

Community facilities asset management

[00:10] - Tony Tso

My team is under Asset Management and Investment Program Unit, which manage asset information data, including asset acquisition and asset disposals.

The asset data provides information on the asset conditions at different component levels of the asset.

Asset data is very important to ensure that the asset management system of the organisation achieve their strategic outcome and meets their objectives.

My team is basically working together with the assessors' team.

The assessors will go and collect information on the asset conditions based on the risk and performance of the asset.

This condition information will give us a better understanding of the asset, down to asset component level.

For example, we'll have a condition rating at category levels, which consists of structure, external fabrics, internal fabrics and infrastructure.

It can further break down into more in-depth components level to describe the condition of the asset in more details.

[01:16]

To get the asset information data in asset management plan, we need to have an asset register.

We need to understand what asset we have got and going to manage.

Depending on the size of the organisation, this asset register can be two pages to record all the asset in the portfolio, if it's a small organisation.

However, if it is a bigger organisation, it may be multiple pages for large asset portfolio.

In the asset register, we can record a data the way we want to record, to reflect the organisation's strategic plans and objectives.

The asset data can include common data groups, categories and components in each categories so we can break it down into different levels.

Core data groups require data attributes relating to asset names and asset ID.

The asset data holds information on the asset life and the remaining lives of the asset components, as well as the conditions, the risk and criticalities of the asset for both open space and building structures.

[02:21]

When I create asset management plan working documents, spreadsheets is a good starting point. The Excel spreadsheet is simple to use, easy to understand and probably is cheap to use.

There are a lot of software products in the market which is also good and that can support more advanced asset management analysis.

In the council, GIS and SAP are the two main information system that is managed by the council IT department.

We use GIS to enable spatial access to open space asset data and spatial analysis such as identifying problem hotspot through service response analysis.

[03:07]

At the beginning, we need to define what (the) asset hierarchy is before we develop asset register.

As a hierarchy is the depth of the information that break down from asset group level to asset and component's level.

Once we start the asset register, asset names and asset ID are used to identify the assets to be managed.

Asset ID is important to storing, managing and retrieving information relating to the asset or components.

It allows us to establish control, to maintain quality data and track the asset or the component history.

[03:48]

Asset ID is also critical in reducing data silo and enable data to be integrated between different software systems, for example GIS systems.

[04:03]

Asset register and condition assessment are the two important part in the asset management plan.

Asset manager can collect and analyse the information on asset conditions and performance and identify any risk of asset failure.

Condition data can be captured through condition assessment as program activities.

Condition information is vital for reliable asset management planning, but it is very costly and sometimes resource intensive.

So the prioritisation of the asset condition assessment will be based on the risk of the asset, the cost and also the performance of the asset.

[04:50]

The requirements contained within the ISO 55001 regarding asset management data are fairly general and high level.

Essentially ISO 55001 clause 7.5 require the organisation to determine information required to support asset management system and achieve the asset management objective.

In New Zealand all the councils use the IIMM, which is the International Infrastructure Management Manuals. This manual is a guidance for working to comply with ISO 55001.