

SMART Platform



AssetManager

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For some industries a large part of the procurement spend is on high value assets such as property, vehicle fleets and plant & equipment. These will be critical to your business delivery, therefore your strategic sourcing is complex and has asset life cycle issues. You understand how important procurement is for operational staff and its impact on their ability to deliver products & services to your market

Management of high value assets is challenging, the vigour in sourcing gets lost in a tangle of options, break fix tools, parts & consumables suppliers with catalogues that seem so out of date you wonder what you're paying for, and then there's asset registers in Accounts that are never purged. It's likely you have no single view of the world and generating an accurate asset cost analysis is impossible, let alone planning reliable operational budgets.

4-Links understands the complexity of high value procurement, WOL cost analysis, equipment reviews & aggregated buying, so we reinvented the process from the asset up. AssetManager is strategic sourcing in motion, we plan the exit of a product before its installed.

Asset Manager's DNA includes: life cycle & cost management, budgeting, service maintenance & warranties provisioning all feeding a constant flow of data to the business via an easy to use dashboard. This is accessible by every area of your business, sites, projects, operational groups, cost centres, and divisional managers are all collaborating. When pared with our OpenCatalogue you can also manage asset replacement cycles, with real time product pricing, new product reviews, price benchmarking, all delivered to your buyers with zero input required from your procurement team.

KEY FEATURES

ASSETS/NON ASSETS



- ✓ Full Asset Life cycle (Catalogue select, P2P, install, budget, manage, audit, replace, dispose)
- ✓ Multi-tier asset location ID, location, building, floor, room, location and element, type and sub type.
- ✓ Batch migration services
- ✓ Batch updates (fleet purchase)

3 WAY ASSET LINKS



- ✓ Map to Asset ID
- ✓ Maps to external FM
- ✓ Map to Accounts Systems

SITE REGISTER



- ✓ Single Site Registers store all common data on sites, building, floors, EPA registers, power, lift data, plans,

BRAND MODEL REGISTER



- ✓ Key Data repository
- ✓ Stores product life cycle data, warranty, PM data, list price, life expectancy, recall history

WORK ORDERS



- ✓ Generate work order for an asset
- ✓ Generate basic fix
- ✓ Link in JSA / SWMS

SUPPLIER ACCESS REGISTERS



- ✓ Allows access to current suppliers
- ✓ Base maintenance data
- ✓ Upload new & revised data to product catalogue
- ✓ Upload new model releases to catalogue

TOOL BOX



- ✓ Build upfront maintenance service profiles for any plan, set required response time, coverage, T&M, break fix, calibration and testing,
- ✓ Link plans to catalogue groups or product sub groups (eg. all ward beds use the same bed break fix, all Theatre beds use the full bed maintenance 3 hr uptime.)
Set benchmark prices and test suppliers against benchmark rates

BUDGETING AND FORECASTING



- ✓ Generate Target Budget Plans for WOL budgets. Address in and out of warranty rates
- ✓ Compare budget to actual across any dimension

MULTI VENDOR PRICING



- ✓ Store and compare vendor maintenance rates for benchmarking

SITE MAINTENANCE VENDER MAPPING



- ✓ Panel contract rates
- ✓ Automatically manages CPI

MAINTENANCE SCHEDULING



- ✓ One time, re-occurring, by Hrs, by time, by usage,
- ✓ Set labour rates, set \$ budget; parts lists. Link in work forms and tasks list to schedule events
- ✓ Online free access for suppliers
- ✓ Generate event reports across any dimension
- ✓ View plans vs non-completed events
- ✓ Schedule to internal and external parties

CODING



- ✓ 3 separate level item coding



KEY BENEFITS

Continuous connection with your asset life cycle



For most corporate buyers procurement of high value assets ends with delivery, the asset arrives and matures sometime in the future. AssetManager embraces assets as an "active life cycle" and plans their exit even before installation. We use a WOL cost management approach for IT, medical devices, mobile plant, vehicles, building infrastructure, embracing ongoing replacement as a continuous sourcing cycle: acquisitions, provisioning, running costs, break and fix cost, maintenance management and disposal are each part of a budget that feeds critical data to your procurement and finance teams & suppliers all using the same data.

By improving visibility to asset data, you can improve planning, manage cost blow outs before they happen and react to renewal cycles, buying better and faster. When combined with OpenCatalogue and P2P, you can continuously manage asset renewals, while actively benchmarking new products & suppliers, providing the confidence that the Procurement Team is achieving best value for the company on every purchase.

Engage owners in the life cycle for better outcomes



Your staff view assets differently, for the user it works or doesn't work, for the department it's broken or needs fixing, for the business it's a GL item, and for facilities it's an ongoing cycle of repairs and management. Yet a deeper look tells us there's far more, departments need to know what they're paying for, they need to see the % of the budget that is consumed in operational costs and maintenance, they need to know what % of next years' budget is already consumed in replacement of current assets.

Asset Manager resolves all this, making buying teams and users co-owners of cost management and planning. While Asset Manager handles the day to day break fix, it excels in operational budgeting, in minutes you have access to budget vs actual cost reports across an unlimited number of assets, plus real time planning views 1, 3 & 12 months out. This enables group aggregated buying to drive the lowest cost to the organisation. Access to online catalogues also improves the internal buy cycle, where highly sophisticated vendor push catalogues can allow web style product comparisons, new product views, new orders, price checks, parts and consumable feeds. So buyers can be fully engaged in the replacement cycle months before the big purchase events occur, all online and 100% hands free for procurement.

Engaging suppliers in the asset life cycle



AssetManager connects you & your suppliers. A single click can engage support for technical data, or manage warranty provisioning, or maintenance delivery and bidding for services.

OpenCatalogue enables even closer connection where you can link in suppliers online for ongoing product feeds, pricing, product CPI adjustments, consumables pricing, accessories data and pricing, certification standards, operator manuals all linked so every buyer / user has data in real time when and where it's needed.

APP SPECIFICATIONS



Asset Management for every need

- ✓ Customisable
- ✓ Capital Works
- ✓ Furniture Fixtures & Fittings
- ✓ Land and Buildings
- ✓ Office Equipment
- ✓ Computer Software Roads Assets
- ✓ Bridges
- ✓ Drainage assets
- ✓ Foot and Cycle Paths
- ✓ Fleet and Plant
- ✓ IT assets
- ✓ Heritage and Cultural assets



Asset register Data Groups

- ✓ Asset location
- ✓ Asset type / non-asset
- ✓ Catalogue links
- ✓ Manufacture model
- ✓ Commodity codes (3 sets UNSPSC, GTIN, other),
- ✓ Status flags
- ✓ Maintenance plans
- ✓ WOL, TCO budget
- ✓ Purchase data
- ✓ S/N registers
- ✓ Dates and events
- ✓ Schedules
- ✓ EOL planner
- ✓ Preventative maintenance notes
- ✓ 2x Part Numbers and registration id (floating)
- ✓ Cost code



Asset tags

- ✓ 3 way coding
- ✓ Internal
- ✓ Accounts
- ✓ FM
- ✓ Life and EOL days OM
- ✓ RFI tags



Data Access View

Grid search and match by:

- ✓ Brand
- ✓ Category/type
- ✓ Site
- ✓ Building
- ✓ Floor/ level
- ✓ Room



Asset Set up registers

- ✓ Disposal
- ✓ Site, building / floor registers
- ✓ Maintenance planner register
- ✓ Maintenance vendor mapping
- ✓ Maintenance fees registers
- ✓ Catalogue to Maintenance plans
- ✓ Manufacture model register



Mechanical service schedules

- ✓ Onetime
- ✓ Reoccurring
- ✓ Hrs of use or per event schedule
- ✓ Days, week, month, year scheduling
- ✓ Operation Service Scheduling
- ✓ Integrated Hrs./ Cost Budget
- ✓ Link parts Budget per service
- ✓ Asset Registration Scheduling



Asset Tree

- ✓ Asset class (building, site, plots, area)
- ✓ Asset level (eg.: floor/ level)
- ✓ Asset Function (rooms)
- ✓ Room / Area type (e.g.: Child Care)
- ✓ Item Location (Wall. Roof cavity, floor, sub floor, ceiling, cabinet)
- ✓ Group eg.Heating
- ✓ Sub group: furnace, burner
- ✓ Elements (paint, cable, fitting)



Supplier Access

- ✓ Maintenance event
- ✓ Work orders
- ✓ Maintenance fees
- ✓ Inductions
- ✓ Site Plans
- ✓ Site Contracts
- ✓ Manuals
- ✓ WHS check lists
- ✓ Brand model register
- ✓ Site Register



Sub Forms

- ✓ Sub parts per item
- ✓ Target response guides
- ✓ Risk register
- ✓ Warranty provider
- ✓ Maintenance provider
- ✓ Status
- ✓ Registration manager
- ✓ Break fix
- ✓ Floor plans
- ✓ Add building / floor



Links to OpenCatalogue and P2P for replacement sourcing

- ✓ Fully automated catalogue creation
- ✓ Unlimited customised fields
- ✓ Supports multiple price options
- ✓ Unlimited currency feeds
- ✓ Volume buys
- ✓ Warranty price
- ✓ Maintenance prices
- ✓ Consumable with parts mapping



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