

EERCONS PTY LTD

FACILITY AND ASSET MANAGEMENT MENTORS

BOOKS, COURSES AND CONSULTING



Brilliance through Synergy



- ✚ asset management improvement
- ✚ asset management audits
- ✚ operations plan
- ✚ risk contingency plan
- ✚ facility functional brief
- ✚ facility design assessment
- ✚ maintenance plan
- ✚ loss & waste reduction



In today's competitive environment, organisations require a specialist facility and asset management partner who contributes to their profitability by optimising revenue and minimising life cycle costs and risk.

Our highly qualified and respected industry professionals have a strong understanding of the needs and activities in all phases in the life of a facility or industrial and infrastructure assets. We use tools and techniques to guarantee the quality, relevance and value of our support.

Our aim is to ensure facility and asset functionality to enable business continuity at optimised life cycle cost and lowest risk, with due regards to health, safety and environmental impact. This also boosts staff morale and productivity. In short, we add significant value.

Our Services

We provide three levels of support. We provide practical manuals, training and consulting in the following areas:

Strategic Services

- Facility and asset management audits to establish current performance and develop an improvement plan.
- Development of asset management policies, strategies and procedures.
- Development of optimised operational and maintenance plan (tasks, frequency, duration, resources) and schedules with Asset Output Optimisation (formerly TPM) and Reliability Driven Asset Management (formerly RCM), with due regards to health, safety and risk.

- Development of operations and maintenance plan-based long-term Opex and Capex cost estimates, basis of annual budgets for the remaining life of the facility and assets.

Operational Services

- Using meaningful performance measures that also reflect the performance of human resources for continuous improvement. Additional performance factors will reflect statutory compliance, safety and environmental impact.
- Operability and Maintainability improvement with Bretby Maintainability and HazOps Analyses.
- Developing a risk contingency plan that anticipates any possible unacceptable risk and the most effective and responsive means of restoring function Shutdown optimisation.
- Procedure improvement with Value Analysis.
- Training of in-house teams in various techniques for sustainment and extension of achieved improvements.

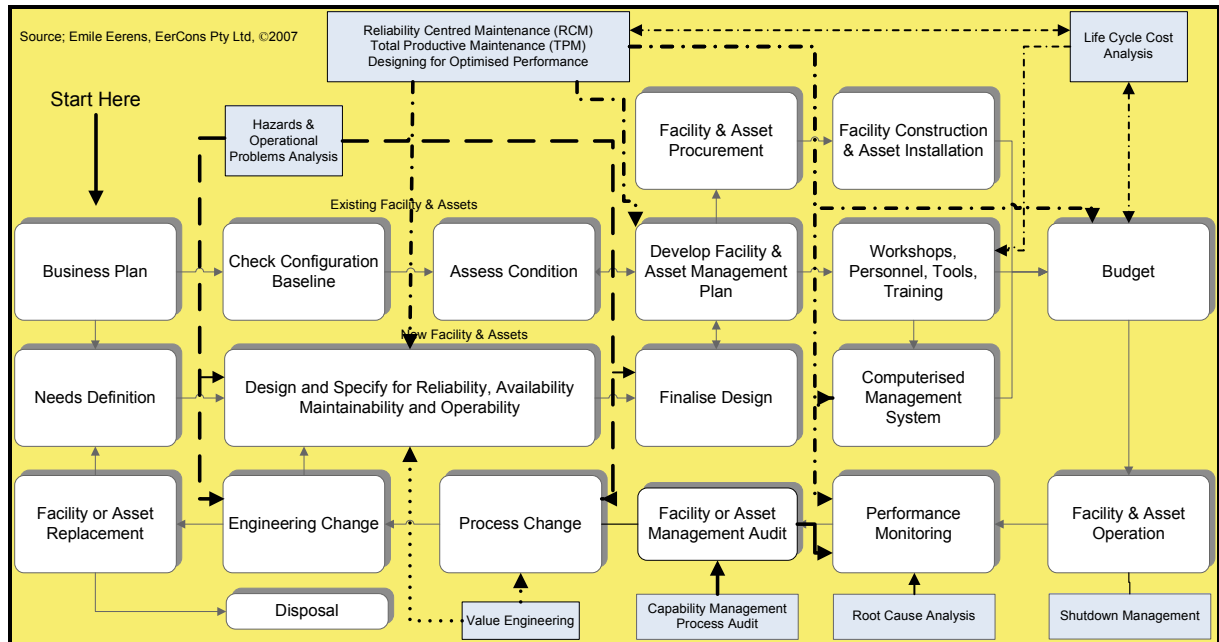
Service Delivery Approach

We recognise that each customer has specific needs and we take the time to understand them. EerCons creates synergies, based on our expertise, to maximise output and resource optimisation and cost-efficiency.

We prefer long-term performance-based partnerships with our clients, to ensure we can provide ongoing service excellence and added value to our clients.

We use a facility or asset management model and a quality manual to ensure consistency and find under-performing assets or management areas for prompt action.

Our extensive industry knowledge, experience and ingenuity allow our clients to feel confident that EerCons provides individual solutions that address their business requirements.



Virtual Team

EerCons Pty Ltd has access to several asset management professionals. We assure their reliability and experience by demanding ongoing training to ensure high standards of client service and technical expertise. We continuously monitor their performance to ensure that we build strong, sustainable relationships for the benefit of our clients.

Our wealth of experience and focus on performance, finds us well positioned to satisfy even the most discerning client.

Successes

Development of functional briefs, designs and National Standards, specifications and project schedules for health care facilities.

Assessment of 258 health care facility building plans for total value of \$1,672,025,274.50 (1978 - 1981 values).

We authored and published our 'Business Driven Facility Management', a 286 page

practical manual, providing methods and forms for implementing optimised facility management. The book covers essential activities all phases in the life of a facility to optimise facility utility at lowest possible LCC and risk exposure.

Provided FM training courses to hundreds of facility and asset professionals from government and private industries in Australia, Middle East, Malaysia, Jamaica, Papua New Guinea, USA and Canada.

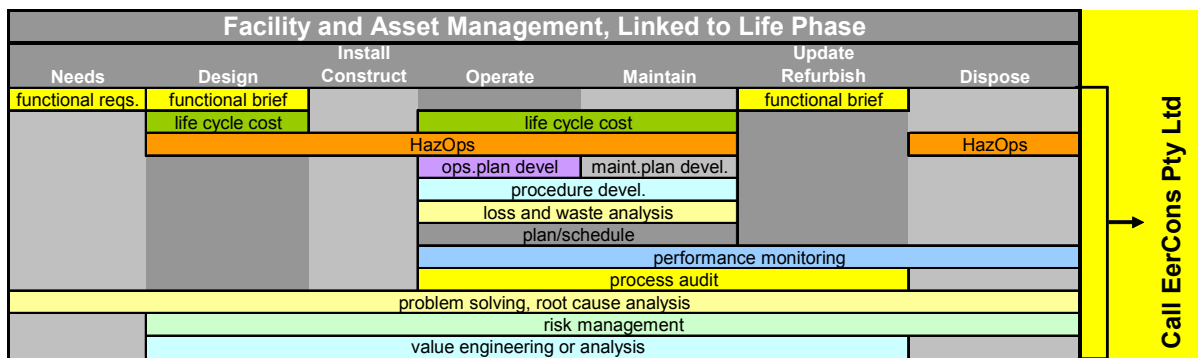
Developed asset management plan for up to 43 electricity transmission and distribution asset classes, including the development of maintenance and replacement strategies, plan, work schedules, standard diagnostic and maintenance task instructions and estimates of annual tasks and cost forecasts (Capex and Opex) for up to 25 years for various national and international clients.

Satisfied Clients

We have supported chemical, government, process, communication, defence, mining and minerals, university, water and electricity utility, power generation, building, cleaning, manufacturing, maintenance provider and paper sectors.

Clients include Australian Gas & Lighting (AGL), Abu Dhabi Gas Liquefaction, Agility, Alinta, Australian Paper, Australian Business Advisers, Bahrain Telecommunications, Ballarat University, Caterpillar Institute, Cleanaway, Defence Material Organisation, Electricity Trust of South Australia

(ETSA), Engineering Education Australia, Flingo Manufacturing, Hazelwood Power, Jamaica Public Service, KnowledgeCom Malaysia, Land Manoeuvre Systems, Logistics, Lower Murray Water, McNeil Air-conditioning, Monash University, National Power Services, Planning Solutions, Promis Dubai, Qatar Petroleum Company, Robe River Iron Associates, Saudi Aramco, Saudi Consolidated Electricity Company, Smartlink, Smorgon Steel Mill, United Energy, University of South Australia, University of Tennessee, Yallourn Energy, Westrac, Wild Rice Restaurants, Woodside Petroleum.



Activities	Applied Tools
Assess functional needs	Brainstorming, Relationship chart
Develop functional brief	Analysis
Risk management.	Risk management manual and spreadsheet
Life cycle cost analysis	LCC software
Hazards & operational problem analysis	HazOps Software
Operations and maintenance plan development	Reliability Driven Asset Management.
Loss and waste identification and elimination	Process Diagram
Asset management process audits	Audit Software
Value engineering or analysis	VE Software
Problem solving and root cause analysis	RCA Software

Contact

If you would like to discuss how our services and capabilities can benefit you and add value to your core activities, please call Emile Eerens, Managing Director and Principal Consultant on 61 3 9787 8834 or eercons@i.net.au.

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About the Director, Author & Principal Consultant



Emile Eerens holds a Doctoral Degree in Engineering (Technical University, Eindhoven) and a Graduate Diploma Business Management (Monash University).

Emile spent four years analysing building plans for health care facilities and developed several National Health Care Facilities Standards as specialist in mental retardation and psychiatry. As an engineer he developed a new classification system for mentally retarded persons that became the basis for his Standard on Institutions and Accommodation for the Mentally Retarded.

He had a varied career in the electricity industry, from the introduction of a 'lessons-learned' system for power plant design, coal mining plant maintenance, introduction of Total Quality Management for a 600 strong mobile work force, logistics systems development to developer of forecasting software for half-hourly energy bidding.

From 1991 to date, Emile has been Lecturer for three subjects in the Maintenance Management and Reliability Engineering Masters Degree course, offered via distance education by Monash University, School of Engineering, Gippsland. Emile also lectures in the on-line Engineering Maintenance course delivered by Smartlink and the University of South Australia.

In 1995, Emile incorporated Eerens and Associates Pty Ltd; consulting in asset maintenance and management improvement and developing and delivering various international maintenance courses.

He is also the author and presenter of Asset Management, Reliability Driven Maintenance and Facility Management courses for Engineering Education Australia, a Company of Engineers, Australia.

He has been teaching his unique versions of reliability centered maintenance, total productive maintenance and hazard and operability analysis to people around the world for over 10 years. He is a philosopher and student who finds great happiness in learning and developing new or improved methods that help his students and readers of his books become more successful in their asset management activities.

Emile is the author of the manuals:

Business Driven Asset Management for Industrial and Infrastructure Assets (2003)

Developing Maintenance Plans with Reliability Centred Maintenance (2003)

Optimizing Asset Performance with Total productive Maintenance (2003)

Better Business Results through Improving Asset Operability and Maintainability (2003)

Improving Assets and their Management with Value Methodology (2003)

Business Driven Facility Management (2004)

Improving Business Results with Optimized Shutdown Management (2004)

Improving Business Efficiency with Outsourcing the Asset Management or Maintenance Function (2004)

Improving Asset Output with Basic Reliability Engineering (2005)

Business Driven Maintenance Management (2006)

How to Improve Asset Operability and Maintainability, 2nd edition (2006)

Improving Assets and their Management with Value Methodology, 2nd edition (2006)

Asset Operations Optimization, formerly Total Productive Maintenance, 2nd Edition (2006)

How to Optimize Shutdown Management, 2nd Edition (2006)

Reliability Driven Asset Management, formerly Reliability Centered Maintenance, 2nd Edition (2006)

Basic Reliability Engineering, 2nd Editing (2006)

How to Improve Assets and their Management with Value Methodology, 2nd edition (2006)

Solving Problems, Faults and Failures with Root Cause Analysis (2007)

Reliability Driven Asset Management, formerly Reliability Centered Maintenance 3rd Edition (2007)