

Asset Condition Reports

BY

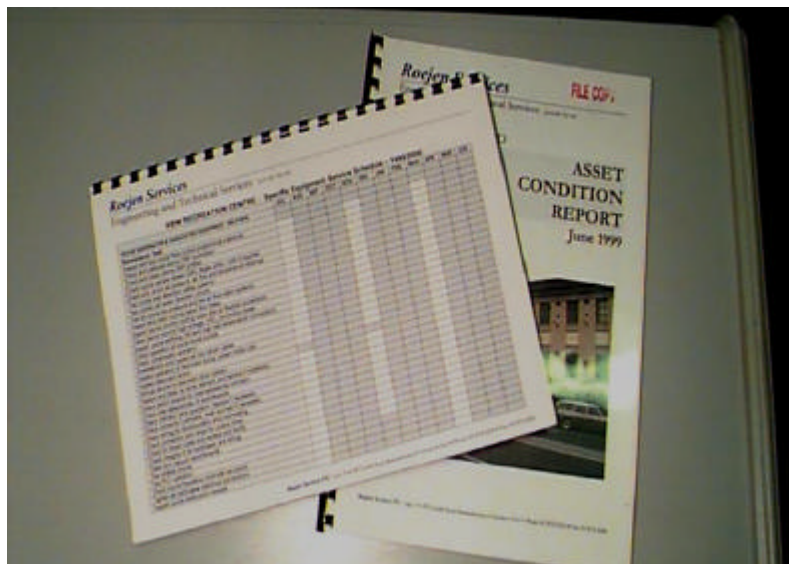
Roejen Services Pty Ltd

Asset owners are constantly challenged to maintain their plant and equipment, whilst keeping a reign on costs. Roejen Services has 15 years experience in servicing aquatic leisure and water treatment plant and equipment from a wide range of manufacturers. As a result, we offer a range of services to support asset owners in their challenge.

Consider the two extremes of Preventative Maintenance:

- Service all plant and equipment as per manufacturers recommendations
- “When it’s broke fix it”

At Roejen Services, we firmly believe that a preventative maintenance program should aim to maximise the financially prudent serviceable life of your equipment. This is not necessarily at either extreme, but rather varies depending on the specific equipment in question and its application.



As a result, we offer a range of asset condition reports aimed at providing asset owners with indicative budgets for both the Repair & Maintenance requirements of their plant as well as forecasting Capital replacement needs, giving consideration to the “Whole of Life” costs associated with the plant.

Levels of Reporting

Roejen can tailor an asset condition report to suit your needs. Specific formats or additional performance criteria can easily be added to our standard reporting format.

Our standard range of reports include:

1 Asset Condition Audit

- ◆ This inspection and photographic report provides a comprehensive review of equipment, detailing any faults and system deficiencies. The report also provides budget estimates for corrective action.

2 Asset Repair & Maintenance Audit

- ◆ The Asset Repair and Maintenance Audit is a full condition audit. The assessment is a comprehensive review of equipment, detailing any faults and system deficiencies, together with the creation of an Equipment Register (see below). The report also provides budget estimates for corrective action. Implementation of the repair and maintenance budget as well as the capital replacement budget ensures that adequate financial protection is available for the facility's mechanical, electrical and water treatment assets.

Roejen Services Pty Ltd		Site: Sample Leisure Centre				
Equipment Repair and Maintenance Budget Report		17-M-03				
Equipment Description	Year+1 Costs	Year+2 Costs	Year+3 Costs	Year+4 Costs	Year+5 Costs	
25m Indoor Pool						
A0008	25M INDOOR FILTER 1 BANK 1	\$400.00	\$230.00	\$400.00	\$230.00	\$2,115.00
A0009	25M INDOOR FILTER 2 BANK 1	\$2,115.00	\$480.00	\$220.00	\$230.00	\$480.00
A0010	25M INDOOR FILTER 3 BANK 1	\$400.00	\$2,115.00	\$400.00	\$230.00	\$230.00
A0011	25M INDOOR FILTER 4 BANK 1	\$230.00	\$480.00	\$2,115.00	\$400.00	\$230.00
A0012	25M INDOOR FILTER 5 BANK 1	\$230.00	\$230.00	\$220.00	\$2,115.00	\$480.00
A0013	25M INDOOR FILTER 6 BANK 2	\$400.00	\$230.00	\$230.00	\$400.00	\$2,115.00

Roejen Services Pty Ltd		Site: Sample Leisure Centre			
Equipment Capital Expenditure Report		17-M-07			
Equipment Description	Equipment Condition			Anticipated Year of Replacement	Anticipated Cost of Replacement
	Wear	Reliability	Functionality		
A0024	475 NO COARSE ROTARYACTOR	4	4	4	\$00.00
A0025	475 NO FINE/SHARP VALUE	3	3	3	\$00.00
A0026	475 NO FINE/SHARP VALUE	2	2	1	\$1200.00
A0027	475 NO COARSE ROTARYACTOR	2	2	1	\$00.00
A0028	475 NO COARSE ROTARYACTOR	4	4	4	\$00.00
A0029	300 INDOOR COOT VALUE	3	3	3	\$00.00
A0030	300 INDOOR COOT VALUE	4	3	3	\$00.00
A0031	300 INDOOR COOT VALUE	4	4	4	\$00.00
A0032	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0033	300 INDOOR COOT VALUE	3	3	3	\$00.00
A0034	300 INDOOR COOT VALUE	4	4	4	\$00.00
Total cost of replacements for the year:				2003	\$7,600
A0035	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0036	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0037	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0038	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0039	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0040	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0041	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0042	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0043	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0044	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0045	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0046	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0047	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0048	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0049	300 INDOOR COOT VALUE	1	1	1	\$00.00
A0050	300 INDOOR COOT VALUE	1	1	1	\$00.00

Equipment Register

Details of assets are recorded in our asset register. Each asset is given a unique asset ID (which can be compatible with an organization wide system), bar code. The audit results are stored with the register to detail as much information as possible about the asset – including equipment type, make, model, serial numbers, condition, date of installation, service life, mean time between repair, service history, 5–year Repair & Maintenance budget, 5-year Capital replacement program with a 10-year outlook, and cost estimates for routine checks and servicing.

An optional Service Report and Plant Check routine can be derived from the Asset Register.

Equipment No	Description	Manufacturer	Model No	Serial	Cost
Sample Leisure Centre Year Leisure Centre					
A0007	MAX FILTERBOARD/INCHBOARD	OM			\$40,000.00
A0008	25M DOOR FILTER BOARD 1	Arrol			\$15,000.00
A0009	25M DOOR FILTER BOARD 1	Arrol			\$15,000.00
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For further information.....



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