react to meet the new technologies, opening new vistas for facility maintenance management software solution providers. Also, innovative technologies such as the Internet of Things (IoT), Big Data, and Machine Learning (ML) have become a critical part.

Furthermore, bundled service contracts are expected to benefit from the public spending cuts, as the public sector clients are keen on reducing the number of suppliers and cutting costs. This is also in line with the developments in various public sector bodies that continually simplify their operations. As the need for total facilities management (TFM) continues to grow, the public sector organizations belonging to the country are increasingly outsourcing all 'non-core business activities to one service provider, enabling greater focus on core business.

Moreover, the real estate owners and government officials are considered forerunners after MNCs became increasingly aware of the added value to their assets. This has been fueling the adoption of comprehensive and fully integrated service platforms delivering all facility management services and, thus, not having each service delivered through different companies. Furthermore, the COVID-19 outbreak has acted as a catalyst for change and reiterated the need to pay attention to how facilities are managed and services are delivered. All built environments, owned or leased offices, warehouses, retail stores, or manufacturing facilities, will require careful consideration and tailored plans. Digital technologies have changed how real estate functions and facilities are used. It has altered how, when, and where people work, redefining the workplace and the way of living. However, the lack of certainty regarding future labor costs and materials makes it riskier to build propositions, which could significantly restrain the players' bidding process for long-term contracts. Also, the outbreak of COVID-19 has had a mixed business impact on facilities management firms. The restrictions on the movement of people resulted in a decline in project work and a decreased level of activity across many customer sites.

## Slovenia Facility Management Market Trends

### IoT Allows Facility Management Teams to Drive for Efficiency, Sustainability, and Cost Savings

IoT will continue to grow in importance, where IoT or the Internet of Things will be seen to generate performance data alerting FMs to potential breakdowns in the country. FMs can monitor and control the devices from anywhere. Advances in IoT and connected objects coming in the future will enable more secure and accurate building management and maintenance. In simpler terms, the facility managers will benefit from real-time information feedback to the system, analyze data, and control the equipment in a building with web-based automation.

Furthermore, 5G will connect objects and equipment and make them communicate with each other. The facility manager can then have a single management system controlled via a central platform maintained on a single site and linked to external apps via APIs. A connected device can also include many sensors and meters, each of which can be separately engaged or disabled over the network. According to International Telecommunication Union (ITU), fixed broadband subscriptions in Slovenia were reported at 651,604 in 2020.

In addition, the facility manager will be notified in real-time of maintenance and repair needs, as well as security processes and reporting. The building's operation will also be described in greater detail. Also, better system documentation will lessen conflicts among owners, tenants, and facility managers. In this way, IoT and the advent of 5G are expected to revolutionize facility management in the country.

### Commoditization of Facility Management is witnessing increasing demand in the country

Despite the tremendous income potential of outsourced FM, services are becoming more commoditized across the country, and organic growth is difficult. Service integration and advanced advisory services focusing on productivity, user experience, and sustainability will become the norm in the business.

Co-working will entail numerous different organizations, businesses, and individuals sharing space, similar to managed workspace, where a third party provides space and facilities. As it has been labeled, the co-working revolution reflects a growing demand among professionals and creatives for autonomy, a lack of hierarchy, flexibility, and community.

Corporate real estate and facilities management are becoming increasingly vital to business success. Its trend is driven by changes in the built environment, which includes commercial, educational, industrial, recreational, residential, retail, and transportation infrastructure. It also helps businesses succeed by focusing on consistency, continuous improvement, and dependability through time, cost, and quality management. To improve corporate performance, facilities management in each

built environment sector must be studied.

An efficient facility management solution optimizes productivity through specific productivity-focused tools and functions. These solutions suit all organizations, from entry-level employees to top-level management.

However, facility management is ripe for disruption in the country. For instance, in terms of digital maturity and penetration of technology, it lags behind other tasks such as production equipment maintenance. Although technology is available for facilities management, a lack of digital skills inside the department, other leadership priorities, and an emphasis on constant cost-cutting have all stymied adoption. These considerations have made the facilities management outsourcing industry appealing to prominent suppliers already involved in this role, either directly or indirectly. Several incumbents have developed an integrated facilities management offering to gain a larger market share.

## Slovenia Facility Management Market Competitor Analysis

Slovenia Facility Management market is consolidated with very few vendors, mostly regional brands having a presence in the country, domestic brands, and new entrants, which form a competitive landscape. The major players are increasingly seeking market expansion through various strategic mergers and acquisitions, innovation, and increasing investments in research and development. Some of the players include MG Facility Management d.o.o., First Facility d.o.o., Diversey Slovenia, FMG Facility Management Group, ses European Slovenia, Protim Rzisnik Perc d.o.o., among others.

January 2022: First Facility announced that it had won the tender for providing technical management services for all Stop Shop shopping centers owned by Immofinanz in Slovenia. The company extended its portfolio in Slovenia with an additional 14 Stop Shops sites across the country, so the FM services for all Stop Shops will be under First Facility's professional care and responsibility.

Additional Benefits:

The market estimate (ME) sheet in Excel format

3 months of analyst support

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