



ASSET MANAGEMENT



- Enables strategic allocation of resources and funding
- Establishes whether to maintain, refurbish or renew
- Maintains the asset value and prevents premature failure

- Identifies items of deferred and cyclical maintenance
- Forecasts life expectancy of building elements
- Align repairs to OPEX budgetary requirements
- Maintenance Programmes for between 5 to 25 years
- Forward planning of works to minimize disruption to occupiers

- Alleviates peaks and troughs of capital expenditure
- Amortises high cost items
- Allows cash-flow projections and expenditure
- Alignment with OPEX expenditure profile for maximum recovery

A core aspect of effective Asset Management is ensuring that the capital value of the asset is maintained and that the facility is operating to the organization's optimum level.

To achieve this, a good understanding of the facility's condition and maintenance requirements is essential to enable management of the building and maximise the use of available funds and resources.

Maintenance Programmes

Hampton Jones's extensive experience in formulating and advising on maintenance and cost issues fulfills this need to ensure the business' target performance is achieved.

Utilising our in-depth knowledge of building construction and materials, and using current building cost data, detailed **Planned Maintenance Programmes** are developed to enable forward planning for the upkeep and eventual replacement of deteriorated building fabric. Our plans include:

- Detailed description of the building's fabric and structure
- Condition of each building element
- Required maintenance regime
- Prioritisation of works
- Budget costs for each item
- Expected renewal date
- Advise on Procurement Strategy

Sinking Fund Analysis

Going one step further, we also offer a **Sinking Fund Analysis** for amortising high capital cost items.

This involves an assessment of the element's remaining economic life through consideration of its existing condition and use, then distributed its replacement cost over the forthcoming years to provide a uniform contribution to a sinking fund.

All our services are tailored to the client's specific needs, and can include provision for inflation, ad-hoc repairs and fees, as well as option studies and project management services for implementation of the required repairs or refurbishment scheme.

CASE STUDIES

AUT - Asset Management Development



Hampton Jones provided detailed reports that developed a structure to ongoing maintenance, prioritised wider repair issues and set accurate budgets for each facility.

Bruce Clarke

Director of Campus Services - AUT

As part of AUT's continued development of their Asset Management systems, Hampton Jones were instructed to advise on the condition and maintenance requirements of their Auckland properties. Working closely with the Campus Services Team, Hampton Jones formulated a simple, tabulated maintenance programme that could be easily incorporated into the University's asset management system. The Schedules enabled AUT to fully understand the condition and composition of their portfolio. Over 120,000 sq/m of educational, recreational, residential and commercial buildings were surveyed over a six month period.

Vero Centre - Auckland City



The report complimented our maintenance regime, whilst introducing specific enhancements that ensured we met industry best practice and warranty requirements.

Jason Happy

National Facilities Manager

Having developed this landmark building, Kiwi Income Property Trust wanted to ensure that their building is being maintained to the highest standards. Hampton Jones therefore first reviewed Kiwi Income's existing maintenance regime and then undertook a detailed survey of the premises. A report format was developed in conjunction with Kiwi Income to enable immediate integration with their maintenance systems. The preventative maintenance report ensured that all works complied with all warranty requirements.

- Over 120,000 sq/m of space spread over two campuses
- Reports delivered within budget and programme
- Identified fabric composition, condition & deleterious items
- Fully budgeted over 10 year period

- Grade A Prestigious Building
- High quality maintenance
- Life cycle projections
- Procurement Strategy development
- Alignment with warranty requirements