

Enterprise Asset Management

**National Property Management
Association**

Eastern Region



Agenda

- Define Property Management
- Define Enterprise Asset Management
- How to accomplish Enterprise Asset Management
- Possible Stakeholders
- Managing at an enterprise level

Property Management Defined

ASTM 2135-07 Standard Terminology for Property and Asset Management

property management—

a monitoring and control function

**charged with assuring that organizational processes
related to the lifecycle management of property support
organization objectives**

**represent sound business practice, and are compliant with
applicable standards, policies, regulations, and
contractual requirements**



Enterprise Asset Management Defined

Enterprise Asset Management (EAM) —
a function that manages processes related to the lifecycle management of property which supports the organization's objectives

Bottom Line – there are functional areas within all organizations that require data relating to “property” and chances are they are maintaining this data somewhere (in many cases duplicating information: tag, description, model, etc.). An effective EAM system identifies these functions and provides a single source of reference to provide property support throughout the organization.

Enterprise Asset Management

How is this accomplished —

Get to know your organization

- What is the core business?
- How big is infrastructure and who manages the various area?

Enterprise Asset Management

How is this accomplished (con't) —

Identify key stakeholders

- ✓ Finance and Accounting
- ✓ Contracts
- ✓ Purchasing
- ✓ Shipping and Receiving
- ✓ IT Management
- ✓ Maintenance Personnel
- ✓ Human Resource
- ✓ Security

FYI – this list will vary depending on your organization



Enterprise Asset Management

How is this accomplished (con't)—

Interview stakeholders to gain an understanding of their needs.

Here are some sample questions.

- What information do you currently obtain from existing systems to manage your assets?
- What information is missing from existing systems that you are maintaining on your own (i.e., spreadsheets, etc.)?
- What information is missing in an enterprise system that you think should be available?
- What are the drivers for your information requirements?

Possible Stakeholders

Finance and Accounting

- Planning Requirements
- Depreciation Information
- Price Information

Security

- Sensitive Property Locations

Human Resource

- Employee Information

Possible Stakeholders (con't)

Shipping and Receiving

- Receipt Information
- Tagging Information
- Shipment Information

Purchasing

- PO Information
- Warranty Information

Contracts

- Period of Performance
- Contractual Terms and Conditions

Possible Stakeholders (con't)

Maintenance Personnel

- Calibration Information
- Associated Costs

IT Management

- Basic Computer Information
- Software Management Data
- Auto-Discovery Information

There are probably some within your organization that were not mentioned!

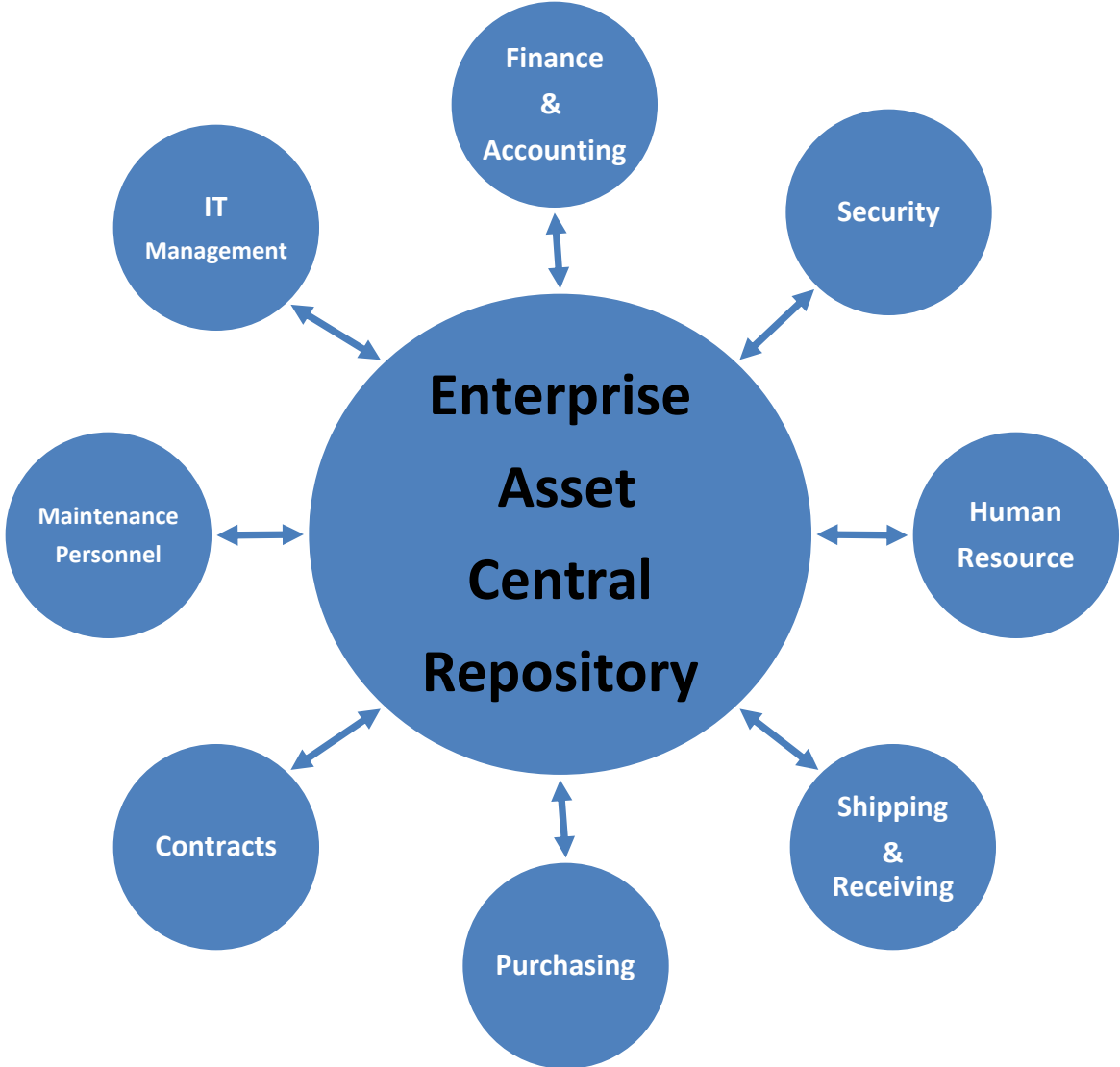
Managing at an Enterprise Level

Understand your customers (stakeholders) needs

**Make the data readily available to the stakeholders
(this can either be via a single database or a central
data point that relates multiple database)**

The process must be user friendly.

Overview of an Enterprise System



Wrap-Up

Learn your organization

Be willing to share information

All stakeholders should have input into the centralized process

In many cases, it will take years to identify the proper functional areas within your organization and implement a system that the enterprise level.