

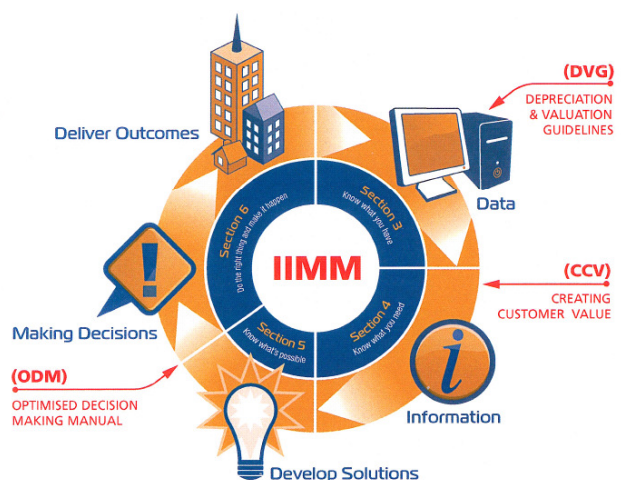


NAMS Property - a framework for *Strategic to Tactical Asset Planning*

Effective property asset planning is all about ensuring that assets can deliver against agreed levels of service. The *NAMS Property framework* ensures that asset management planners can achieve this objective.

The NAMS Property framework is an all encompassing approach to asset management planning. It is an end to end process that starts by capturing targeted information on assets. The process concludes with the delivery of a number of investment scenarios to address any gaps that may exist between what an asset can deliver, and what it is required to deliver. There are already a number of organisations in New Zealand that are gaining value by employing this framework, namely Housing New Zealand, numerous District Health Boards, and many City Councils such as Wellington, Auckland, Franklin, Whakatane and Tauranga.

The NAMS Group is a New Zealand non-profit industry organisation established to promote best practice asset management, and in partnership with Auckland based *SPM Consultants Ltd* they have recently produced the *NAMS Property Manual*. This is a very practical “how to” guide that defines best practice Tactical to Strategic Asset Planning methods, and it complements the International Infrastructure Management Manual (IIMM).



Ed Rafferty, a Senior Advisor with *SPM Consultants*, and John O'Brien, Manager, Property Management for Auckland City Council were part of the team that recently delivered a series of one-day seminars to a number of New Zealand Asset Management industry representatives. "We have been delighted with the success of the NAMS/SPM partnership and the seminars that have been delivered" says Ed. "We had a fantastic turnout at each of the venues, with representation from Local Government Departments, District Health Boards, Central Government Agencies and other industry groups that deal with property and asset management. The feedback from these sessions told us that we have got the message right with this manual, and there is a real need in industry for this type of asset planning framework" added Ed.

The one-day seminar dealt with a number of aspects of the asset planning framework, including assessing asset condition, understanding and defining levels of service, and exploring options and possible solutions to close any gaps. "It all sounds like common sense, and it's not rocket science" explained Ed. "However, the challenge faced by responsible asset managers and planners is to implement a robust long term planning framework that leads to clear and informed decision making – The *NAMS Property* approach, when implemented correctly, will deliver this outcome".

The *NAMS Property* approach was recently used by Wellington City Housing to conduct a Housing Stock Review of over 2,300 council owned social housing units. The outcome was a series of investment scenarios that were presented to central government for consideration. In February this year, the Government announced its agreement to invest in Wellington City Housing. "I believe the way in which the business case was constructed, using a robust and transparent process, allowed informed decisions to be made by central government" says Steve Lyons, Managing Director of *SPM Consultants*. "This demonstrates the real value of using a comprehensive planning framework such as *NAMS Property* that is fact based and objective" he added.

The complete *NAMS Property* framework consists of the Property Manual, the NAMS Website and a web based asset management planning demonstration system. This allows asset managers and planners to store information about their property portfolios and use this data to produce a number of reports, including long term renewals analyses.

For more information, check out the following links: www.namsproperty.com and www.nams.org.nz.