

Innovation in Shared-Facility Management for Sustainable Development

¹Uhumwangho O. Philomina, ²Omo-Amen Lydia

¹Department of Office Technology and Management
Edo State Polytechnic, Usen, Benin City, Edo State.
uhumwanghophilomina@gmail.com

²Marketing Department, Edo State Polytechnic, Usen, Benin City, Edo State.
lylyod@gmail.com

Abstract

This paper examines the narrative design of emergent arrangement of concrete ideas that embraces a new approach in innovation in shared-facility management in established organizations. It is to define innovation in facility management in generic business contexts and critically appraise innovation in shared-facility management for sustainable development. The paper adopts a comprehensive review of literature from wide published works in ascertaining the structural contents of: the meaning of the subject matter as its introduction, innovation in shared-facility management, innovation, a needed tool in strategic management, speed innovation in management, innovation and productivity and conclusion. It is therefore recommended that innovation in shared-facility has the capacity of enhancing organizational optimum performance if it is well digested and implemented given the opportunity to exploit new ideas and perform innovative activities that are updated regularly and integrated within the overall business goals.

Key words: Innovation, Shared-Facility, Management, Sustainable, Development.

Introduction

Innovation in the area of business, entrepreneurship development, new product development, operational fields and technology, and others, has been widely talked about but the management of innovation in shared-facility is still sketchy in nature Coenen and Schafer-Cui (2013). Innovation brings in change, and change makes life more meaningful. Managing innovation is an established concern that is widely used by managers in both in the services, manufacturing, and other business enterprises. According to Abidin and Pasquire (2005) innovation exists in the fields of shared-facility but in low level, the question is how much and how organized is this?

Evidence in findings revealed that the costs allocated to innovation in shared-facility management in the most sectors are more than three times lower than in the production settings Ardit and Nawakorawit (1999). There are other possible factors that could account for this. It could also result from the fact that the sector is not mature

enough compared to the production sector, hence, the emphasis for innovation in shared-facility management is still very low. This is most unlikely as the sector has not experienced any steady growth compared to the production sector. Another argument more likely to work against the lower innovation costs within the shared-facility management settings is that the decentralized nature of innovation makes it very complex to value and ascertain the total resource allocation of innovation (Chan, 2014).

Shared-facility management requires knowledge, effective coordination, cooperation and wide understanding of each of the component parts. The management of these parts forms a mix of condominium, retail (individual units), facilities (these could mean companies, communities, government, institutions, etc) properties or assets, with each own mix of shared parts. There may be other issues that may still impel innovative shared-facility management in organizations for sustainable development. Providers or users of such services often produces or renders intangible products or services, in most cases this makes it more complex to perceive, therefore, more complex to change and innovate. In the same way, there are very scanty data that actually reveals how much is spent on innovation in shared-facility management.

The ability of emerging economies to improve the current potential position of shared-facility-innovative system is determined by the capacity of existing concerned authorities to facilitate the needed changes that will drive sustainable development Chan (2014). Individual and social dynamics are critical and very paramount to the process of innovation and crucial for developing and maintaining a sustainable competitive advantage in any organization that is ready to make a significant impact in the sector.

Innovation in shared-facility management

This subject matter “innovation in shared-facility” in organizational setting may sound new in most emerging economy. The purpose is to shape everything on how space and facilities available are used, redefining the organizational culture and how work is done physically with the available facility. The interesting contribution to workplace is the impact that has been noticed in a short while in few organizations that is putting it to practice. The big and well established workplace ideas in advanced countries have taking shape in the minds of attentive professionals in workplace.

Shared-facility innovation management has enormous potential for organizations that strive to sustain and grow their market shares as well as improve their organizational profit margin (Coenen & Schafer-Cui, 2013). But how good and committed are companies at working with innovation in the facility management fields? Consistency in involvement is a great gain either to individuals or cooperate bodies. Innovation in shared-facility is one of the prevailing challenges facing the Facility Management sector for organizations that want to engage in it. This is seen as a challenge because it is essentially new and strange in most emerging organizations. Shared-facility innovation is not only relevant in the areas of increased competition among providers of goods and services, but also helps in advancing increasing request for innovative solutions from customers (Elmualim, Shockley, Valle, Ludlow & Shah 2010).

In time past, cost savings in organization were seen as the main drivers behind business decisions by organization to outsource but as time advanced, organizations observed that buyers of goods and services has begun to put more emphasis and pressure on demanding new skills, better speed to delivery market value for new and better products and services and most importantly greater expectation in innovation. Innovation's value-benefits in shared-facility and service management are planned approach, which organizations need to adopt when creating new ideas (Fraser, 2014). The implication of this is that accidental improvement or random occurrence is not service innovation.

Innovation in shared-facility is not by chance, just as the benefit of innovation does not come at random but through a planned process. Personal growth, economic satisfaction and productivity are products of a determined process that should be pursued with a concerted vigor, coordinated across the business. This can be achieved through the proper definition, collection, documentation and application of innovative practices in a best structured manner. Innovation in shared-facility management is either top-down or bottom-up. In functional areas in school of businesses the term "innovation" is pervasive (Hartungi & Jiang, 2012). This is one of the preconditions for gaining or maintaining a competitive advantage in the business world, innovation has very relevant implications for the practicing manager.

Many firms enjoy competitive advantage by gaining and maintaining innovative processes in shared-facility. Organizations can also loss competitive advantage when they are not innovative and competitive enough. In organizational and economic settings, innovation generally means change. Organizations are constantly changing whether consciously or not, change through innovation is inevitable in the lives of organizations if they want to grow and stabilize. The implications of innovative change process are regularly under-pined by management of organization. Literally, the definition of change is a crystal process that requires a shift.

Innovation a needed tool in strategic management

The managers of businesses of today are facing complex, unprecedented challenges and difficulty in managing innovation (Hungu, 2013). The world is undergoing structural and dynamic changes much faster than organizations can cope with. In this present world of business with increasing uncertainty and complexities, one thing is clear and certain, that is, the pace or speed of managing change innovation is presently slower and lower in emerging economies (Hassanain, Assaf Al-Ofi & Al-Abdullah, 2013). The increasingly awareness of innovation challenges today are major concern for business managers in the world. They have observed that the methods and practices in use are not as effective as expected. Unreliable forecast is reshaping and changing markets structure and operation radically (Hungu, 2013).

Some managers are of the view that reducing costs does not necessarily lead to improved efficiency and productivity. Existing methods of operation are now too slow and complex to cope up with a fast changing business world. And exerting more control seems to drive companies out of control and sometimes out of business. In a world where

things are undergoing changes and change is constant, in this kind of operation more control needs to be exercised by firms not to be out of business.

Innovation is inevitable in business. It is either creative or destructive in nature. Managing innovation in terms of shared-facility management in organization has very little literature documentation for now. Shared-facility management at industry and firms' level, innovation is at different operating capacity (Hungu, 2013). At each of these operating levels, the task to identify with respect to managing innovation in business management is seen as a major concerned with the industry in which a given firm operates. Industry as a group of firms consists of competing firms Ibrahim, (Yusoff & Bilal 2012).

It is among the competing firms' that the key forces or players are determined within a given industry. As a result of competition shared-facility management enhances change in the way firm innovates within the sector. With regard to shared-facility innovation, there is a burning desire to have an objective view of the needed change structure of shared-facility management according to the International Facility Management Association (2009). The speed at which innovations moves propels shared-facility management, this occurrence varies significantly from one sector to another. At the industry level, there is need to focus on identifying strengths and weaknesses of the operating firms and laying emphasis on the strengths while working hard to reduce the weaknesses of firms (Jawdeh, 2013).

Speed in innovation in organizations

The drive for shared-facility innovation increasingly propels organizations in fast changing environments. Where the degree of risk is high in adopting strategic innovation it may come with some serious consequences. Change in innovation is a risk, it is a matter of probability and uncertain event. It is a function of the entrepreneurs with potentially significant innovative understanding. They connect their ideas within the framework of existing understandings and actions that make up what the environment needs (Nawawi, Muhammad, Mahbub & Zainul-Abidin, 2015). Entrepreneurship and innovative actions dictate value-significance shaped by cultural and economic influences (Aigbomian & Oboro, 2015).

There is an aspect of cultural influence of innovation's value that deals with how well the private and public organizations understands what the new idea is and how to respond to it in terms of innovative change (Aigbomian & Oboro, 2015). This is the concrete design of the innovation that provides the basis for the comprehension and new understandings and how the actions will emerge. In the opinion of Rirathanaphong and Pfenninger (2012) this in turn will change the existing frame narrative of the innovation in shared-facility context. When this shift occurs between innovations and organizations, there is a force collision, one leading to social systems stability and the other for change (Jawdeh, Wood & Abdul-Malak 2010).

These opposite moments create the needed avenue to observe the shifts in collective understanding and action that breaks the usual static background into

innovative relief. The changes that bring about innovations most times occur over many years, a thorough historical evaluation can assist organizations in knowing the necessary distance to observe and how an innovation evolves from and reshapes its institutional environment (Jensen, Voordt Coenan & Sarasoja, 2014). This is the understanding that provides and introduces a specific trend in literature when and how innovative moves first begins in organization that later change the existing organizational landscape. This is necessary because generally, organizations across the world do not response to innovation at the same time and at the same speed (Koleoso, Omirin, Adewunmi & Babawale, 2013).

Innovation and productivity

The various structural and economic experiences in organizations had led to shakings, reduction, and possibly final collapse of most economies productivity since the late 1960s arising from improper approach to innovative drive. To this extent, growth slows down thereby affecting productivity which then suggests strategic innovative improvement in production. According to Olanrewaju (2013) there exist positive relationship between innovation and production, whenever there is improvement in innovation it leads to greater efficiency, production and profit increases as collaborated by Welland McAuley, Hore and West (2015). The non-response to production induces scarcity of product. The inflation that is caused by few goods in the market can be remedied by increased output of that product to bring down the rising price occasioned by scarcity of the product (Aigbomian, Enabulu, Atole & Ihenyen 2013).

Recessions, oil price fluctuations, and other economic exigencies have had their adverse effect on productivity and this has direct bearing on economic performance Aigbomain, et al (2013). It has been suggested by Nawi, Radzuan, Salleh, & Ibrahim (2014) that slowing down or not enhancing the pace of innovative drive and a failure to exploit the needed benefits of innovation in shared-facility is a sine qua non to increasing productivity in most organizations and this provides a comprehensive re-evaluation of productivity to growth (Nawawi, Muhammad, Mahbub & Zainul-Abidin, 2015).

The slow growth of productivity in most economies over the years is a challenge for economic policy. Innovation on a large scale drives production, when there is qualitative production, standard of living improves and when production increases in quantum it automatically generates employment Olanrewaju, (2013). This is because more hands will be needed to sustain production requirement for the market. For living standard to continue to rise in a stable state, productivity must grow and this growth contributes more to the future.

The present productivity rate can be reviewed base on innovative and strategic shared-facility management principles that is in line with the best practice. Productivity growth can be pulled down and affected negatively by the slow pace of innovation. Evidence from studies shows that although opportunities exist in innovative shared-facility management, technology still has its contribution (Wang, Wang, Wang, Yung & Jun 2013). This propels new technologies in raising innovative productivity in terms of shared-facility management Xianhai, (2013). To encourage innovative shared-facility

management coalitions of companies with common interest in the subject matter is needed to perform ground oriented commercial applications of innovative shared-facility principles to enhance the general productivity to be able to justify investment by individual and corporate bodies.

Conclusion

Business operation globally has witnessed a notable shift, rapid economic and technological change marked by a high degree of uncertainty in recent times resulting in shift in steep recession, international financial crises, dwindling growth rate and a high levels of employees' turnover in most organizations. This has made gains in productivity in significant and a fall in consumer spending. This is attributable to the changing slow pace of innovative dynamics occasioned by the present state of innovation-drive-structure in the world production setting.

Internationally, some facilities in certain strategic locations are lying fallow while it may be in dire need at the other end. For these facilities to be in best use there is need for strategic realignment. For effective repositioning to occur. There is need for global shared-view on sustainable innovative shared-facility drive approach necessary for better performance. This to a greater extent will inform the energized perceived approach that will further redefine the much needed influence in reshaping the economies of the emerging economies towards changing the present perception and understanding of innovation in shared-facility management.

Recommendations

For facilities to have full value and be put to best use in public, private, institutions, communities and corporate bodies, the followings are recommended to help improve and enhance the shared-facility management in organization in emerging economies:

- It should be well digested and implemented because given the opportunity to exploit new ideas it has the capacity of enhancing organizational optimum performance.
- Innovative activities should be updated regularly and integrated within the overall business goals in organizations.
- It is very pertinent that management should take adequate time to understand the conditions of shared facility agreements in items of issues covered in the agreement.
- Decision reach by the agreement committee should be very concrete and simple to comprehend to all parties. There should not be any ambiguity.
- The facility (materials) to be shared or used commonly should be very important, relevant and beneficial to the parties.
- The parties should be made to understand that it is not in all case that such agreements are fair and equitable according to the Condominium Act.

- The parties to the agreement should have a common vested interest and should both provide a workable platform for co-existence.

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