



An Asset of an Asset

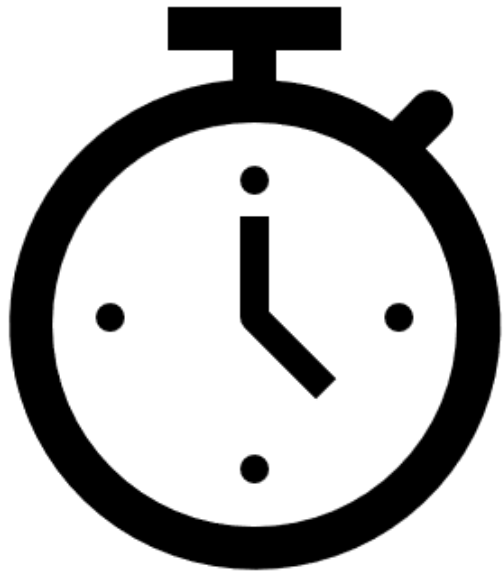
HOW HSE
DEPARTMENTS PLAY A
STRATEGIC ROLE IN AN
ORGANIZATION'S MOST
EXPENSIVE ASSET

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Hello! I'm a Facility Manager

- Senior Regional Consultant
- Inaugural President T&T IFMA Chapter
- Experience in 22 Caribbean Countries
- Senior Regional Manager – Real Estate & Facilities



In our time together

- Introduce you to the FM “Superpower” of Asset Management
- Identify key areas of risk that you FM’s manage
- Embrace the strategic roles that HSE plays in Asset Management Success



The Role of Real Estate Asset Management

TO INDUSTRIAL ESTABLISHMENTS



What is an Asset?

Investopedia:

An asset is anything of value or a resource of value that can be converted into cash.

Your Finance Department:

An asset might generate revenue, or a company might benefit in some way from owning or using the asset.

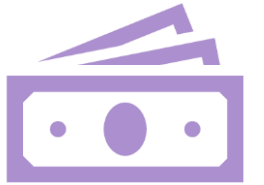
Major Asset Classes

Asset management is meant to cultivate market value so ownership can increase its returns, whether it has to do with real estate or any other asset. An asset manager also ensures the client's investment doesn't depreciate and that exposure to risks are mitigated.



Stocks/Bonds

Cash
Equivalents



Real Estate

What is a Real Estate Asset?

Individuals, private companies, corporations, and governments purchase real estate as an investment strategy. Real property can be bought, improved and resold for profit. At other times, it can be partitioned and rented or leased out.

Real Estate presents challenges that do not exist in capital markets. Property faces the risk of damage, tends to deteriorate over time, and often takes a decidedly more complex process to buy and sell.



What does a Real
Estate Asset
Manager do?

Do or Do Not...there is no “Try”

REAL ESTATE ASSET MANAGEMENT

To maximize property value and investment returns. This means reducing expenditures when possible, finding the most consistent and highest sources of revenue, and mitigating liability and risk, among other things.

FACILITY MANAGEMENT

Aggregating multiple disciplines to ensure functionality, comfort, safety and efficiency of the built environment by integrating people, place, process and technology.

Aim:
TO MAXIMIZE
VALUE



Serving 3 Masters



People



Place
(Property)



Process
(Policy)

Risk
Management

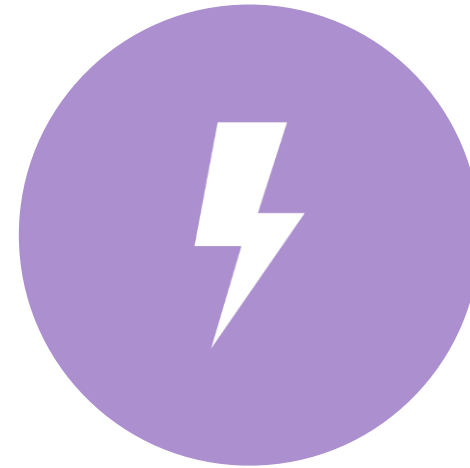
Managing Real Estate Risk

THROUGH ASSET MANAGEMENT

Manage “IF” & “WHEN”

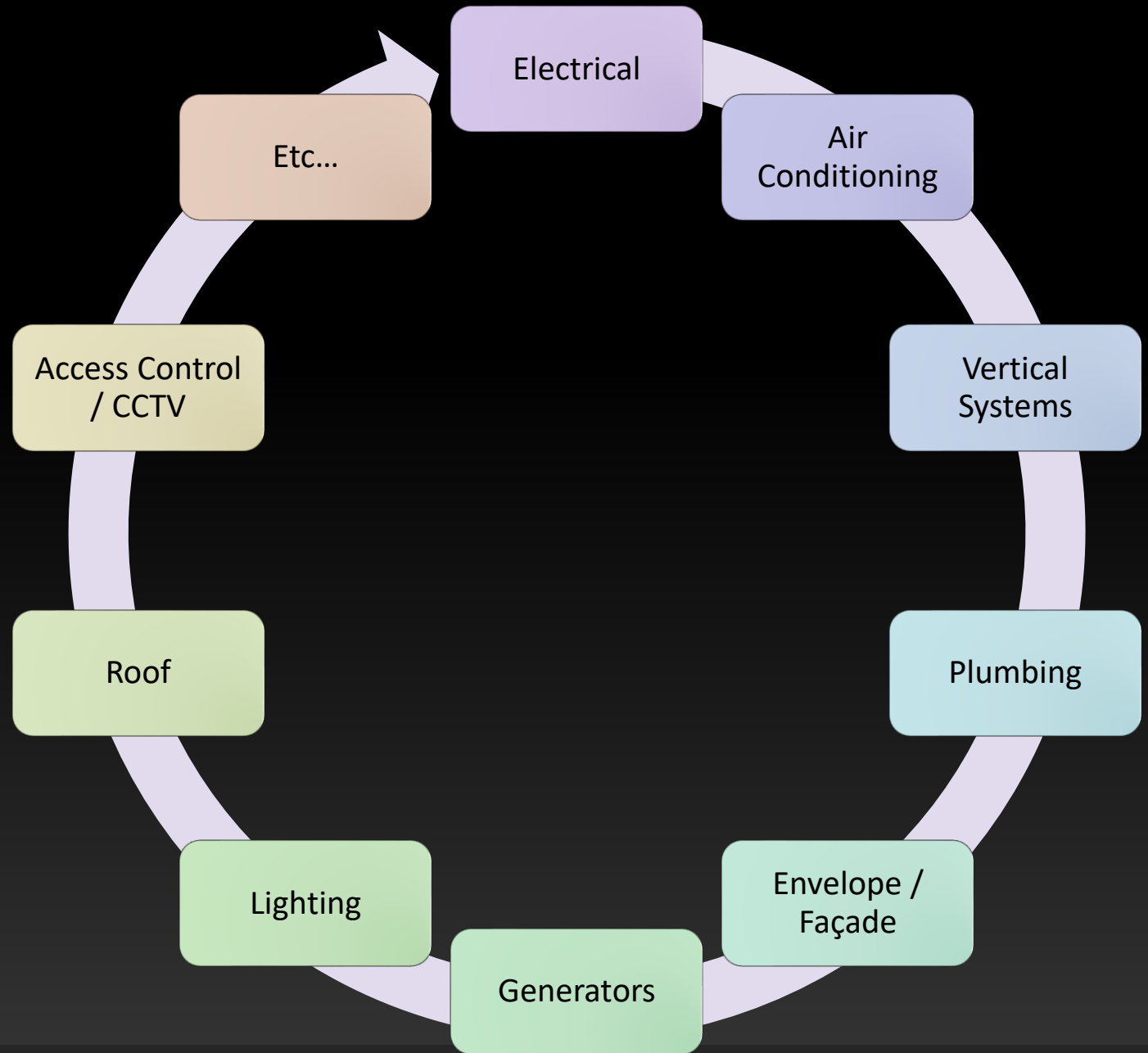


PLAN OPERATIONS
(UPTIME)



ACTION EMERGENCY
STRATEGIES (DOWNTIME)

FM Building Systems



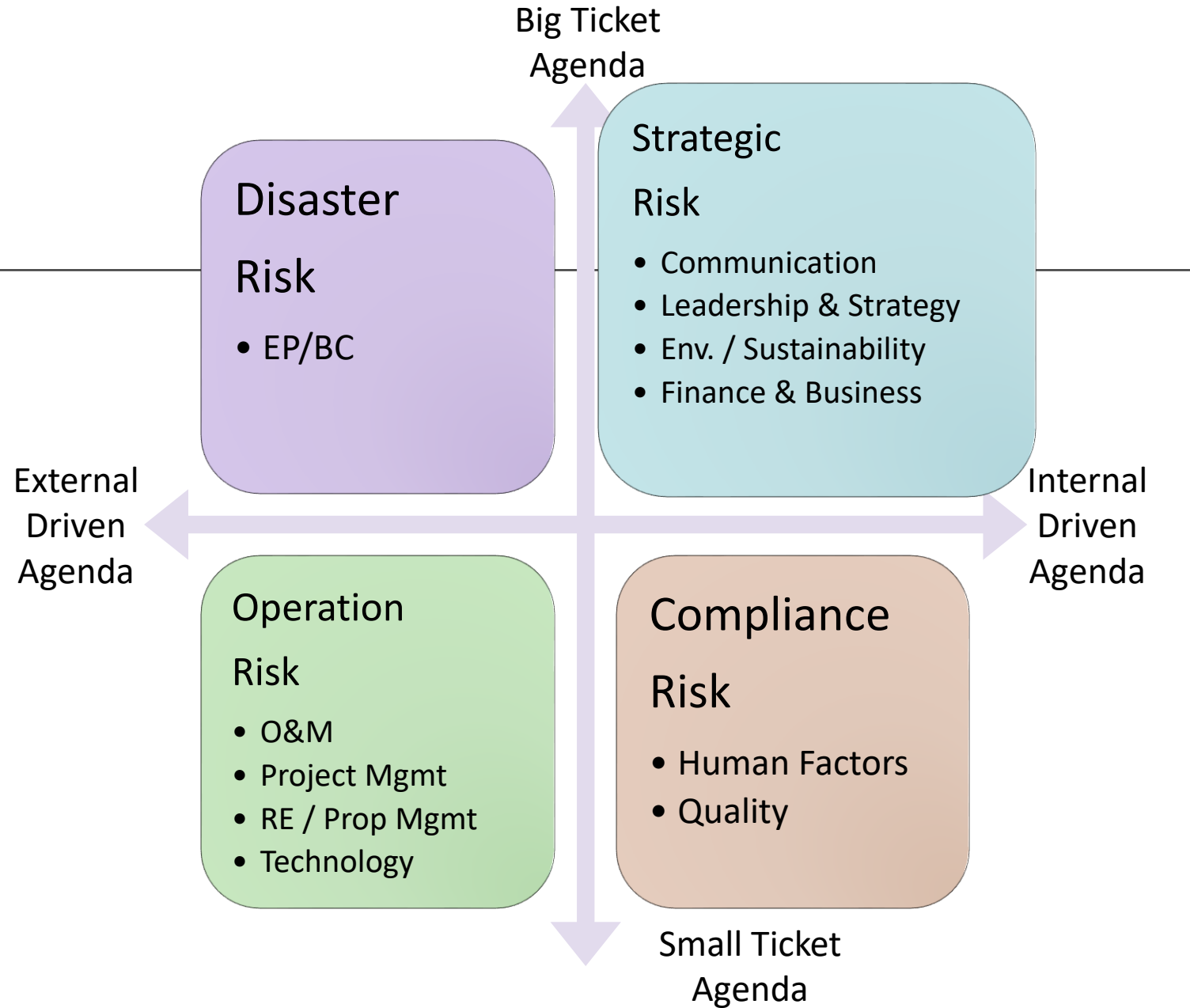
The Many Moods of Real Estate Asset Management (Facility Management)

**11 Core
Competencies
(IFMA)**



Risk Scope

WHICH
QUADRANT
DOES HSE
TYPICALLY
FALL INTO?





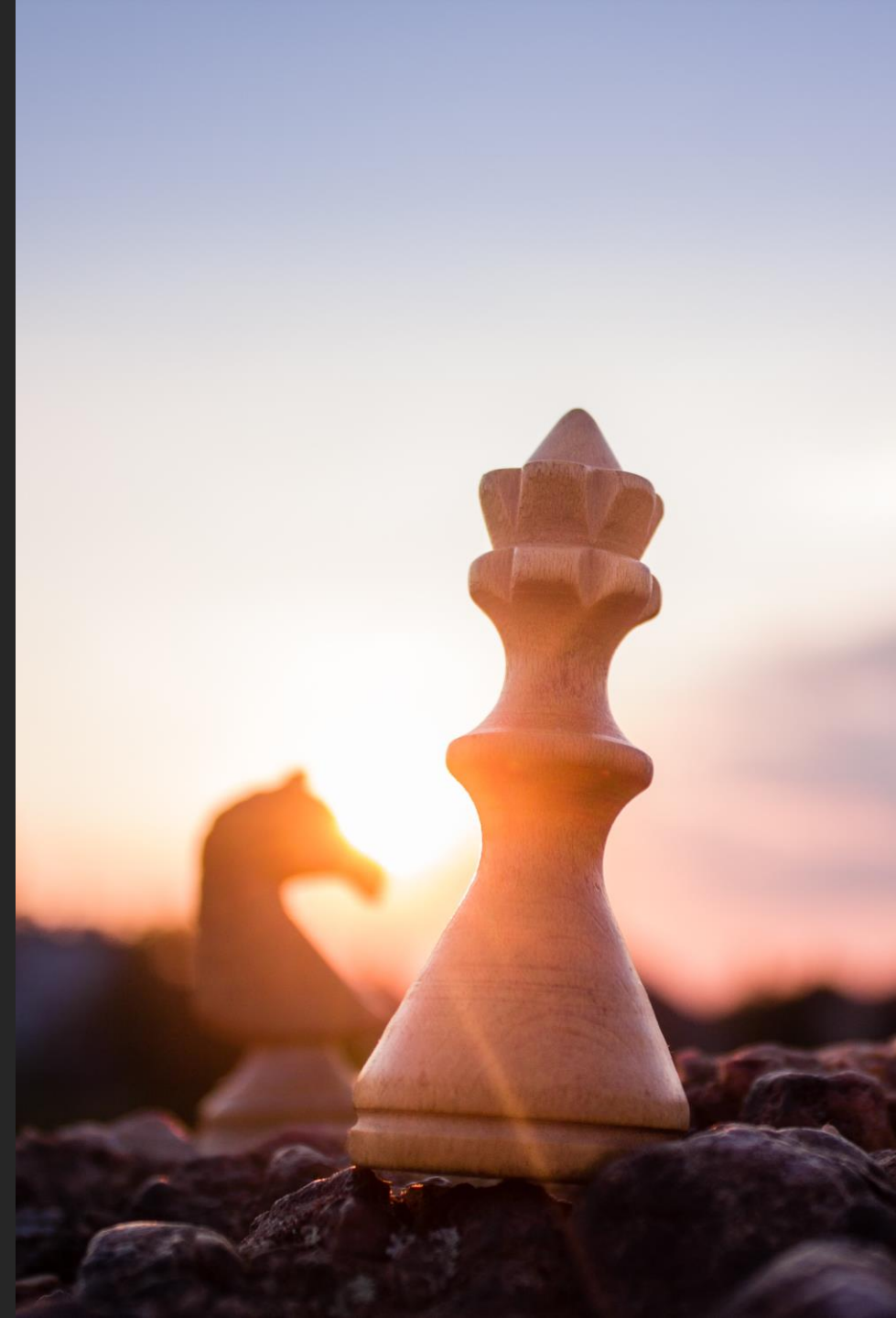
Risk Appetite

The level of risk that an organization is prepared to accept in pursuit of its objectives, before action is deemed necessary to reduce the risk. It represents a balance between the potential benefits of innovation and the threats that change inevitably brings.

**Implemented at a
Policy Level**

Know Risk to Mitigate Risk

- Regulatory Risk – Compliance with Public Utilities Act
- Operational Risk – Ensuring Staff are trained to use equipment
- Financial Risk – Capital Planning to avoid surprises
- Reputational Risk – AC Uptime avoids a union issue
- Governance Risk – Align FM Objectives with Business
- Management Risk – SLA's for defined response times
- Disaster Risk – Stockpile supplies just in case
- Design Risk – Using High performance surfaces vs. tiles



The Strategic Role of HSE

IN MANAGING REAL ESTATE / FACILITY MANAGEMENT RISK

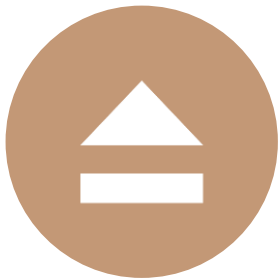
Influential Frameworks



ISO 9001 – Quality Assurance



ISO 14001 – Health & Safety



ISO 55001 – Asset Management



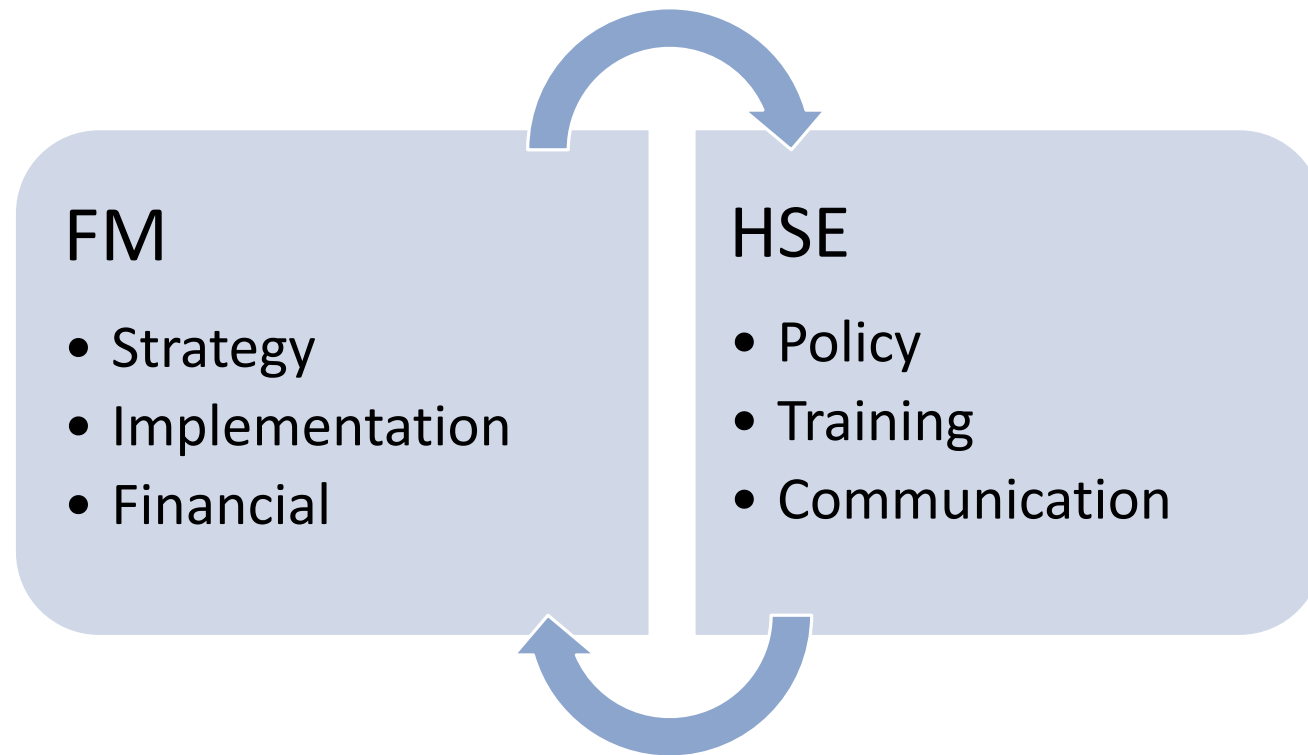
ISO 41001 – Facility Management

Solutions



- Life Cycle Analysis
- Enterprise Risk Management
- Training
- Scheduling Support
- Operational Support
- Expense Management
- Strategic Plan inclusion
- Culture Adoption
- Work Methodology
- Material Selection
- Contract Flexibility
- Health & Safety
- Environmental Management
- Regulatory Compliance
- Design & Engineering
- Reputation Management
- Communications Management
- Disaster Management

Where HSE and FM intersect



Thank you!

ANY QUESTIONS?