Asset Risk and Condition Reporting Initiatives

This is a guide note on asset risk and condition reporting initiatives that have been implemented under the Across Government Facilities Management Arrangements. This guide should be read in conjunction with the SAMIS Asset Data Standards.

With the FM Service Providers (FMSP) and system improvements nearing completion, the FM Governance Group has approved implementation of new approach to asset risk and condition reporting, following review and endorsement from a consultant that the new approach is consistent with ISO55000 and as a best practice approach to asset management.

Condition Reports should **focus on critical infrastructure** that would have a **significant impact on business continuity in case of failure**.

The Facilities Management Governance Group approved in November 2019 a change to transition the production of Condition Reports to align with assets having a high or extreme risk assessment. These assets are now referred to as Nominated Assets (Condition Reporting) and replaces the previous 27 listed items.

To implement the Asset Risk and Condition Reporting Initiatives, the next steps and roles and responsibilities are detailed below:

1. **Assess the Asset Risk Consequence of Failure**
   Agency to determine the asset risk Consequence of Failure (CoF) rating for the assets, this may be done at a designated location or at a portfolio level. Agencies can apply their Agency Risk Management Matrix consequence ratings or use the AGFMA Default Asset Consequence Rating (refer to SAMIS Asset Data Standard for more guidance).

2. **Apply the Risk Likelihood**
   The FMSP will provide likelihood ratings (refer to SAMIS Asset Data Standard) as the plant, equipment or building fabric is maintained. System interface improvements will result in this data being automatically fed from the FMSP systems into SAMIS. Note: Where Agencies have chosen not to include certain items of plant and equipment in the Service Delivery Plan (i.e. Preventative Maintenance Plan), the FMSPs are not able to provide Risk Likelihood/Condition Rating data as the asset data is gathered during servicing of plant and equipment.

3. **Risk Assessment**
   When applying the consequence and likelihood, a risk rating will be applied. Assets that have a high or extreme risk level will be termed as Nominated Assets for Condition Reporting.

4. **Condition Reports**
   The FMSP's will condition assess all the agreed Nominated Assets (Condition Reporting), completing the analysis required including:

   - Description of the issues that gave rise to the condition assessment rating;
   - Description of the risks associated with the asset identified during the risk analysis; and
   - Recommended corrective FM Services for the asset.

Agencies will be responsible for generating Condition Reports through SAMIS or can opt into receiving generated monthly report called SAMIS Asset Report with Condition Reported List. To begin using this report, agency representatives should contact the AGFMA Service Desk via DIT.AGFMAServiceDesk@sa.gov.au.

5. Condition Assessment all assets

Agencies are able to download reports from SAMIS on the condition assessment for all assets maintained by the FMSP. Over time as the data interfaces are implemented the quality of the data will improve.

6. Lifecycle Reports

Lifecycle reports are available from SAMIS or from the SAMIS Asset Report with Condition Reported List.

7. Condition Reports, Condition Assessments and Lifecycle Reports

These documents are all tools to use for Strategic Asset Management Planning. For more information on Asset Management Standard ISO/AS55000 refer to Strategic Asset Management Framework

Agencies are responsible for SAMIS Data Hierarchies. Condition Reports for designated locations and assets without hierarchies will be reported without location, building level or building.

The AGFMA Directorate will monitor the implementation process to ensure that the FMSP are meeting Contract and Framework obligations.

For more information

Contact your Agency Representative or Agency Advocate.