

Strategic Asset Management Planning

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Asset Management



Overview

- Background
- Strategic Asset Management Planning
- WOL Planning
- Design
- Holistic Approach
- Discussion



A Typical Approach

Maintenance budget historically based

- Annual percentage increase
- Little regard for inventory increase and special needs
- Limited consideration for asset conditions

Discussion



A Typical Approach

How are your budgets developed?

Do you have a asset management plan?

Is Capex replacement included in the plan?



What is Strategic Asset Management?

- A plan of action intended to accomplish a specific goal
- Life cycle management in order to maximise property advantage

Strategic Asset management



Benefits

- Better allocation of limited resources
- Improved alignment of assets with services
- More effective use of existing assets
- Improved processes and accountability for capital and recurrent works
- Use of non-asset solutions to meet demand
- Increased use of sustainable development solutions
- Manages Business risk

Strategic Asset management



Components of an Asset Management Plan

- An Acquisition Plan
- A Disposal Plan
- An asset operations and maintenance plan
- A financial / funding plan
- A risk management plan, business continuity plan
- WOL planning

Lifecycle Plans

The purpose of a lifecycle plan:

*To document how a particular asset is managed
and
as an output identify current and future needs in
terms of anticipated works and anticipated funding
need.*

Typical Levels of AMP



Historical Lifecycle Plans

No Plan – Reactive maintenance only

Limited plan – Planned and reactive maintenance only

Emerging plan – The Plan includes cost projections and budgets for both maintenance and replacement over time

Typical AMP – Detailed AMP and includes business continuity planning

Design – Most AMP do NOT include design considerations

Asset Management Planning

Where is your facility positioned?

Is FM and maintainability a consideration ?

Is Capex replacement included in the plan?

Is business continuity considered relevant?

Do you consider design?



Asset Management Workshops

Workshop events run

Workshops addressed all aspects of AMP, but focussing on:

- *Design*
- *Inventory collection*
- *Development of the AMP*
- *Production of AMP based on life cycle*
- *Planning and business continuity*

Process



Design

The design of the asset is a significant cost driver

Generally most Facility Managers do not have input into the design

Facility Managers generally manage

- Existing facility near end of life
- Existing facility good condition
- New facility

Process



Design

Design directly impacts on recurrent maintenance costs

- *Maintainability*
- *OH&S*
- *Specialist equipment*
- *Time*
- *Effect on the business*
- *Poor design increases maintenance costs*

Discussion



Asset Management Planning and Design

Do you have the opportunity to influence design?



Design and the AMP

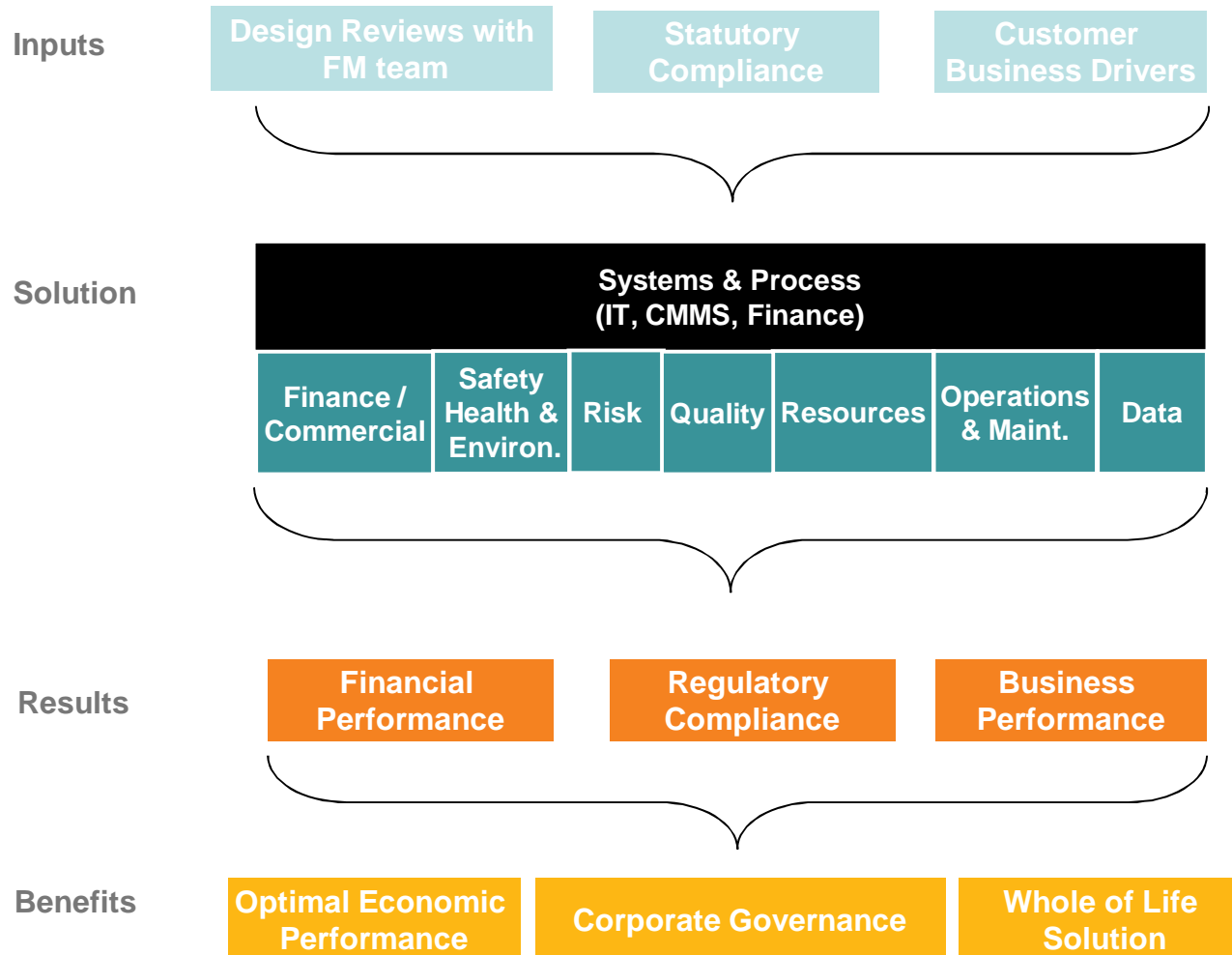
The input of the facility management team provides input throughout the design and includes FF&E

Provides a holistic approach to asset management planning

Ensures improved long term operational outcomes

Reduces Business continuity risk

Holistic Overview



An Integrated Approach



Business Planning
Design Reviews
Risk Management
Solution Development
Governance
Financial Modelling

Processes
Procedures
Systems
Tools
Information Management

People
Self Delivery / Sub Contr.
Hard / Soft services
Specialty Services
Transition / Quality Plans

Discussion



Where to From Here

