



## Your Partner in Facility Management.....

### Why asset planning is so vital to our success?

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Suppose somebody were to ask you “What do you do for work?” The conversation might go like this:

Your reply: “Well, I’m a facility manager” or “I am a chief engineer.”

Their reply: “A facility manager - what is that?”

Your reply: “Well I maintain buildings, I keep the building running and fix things when they break.”

If that sounds like your response - stop right there! If you believe your job is to fix things when they break - you’re missing the boat!

Unfortunately, in this industry, we tend to be more reactive than proactive. We spend our existence fixing things as they break, instead of fixing things before they break. To evolve into a truly proactive organization, two things must occur:

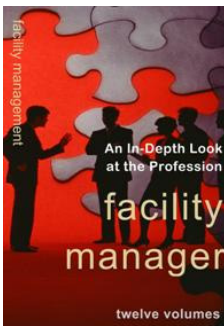
1. We must vigorously perform preventative & predictive maintenance, and
2. We must have a plan for repairing and replacing assets that have exceeded their useful lifespan.

First though, lets examine why asset planning is so vital to our success. Its been said, “If you can’t forecast it, you can’t control it”, and that especially bears truth in maintenance and asset management. Too many times, due to a lack of proper planning, we are forced to maintain substandard equipment that has exceeded its useful life. We usually lay the blame on management, after all they won’t give us the funds necessary to properly maintain or replace the equipment. That may be true, but a deeper problem exists.

Perhaps we are not giving management enough advance warning that the equipment needs to be replaced or a costly repair needs to be performed. Due to our lack of planning, we did not request adequate funding for the replacement. In this case you must also shoulder a share of the blame. Of course, it’s sometimes difficult to accept blame, especially when others (management specifically) are such easy targets. A proactive maintenance mindset begins at home.

### Showcase for FM Books:

### *Facility Manager: An In-depth Look At The Profession (12 Volumes).*



*In your profession you are faced with ever-increasing expectations. In addition to management/supervisory skills, you need specialized knowledge in the many disciplines of facility management. It is your responsibility to provide professional real estate management, adequate working conditions, effective cost management, and high quality services. Meanwhile, the field is changing rapidly.*

*This 1,960+ pages resource provides a comprehensive overview of the main topics in the field. In addition to theoretical information you will get concrete information and guidelines for integrated management of your real estate, assets, in-house services, and security. You will get checklists and models that you can apply directly to your situation. Thus, not only will you gain increased knowledge and insight but you will also learn how to implement this new knowledge in practice*

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