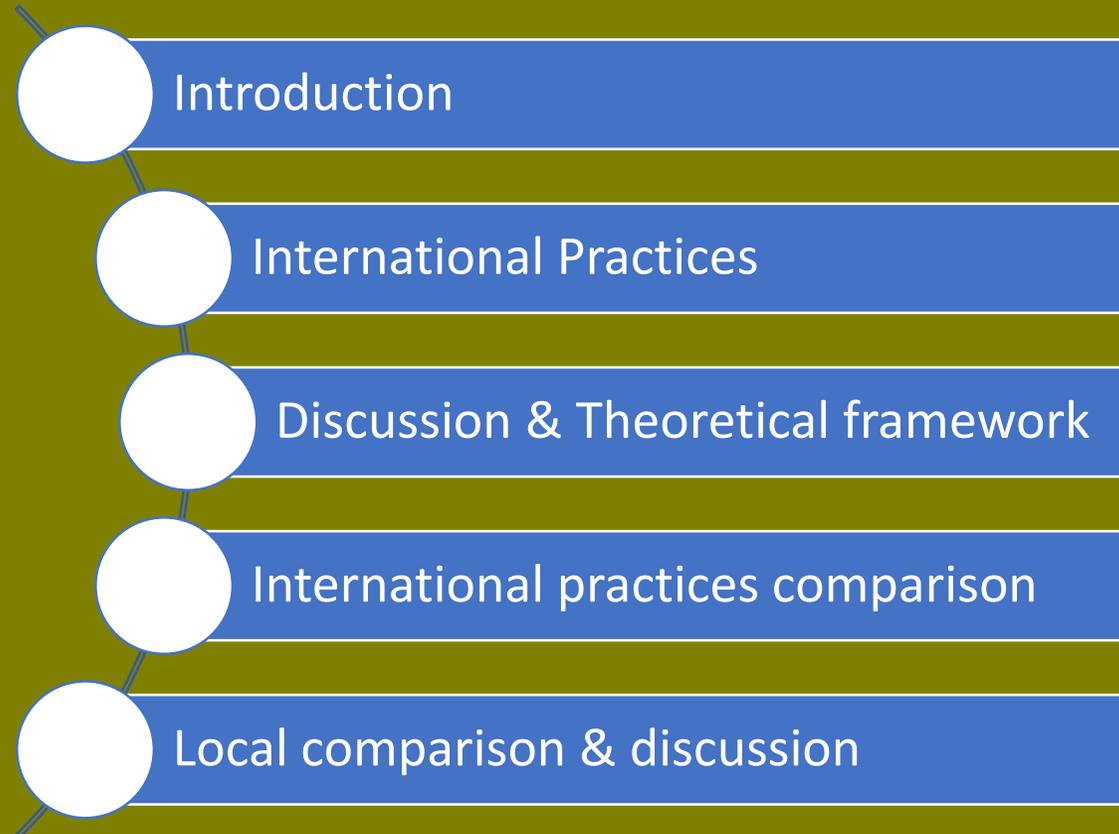


A comparative study of physical assets management practices, International & Local





What is physical assets ?

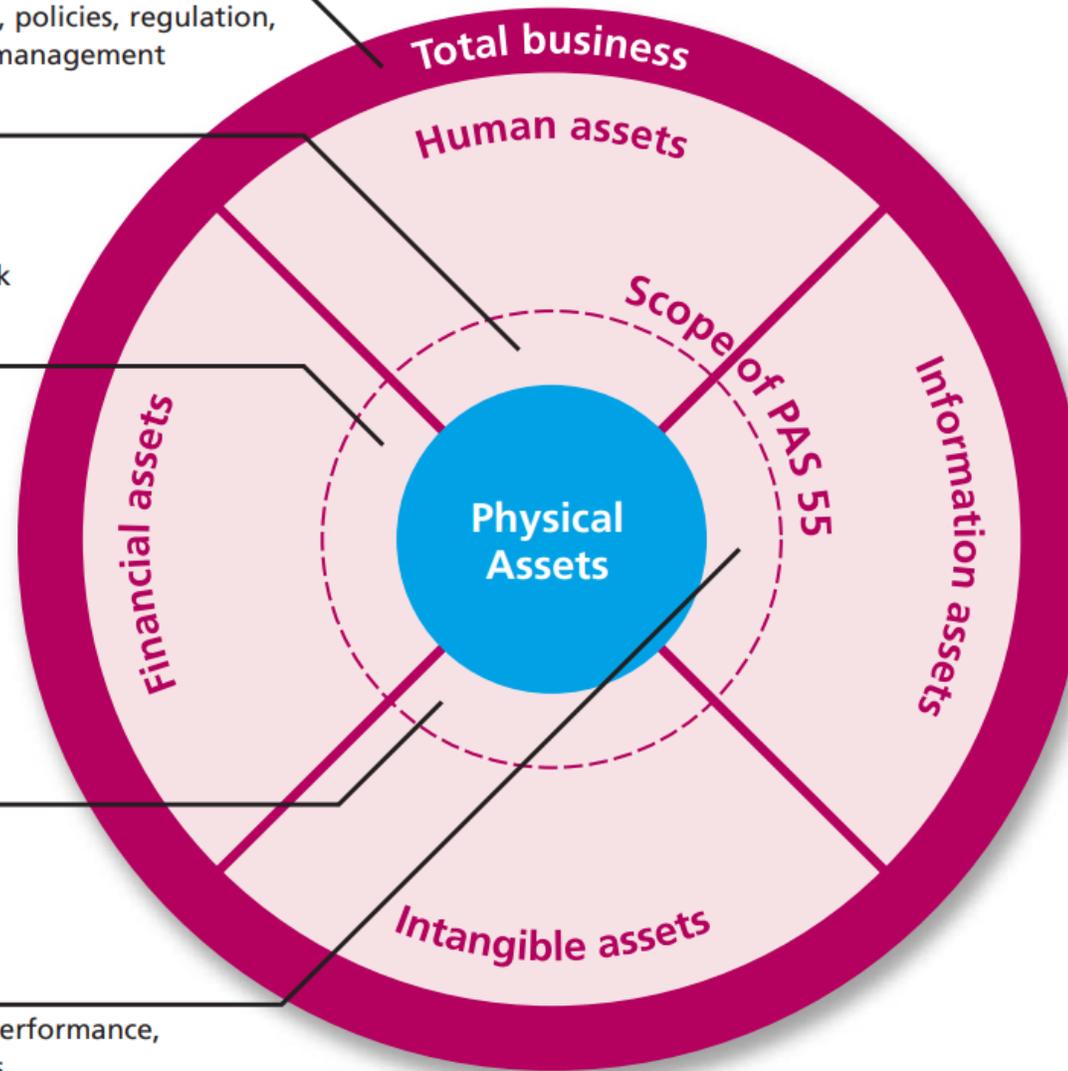
Vital context: business objectives, policies, regulation, performance requirements, risk management

Important interface: motivation, communication, roles and responsibilities, knowledge, experience, leadership, teamwork

Important interface: life cycle costs, capital investment criteria, operating costs, value of asset performance

Important interface: reputation, image, morale, constraints, social impact

Important interface: condition, performance, activities, costs and opportunities



AM drivers

1

Increasing system demand for maintenance, reconstruction, performance and management

2

Recognition of the financial payoff for better real asset management

3

Personnel constraints

4

Increased budget demand

5

Accountability to the public sector

6

Entry of real estate professionals into public property management

7

Build, preserve, and operate facilities more cost effectively with improved performance

8

Best value for the public spent

9

Enhance the credibility and accountability of the transportation agency

10

Better communication at internal and external levels of the organisation

11

Asset inventory, condition and level of use

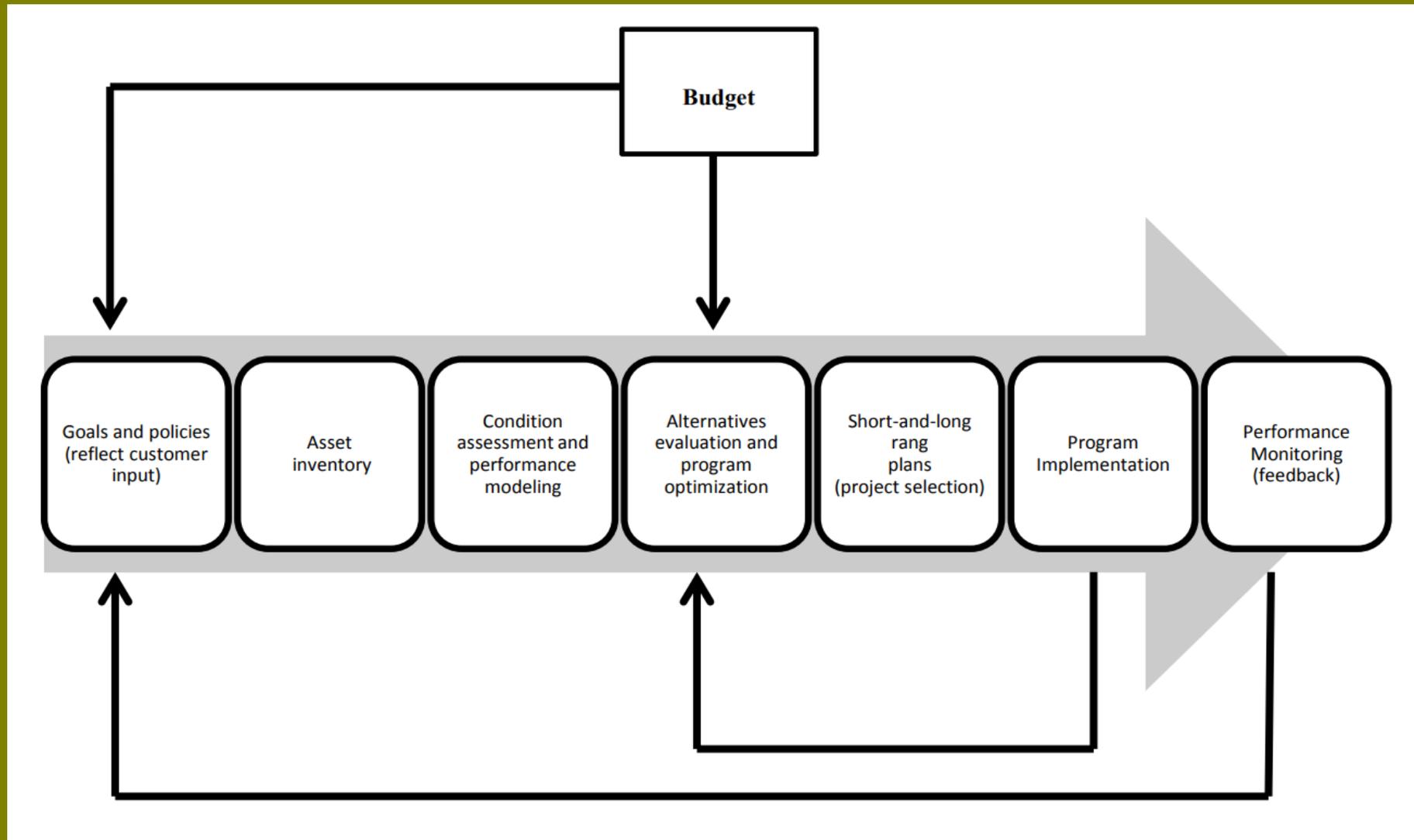
12

Tools for managing assets

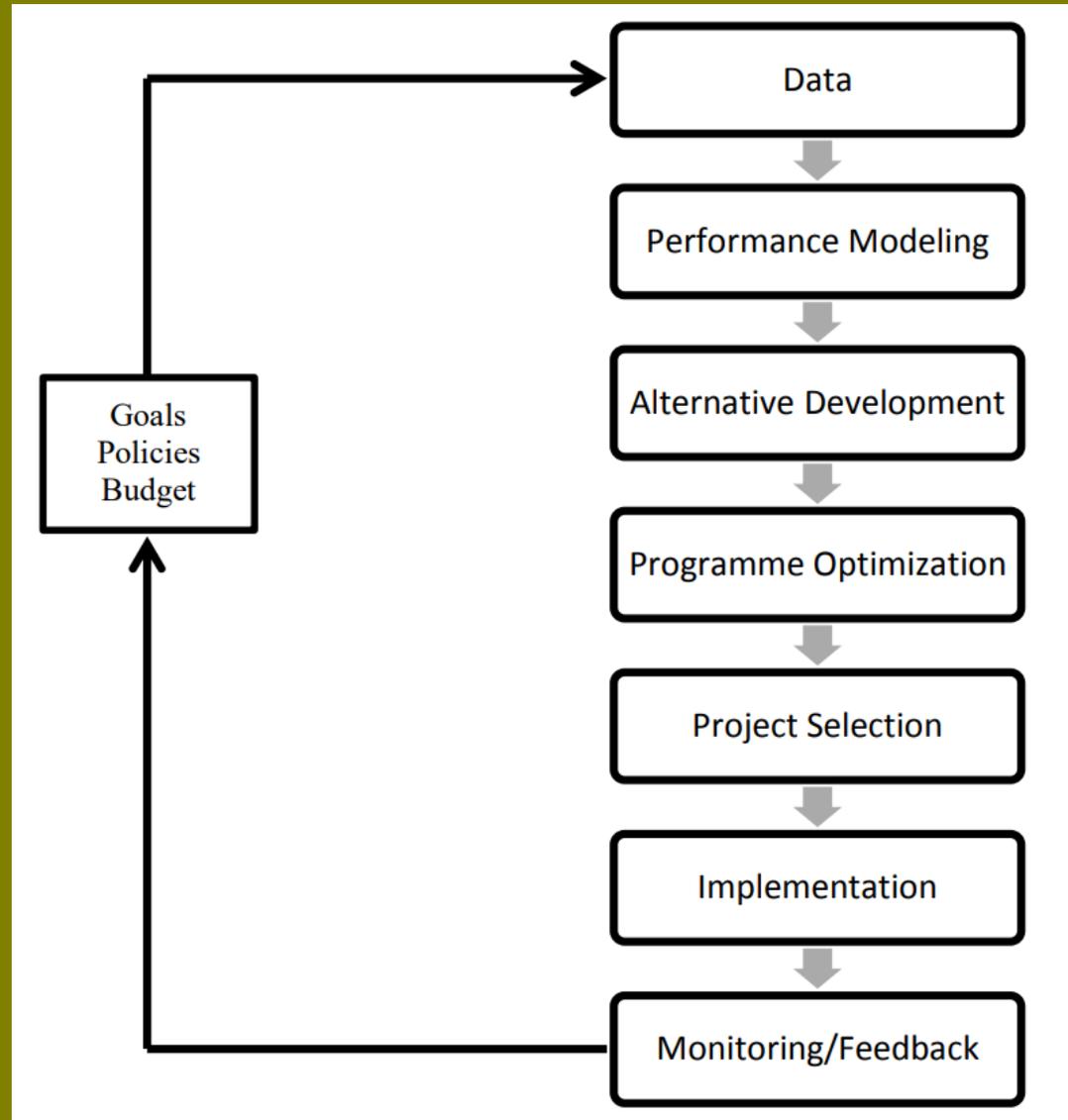
International practices

Asset Management Primer of the U.S. Department of Transportation

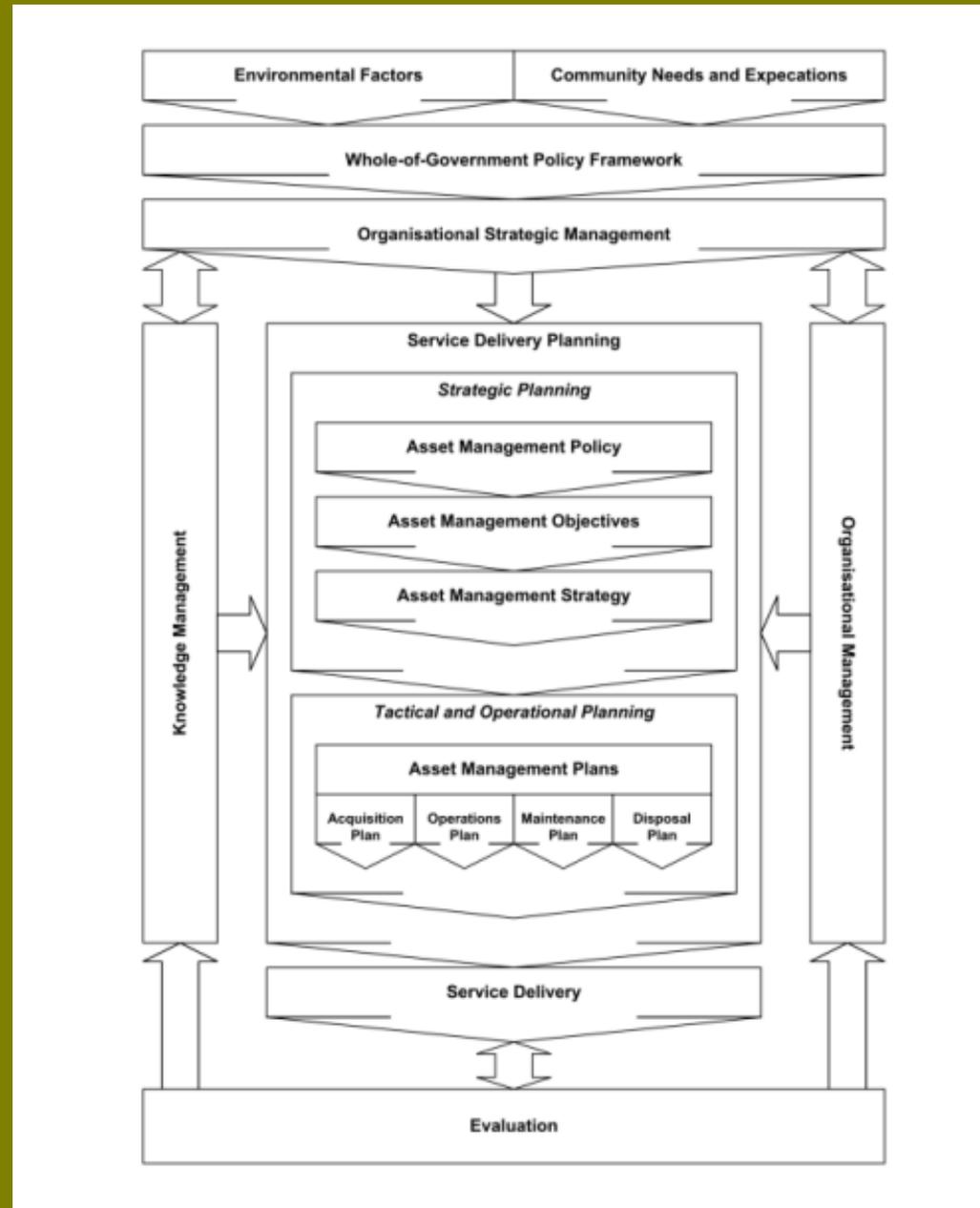
(Federal Highway Administration (FHWA), 1999)



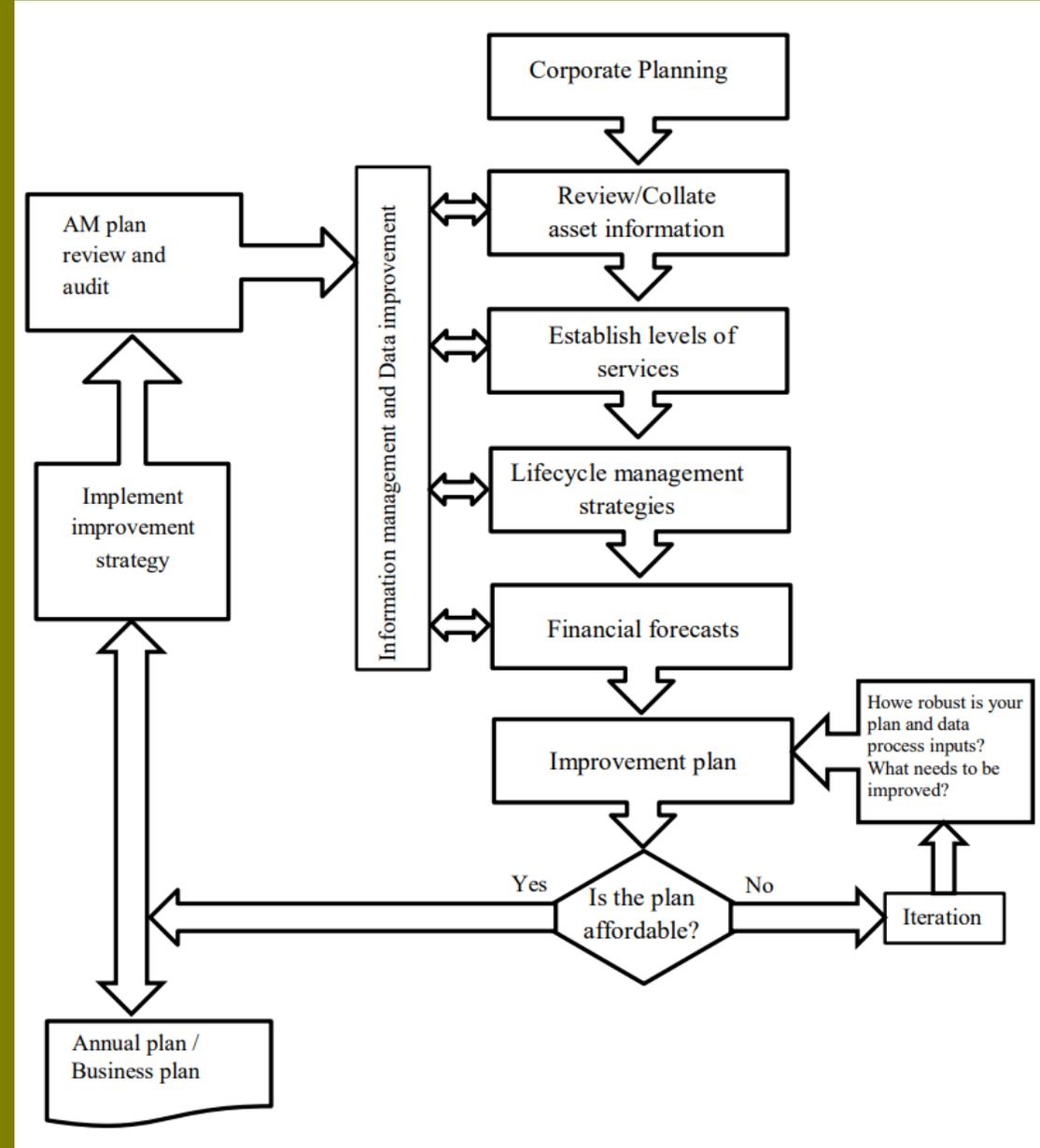
Organization for Economic Cooperation and Development (OECD)



Integrated Strategic Asset Management (ISAM) and Total Asset Management (TAM)



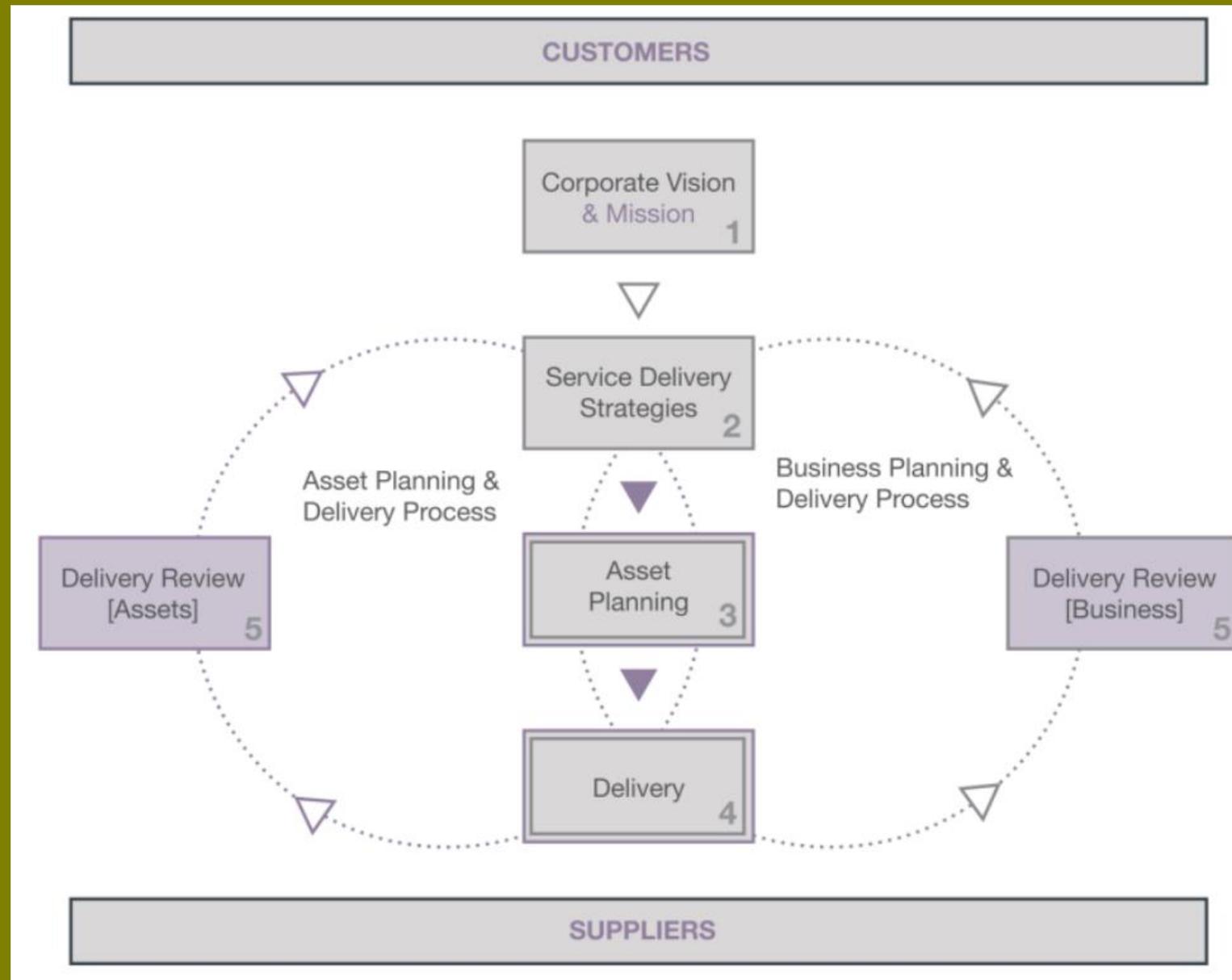
International Infrastructure Management Manual (IIMM)



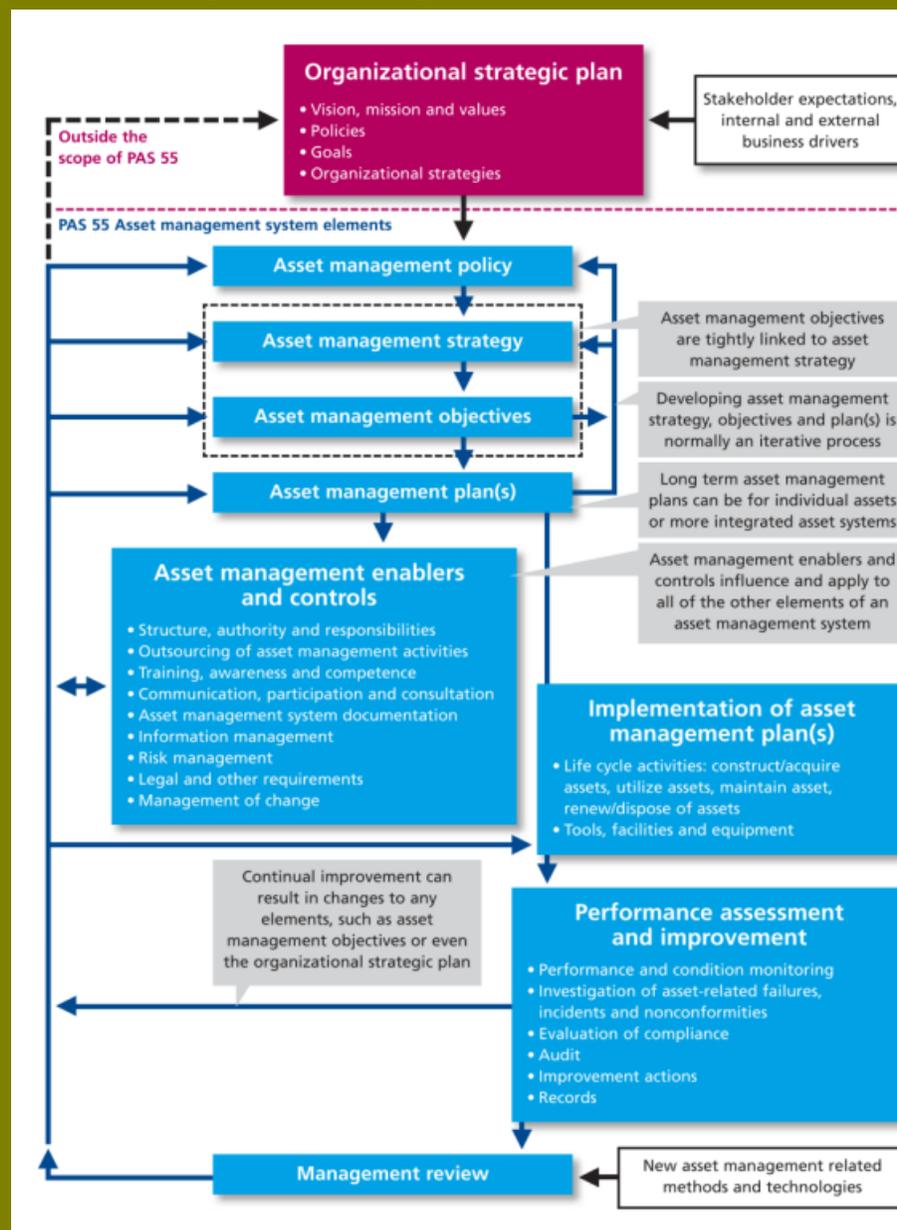
Property Asset Management in the USA



Property Asset Management in the UK

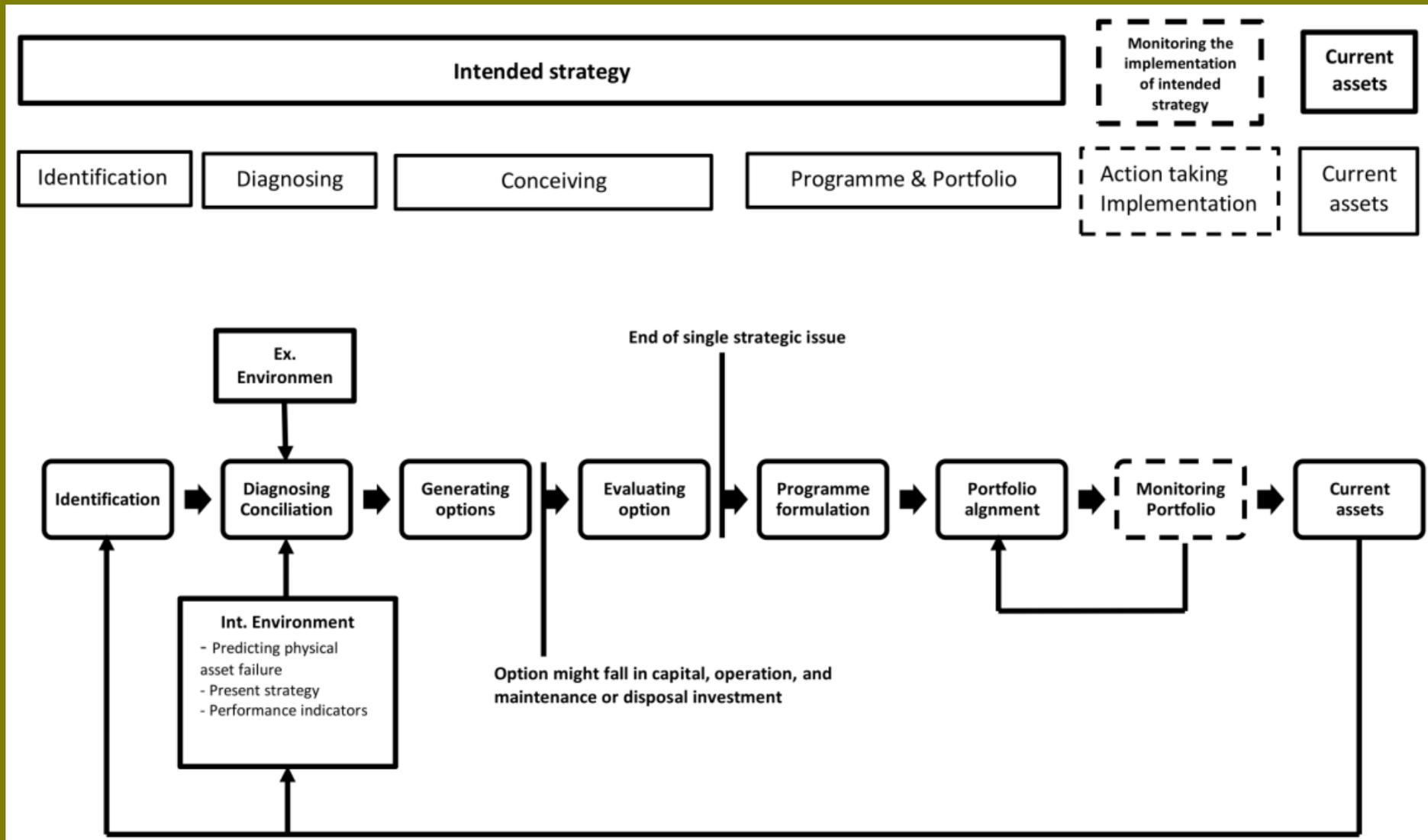


Publicly available specification 55 (PAS 55)

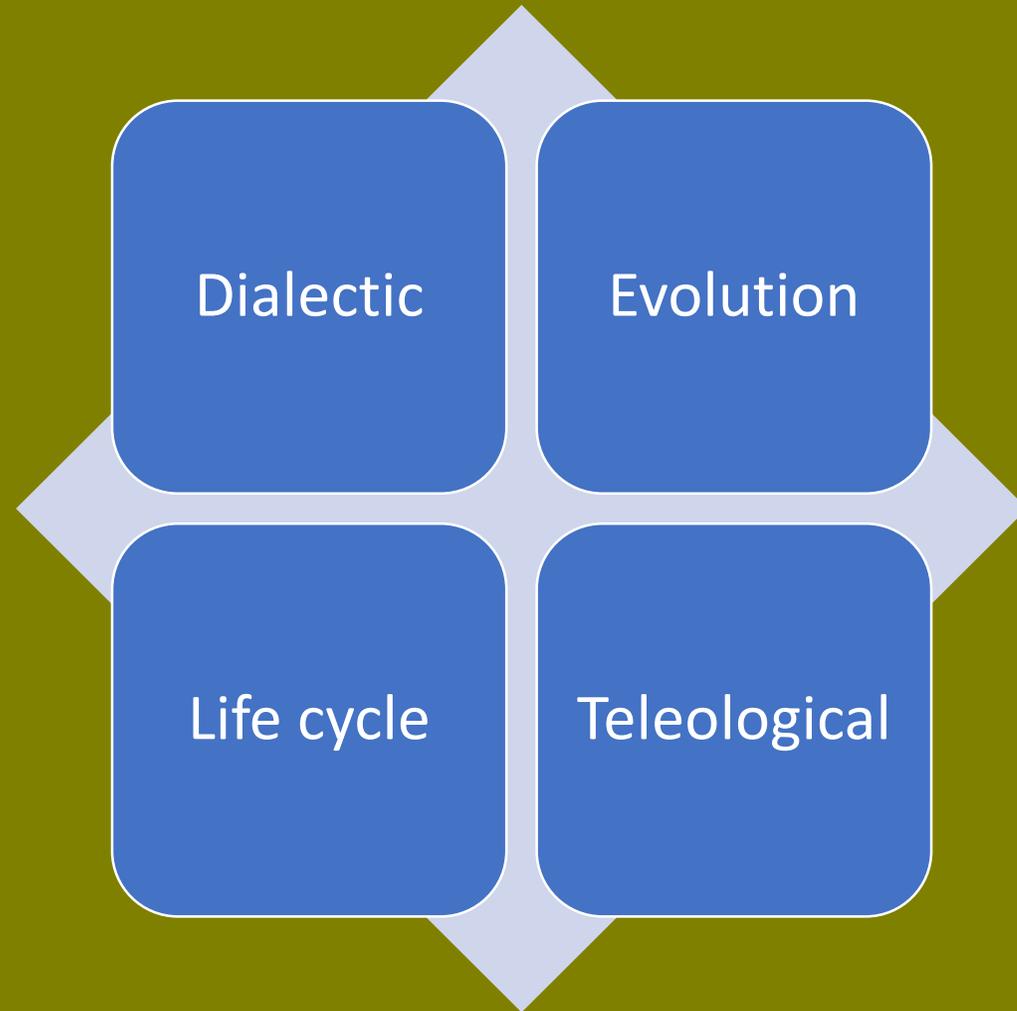


Discussion & Theoretical framework

A theoretical framework



Process-based perspective



Process-based perspective

1. Life cycle

2. Dialectic

3. Evolution

4. Teleological



International practices comparison

Compatibility & Differences

	FHWA	TAM and ISAM	IIMM	OECD	OMB USA	RICS	PAS 55
Identification stage							
External environment				=====		=====	
Physical asset failure prediction	=====			=====			
Present strategy				=====			=====
Performance indicators							
Generating options	=====	=====	=====	=====	=====	=====	=====
Evaluating options							
Programme formulation		=====				=====	=====
Portfolio alignment							=====
Portfolio monitoring							

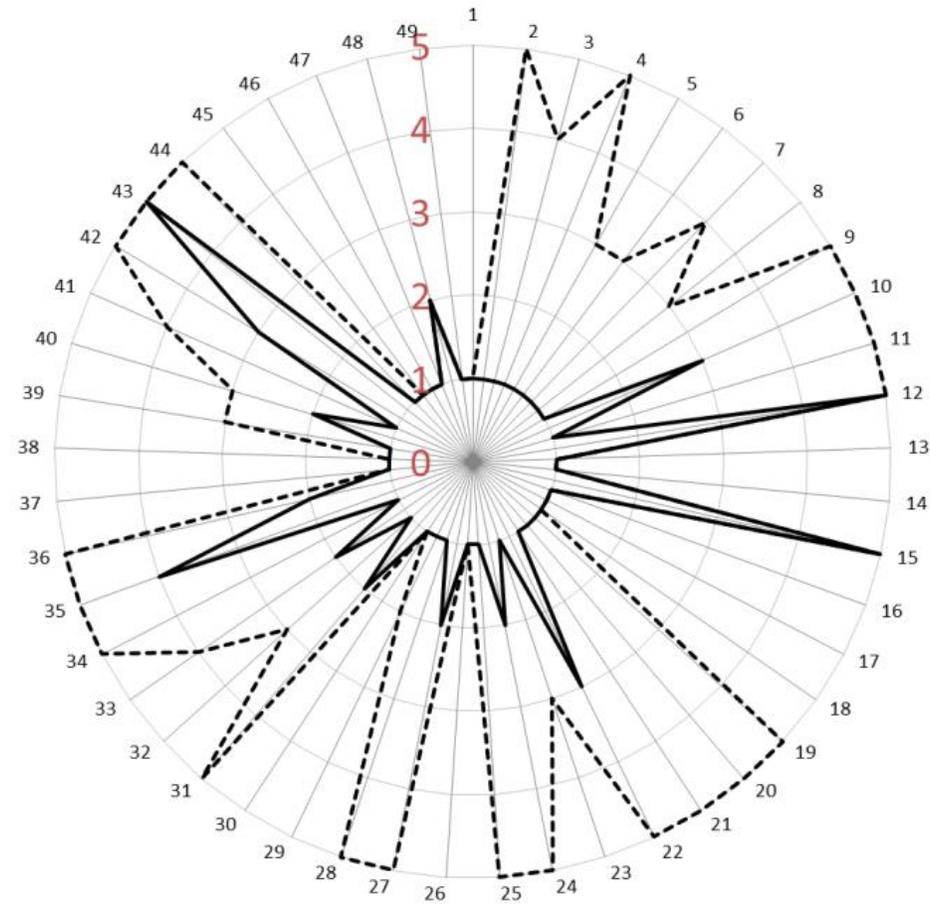
Legend:  separate stage;  mentioned but without separate or incomplete stage;

 External source; the blank square is for no practice.

Local comparison & discussion

Systematic AM practices in SPS

Legend: 1 Identification stage, 2 to 7 Diagnosing stage, 8 and 9 Generating option stage
10 to 39 Evaluation stage, 40 to 42 Programme management stage, 43 to 49 Portfolio stage
—— Majority of AM practices
----- BR of AM practices

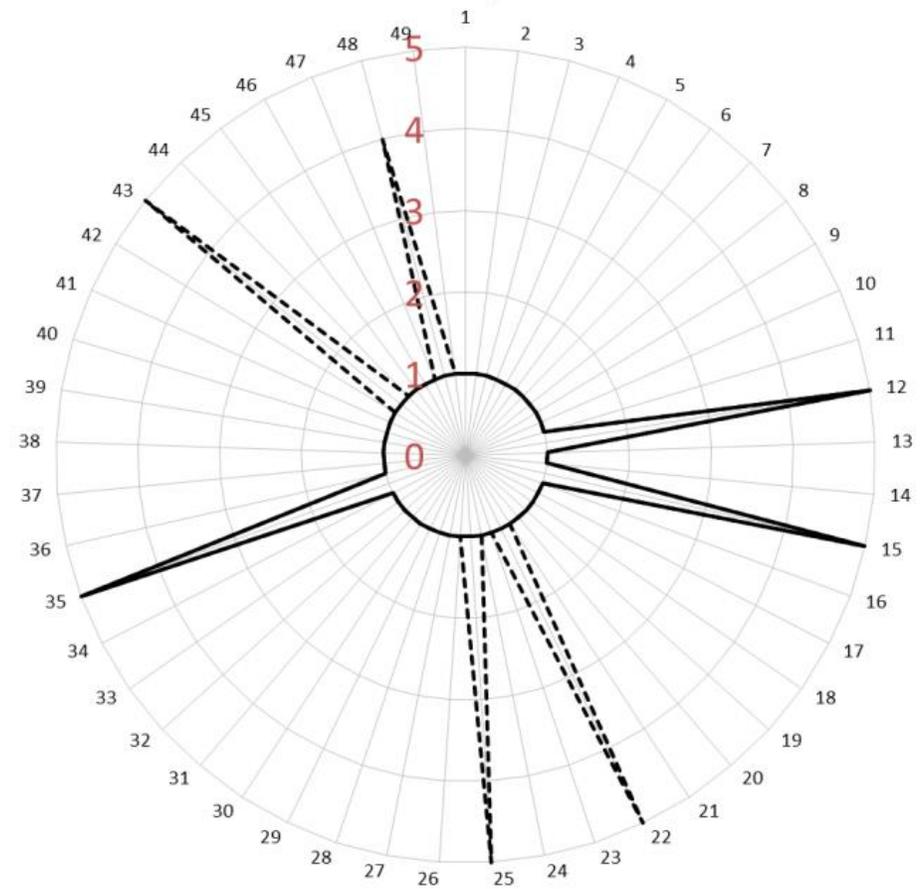


AM driver (Organisation policy)

Legend: 1 Identification stage, 2 to 7 Diagnosing stage, 8 and 9 Generating option stage
10 to 39 Evaluation stage, 40 to 42 Programme management stage, 43 to 49 Portfolio stage

———— Majority group of AM practices

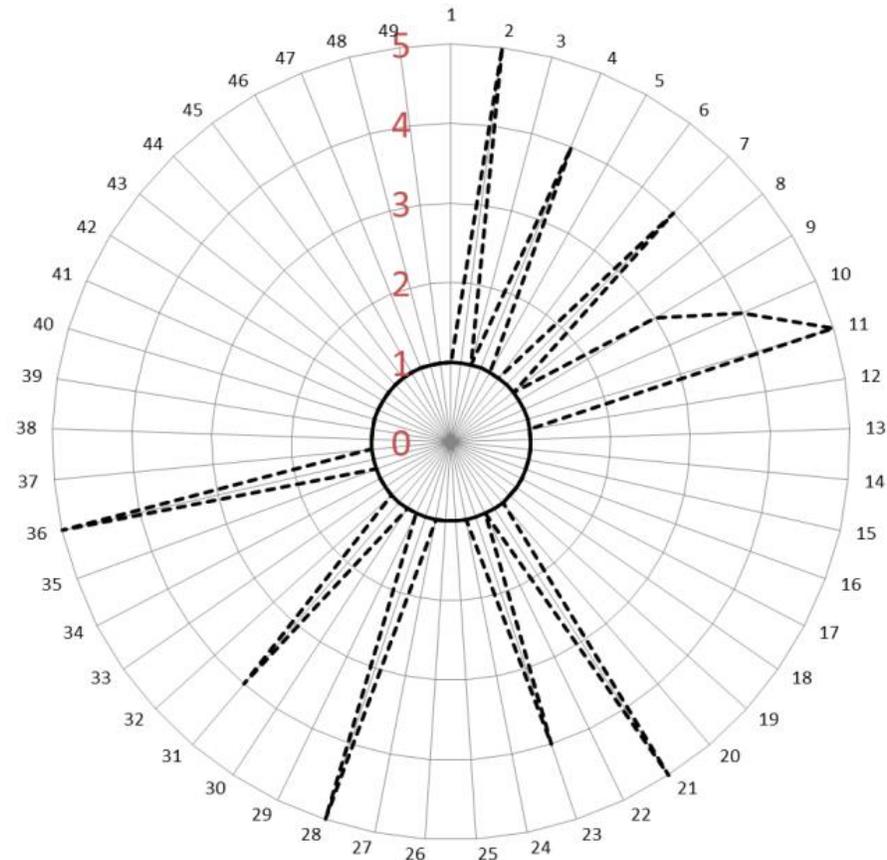
----- BR of AM practices



AM driver (Professional standard)

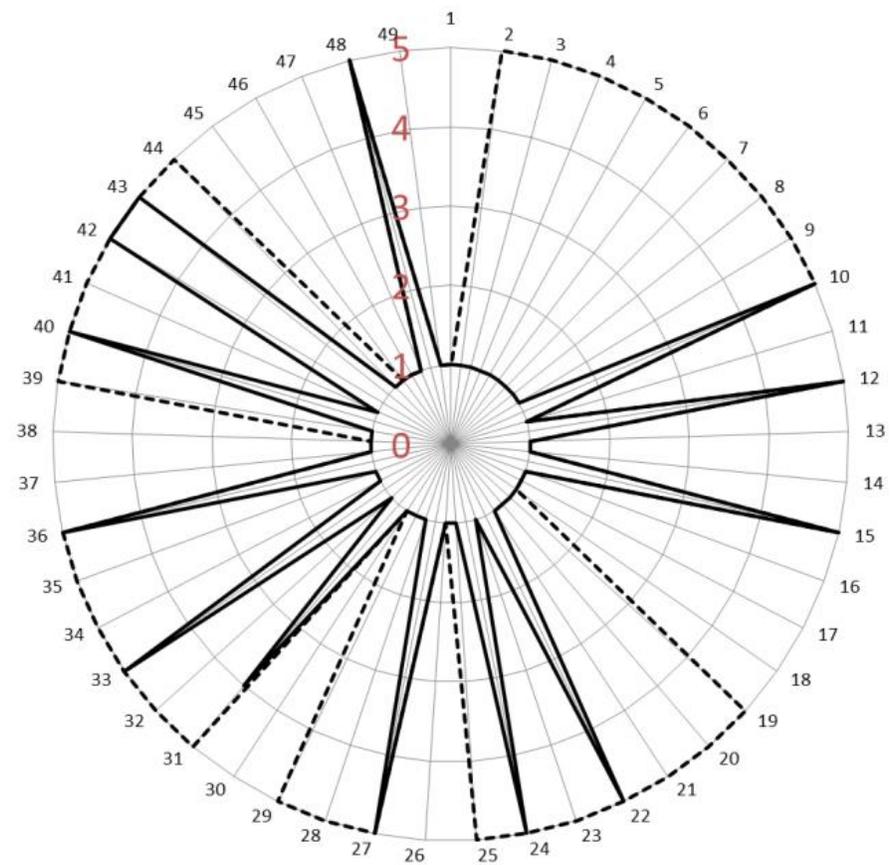
Legend: 1 Identification stage, 2 to 7 Diagnosing stage, 8 and 9 Generating option stage
10 to 39 Evaluation stage, 40 to 42 Programme management stage, 43 to 49 Portfolio stage.

Majority of AM practices
----- BR of AM practices



AM driver (Experience)

Legend: 1 Identification stage, 2 to 7 Diagnosing stage, 8 and 9 Generating option stage
10 to 39 Evaluation stage, 40 to 42 Programme management stage, 43 to 49 Portfolio stage
—— Majority of AM practices
----- BR of AM practices

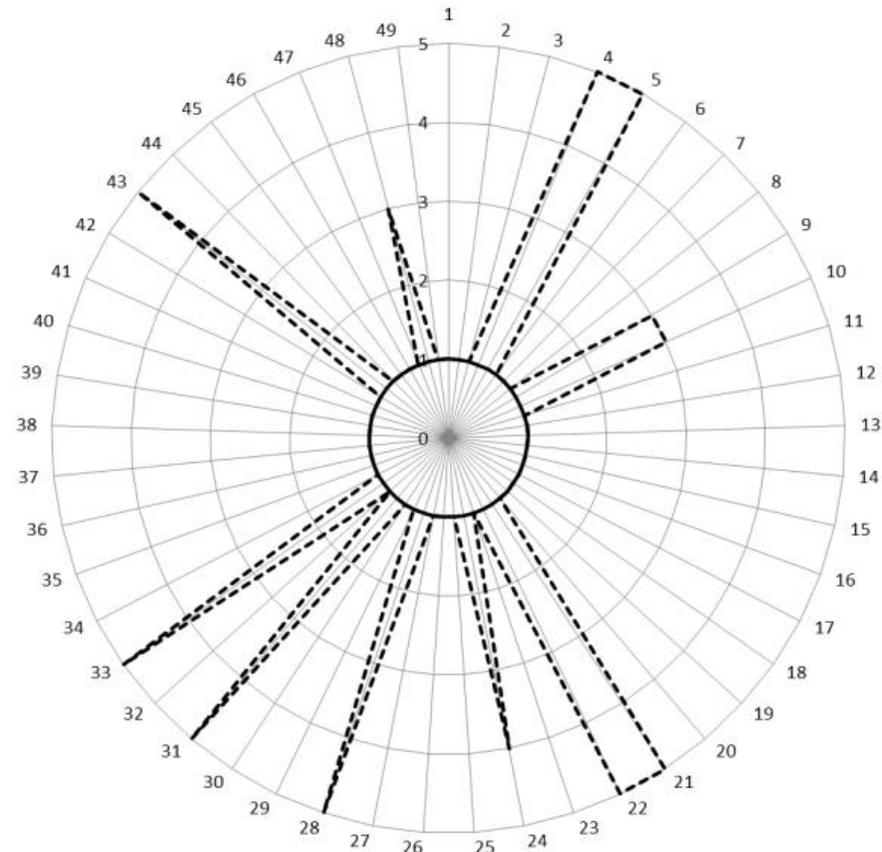


AM driver (Others)

Legend: 1 Identification stage, 2 to 7 Diagnosing stage, 8 and 9 Generating option stage, 10 to 39 Evaluation stage, 40 to 42 Programme management stage, 43 to 49 Portfolio stage.

———— Majority group of AM practices

----- BR of AM practices



تشكيل مشروعات

- قرار مجلس الوزراء رقم 485 وتاريخ 16 ذو القعدة 1436 هـ بتأسيس برنامج

مشروعات

- قرار مجلس الوزراء رقم 666 وتاريخ 18 ذو القعدة 1438 هـ بنقل مهام اللجنة

الوطنية لتقنين أعمال التشغيل والصيانة لمشروعات

Thank you for listening