

Philippines Facility Management - Market Share Analysis, Industry Trends & Statistics, Growth Forecasts (2025 - 2030)

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Report description:

The Philippines Facility Management Market size is estimated at USD 4.12 billion in 2025, and is expected to reach USD 5.60 billion by 2030, at a CAGR of 6.31% during the forecast period (2025-2030).

The booming facility management market in the Philippines has many different aspects. The industry offers excellent potential for domestic and international investors due to its wide range of applications, solid technology integration, and growing focus on sustainability. Facilities management is positioned for continuous growth and innovation, successfully influencing the future of the business environments in the Philippines as the country continues to prioritize robust, sustainable, and technologically advanced work environments.

The country's infrastructure development and government support for building projects in the public-private partnership model drive the market's growth. This is because the newly developed infrastructure in the country will necessitate FM services to manage and maintain the facilities.

For example, in January 2023, the country's National Economic and Development Authority announced that over 3,600 infrastructure projects, with a combined cost of USD 372 billion, are scheduled for completion by 2028. In addition, the country has planned to add 206 projects worth USD 159 billion, out of which 136 are related to physical connectivity, nine to digital connectivity, 42 to water resources, eight to health, and two to power and energy, etc.

Additionally, the country is witnessing several expansions by leading organizations, creating an opportunity in the soft and hard FM (facility management) market. For instance, in April 2023, SM Investment Corporation announced to invest approximately PHP 90 billion (USD 1.64 billion) in capital expenditure to propel its expansion of residential developments, malls, and retail stores. The

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company intended to open at least three malls in 2023.

Similarly, in June 2023, The PLDT Group announced plans to build a 12th data center facility in the Philippines to deliver digital innovation and boost the country's regional competitiveness. Through this facility, the company aims to help the Philippines be the next hyper-scaler hub of Asia and support the digital transformation journey.

However, the need for more awareness of FM services and their benefits among the country's industrial sector of all sizes and types is the major challenge for the market's growth in the Philippines. For instance, most end users and small and medium-sized businesses continue to avoid FM because they are either unaware of or possibly skeptical of such long-term benefits, even though most multinational corporations operating in the country know them.

The COVID-19 pandemic and government initiatives in the Philippines created an opportunity for FM services post-pandemic, supported by the organization's priorities in cleaning services and the work-from-office trend.

Philippines Facility Management Market Trends

The In-house Facility Management Segment is Expected to Hold Significant Market Share

- In-house facility management services are provided by a dedicated resource employed by the client for performance monitoring and control. There is a rising demand for in-house facility managers in the Philippines to manage business-specific areas, including heavy burst-traffic zones and conference rooms used by busy executives. Additionally, in-house facility management provides training and required specialized certifications that a partner organization may not offer in their standard packages.
- In-house facility management involves recruiting specialized personnel to maintain and manage various functional attributes of a facility. Services such as cybersecurity assistance are often operated and monitored in-house to ensure the safety and integrity of the facilities. Integrated facilities management (IFM) is witnessing rapid adoption in the Philippines due to the growing demands to manage end-to-end facility needs and create consistent service levels. Integrated facility management is crucial to respond to potential disruptions proactively. It has emerged as a new approach to drive efficiencies in facility management, simplify workflows, and streamline operations.
- As per the National Economic and Development Authority, there are around 22 ongoing projects in the Philippines till 2024 and around 10 ongoing projects till 2028. With infrastructure development, facility management services also rise due to the requirement of achieving operational cost efficiency by deploying professional services. This facility management provides solutions and equipment to ensure that building operations run smoothly without any disturbances. Through these services, people, places, and processes are integrated, enabling the comfortable life of people living in the apartments or buildings.
- With the advent of Industry 4.0, in-house facility managers are in high demand in the Philippines. This further accelerates the need for a smart maintenance process to prevent equipment breakdown and optimize downtime. With advancements like AI, automation, and IIoT, facility managers strive to implement Maintenance 4.0 quickly.
- In February 2023, Manila Water Co. Inc. partnered with Damosa Land Inc. to manage water facilities for an industrial estate. Manila Water's subsidiary, Manila Water Philippines Ventures Inc. (MWPV), is spending about USD 2.20 million to operate and manage the water system of Anflo Industrial Estate (AIE), Damosa Land's industrial development for trade and agriculture. The partnership aims to meet the estimated demand of 2.6 million liters per day by integrating additional facilities into AIE's existing systems, generating demand for facilities management in the country.
- The Philippines is recognized as one of the most dynamic markets in Asia, whose fast-emerging economy consistently sustains its growth. The country's real estate industry is considered one of the most resilient. Its excellent financing services, capitalization, and pro-business climate drive the best in-house facility management solutions.

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The Commercial Segment is Expected to Hold Significant Share in the Market

- Commercial facilities in the Philippines need expert facility managers for cleaning, maintenance, and security management of commercial buildings. Commercial facility management firms coordinate between an organization's internal departments and external parties to provide services. The FM would negotiate vendor contracts, assign local vendors, and liaise between tenants and service providers.
- There has been a rise in adaptive commercial spaces in the Philippines, and according to a recent study by Cushman & Wakefield, the Philippines branch of Booking.com, an online travel agency, selected the service provider to find a new space for Booking.com's new office for further expansion. To fulfill the travel agency's aim of shifting to a new area in the Central Business District (CBD) of Makati, a city in the Philippines' Metro Manila region, Cushman & Wakefield identified an ideal space by negotiating with the owners to lease a small vacant space adjoining the client's current office. Booking.com was able to lease extra space with a 15% discount from the building's original rental rate, all due to the facility management services provided by Cushman & Wakefield.
- In the Philippines, hard facility management is gaining significant growth for commercial spaces as it can provide businesses with access to expert services in HVAC, electrical, plumbing, and maintenance of a commercial area. For instance, the country's aviation industry has become more connected, augmenting the need to integrate data between systems to increase efficiency across the connected aviation ecosystem.
- In June 2023, AirAsia Philippines' parent company, Capital A, launched a logistics business and an aircraft maintenance, repair, and overhaul facility in the country. Capital A's engineering business provides heavy maintenance, repairs, and overhaul (MRO) services for the group's commercial aircraft, propelling the market growth.
- Commercial facility operators in the country are looking to outsource the management of their businesses to focus more time and attention on investments. A single-source facility management solution helps them streamline decision-making, creating economies of scale and identifying new opportunities for creating destination-worthy groups. Also, owners of commercial facilities need to have a partner with the expertise to achieve crucial decarbonization goals.
- Managing and maintaining a large commercial facility, including its systems and infrastructure, can take time and effort. Therefore, many commercial space operators in the Philippines use a third-party facility management service provider instead of building their dedicated IT workforce, propelling the market growth in the segment. As per the Philippines Statistics Authority, the average commercial construction cost per square meter stood at USD 199.64, which insists that the players invest in construction activities, further driving the facility management market.

Philippines Facility Management Market Overview

The Philippine facility management market is fragmented, with major players like Atalian Global Services Philippines Inc., Servicio Filipino Inc., Meralco Industrial Engineering Services Corporation, SGS Philippines Inc., and Cushman & Wakefield PLC. Players in the market are adopting strategies such as partnerships, mergers, innovations, and acquisitions to enhance their product offerings and gain sustainable competitive advantage.

- June 2023: JLL Philippines received the ISO 41001:2018 certificate in Facilities Management from BQSR Certifications Inc., a globally recognized ISO certification body accredited by the International Accreditation Service.
- February 2023: Cushman & Wakefield PLC opened a Shared Services Center (SSC) in Manila, Philippines. The center is located on the 32nd floor of the BDO Ecotower along 9th and 32nd Street, Bonifacio Global City, Metro Manila.

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- The market estimate (ME) sheet in Excel format
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