

Rijksvastgoedbedrijf, Netherlands

Enabling effective real estate management for the Central Government Real Estate Agency

Effective real estate management allows governments to improve sustainability and reduce costs, while providing productive spaces. The key is having good data. Together with the Rijksvastgoedbedrijf (RVB), the Netherlands' Central Government Real Estate Agency, CGI developed a new core business system called ENF, which stands for "a new foundation," providing a modern platform for optimal real estate management.

THE CHALLENGE

In 2011, the National Audit Office in the Netherlands concluded in its "Property of the State" report that the government had insufficient oversight of its property (land, buildings and infrastructure), and did not know, for example, whether some sites were occupied or abandoned.

Since that report, the government has established a systematic overview of its properties. However, this is just the beginning of its optimal property management strategy. For example, there is a growing demand for flexibility in using the properties and sharing that information among agencies. With the right visibility into building use, governments can respond quickly to user needs. Additionally, savings in power consumption can be achieved, for example, by not having to heat or cool unoccupied spaces. This also contributes to meeting government objectives to lower CO² emissions.

THE SOLUTION

Together with RVB, CGI developed the new ENF (short for "Een Nieuw Fundament" in Dutch), a core business system providing RVB with a solid foundation for organized real estate management. The system is based on the Oracle 12 eBS-platform and Oracle Business Intelligence tools.

RVB used an innovative contracting approach that aligned with its philosophy to oversee such projects while leaving the execution as much as possible to the industry participants.

ENF features a dashboard called ARiE that clearly presents data in the system, such as building characteristics, technical quality and energy consumption. The dashboard gives RVB an excellent overview of their real estate stock.



CASE STUDY

GOVERNMENT

Central and Federal Government

KEY BENEFITS

- Provides a complete overview of real estate
- Provides business intelligence and, the right administrative information to enable optimal management of buildings and properties
- Enables planning ahead to save costs
- Increases utilization of sites.

About RVB

Rijksvastgoedbedrijf, the Central Government Real Estate Agency for the Netherlands, is responsible for managing and maintaining the largest and most diverse property portfolio in the Netherlands.

On July 1 2014, the Rijksgebouwendienst (former national real estate management organization) merged with the Defense Infrastructure Agency, the national property development organization and the directorate of national property, to form a single organization called the RVB. This creates one State Government Realty Organization responsible for the management of various different types of public real estate: from buildings to military training areas.

Complete overview of real estate for ministries and municipalities

Optimal property management is important for organizations from ministries to municipalities to realize more transparent, efficient and effective handling of their real estate.

For municipalities, an overview of all property and land holdings enables them to make correct policy decisions about sale or rental properties, for example.

For the RVB, the information from ENF is used as the basis for consolidating data with other real estate managers of the State.

As land ownership continues to be a major problem for many central governments and municipalities due to declines in value and limited development opportunities, a good overview is indispensable for making crucial decisions in this field in the coming years.

Vision: Data analysis provides key insights

Since user needs change rapidly, it is important to be able to plan ahead. RVB uses the ARiE dashboard data to develop master plans for future use by the various ministries and to create future scenarios.

For example, "what-if" scenarios can be created for property removal by calculating the impact on utilization of various sites. The use of property can also improve when occupancy information is known.

This type of system will take advantage of CGI's Facility Optimization & Sustainability Framework, developed originally for the U.S. Government which is investing heavily in ensuring sustainability of its property, without sacrificing comfort for employees. The framework and the business intelligence provide the right administrative information to enable optimal management of buildings.

The data comes from various sources. Many buildings are equipped with sensors that record how many people go into a building. Such data makes it clear which floors are currently not in use, so heating or cooling on those floors can be lowered. This kind of insight has many possible applications, including those to increase comfort and convenience. For example, while in the elevator, employees can be alerted to which floors still have flexible work places available.

CGI is committed to helping our clients realize these possibilities, including. We look forward to continued collaboration with RVB toward intelligent facility optimization.

For more information, please contact us at government@cgi.com or visit www.cgi.com/government.