



Asset Management

# GAP ANALYSIS REPORT

**CLIENT: ABC PROPERTIES**

**AUDIT AREAS: MAINTENANCE MANAGEMENT**

DATE: XX-XX-XX

REFERENCE: XX/XX-XXX-XX

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## 1. OVERVIEW

This report provides an objective assessment of business-critical issues pertaining to maintenance management of client’s physical assets. In order to improve business performance this report identifies the current position of organization’s maintenance management practices and measure the gap between the “what is” and the “what should be” scenarios based on best practices and recommends a “how-to-get-there” strategy for the concerned stakeholders.

## 2. OBJECTIVES

Following agreed objectives will be dealt with in this report:

- A. Establish assessment criteria based on global best practices
- B. Examine carefully the organization’s current arrangements with regards to maintenance management systems
- C. Submit the findings with action plan

## 3. PROJECT DETAILS

ITEM	DESCRIPTION
Portfolio Details	One Commercial Tower Two Residential Tower
Date of Occupancy	25-09-2017
No. of Total Built Assets	56,800
Total Original Cost	AED 320 Million

## 4. ASSESSMENT CRITERIA

BEST PRACTICE REFERENCE	DESCRIPTION	REMARKS
BS 8210	Guide to facilities maintenance management	
BS ISO 15686	Buildings and constructed assets – Service life planning	
BS EN 15221	Facility Management	
SFG 20 by B&ESA	Standard maintenance specification for building services	
CIBSE Guide M	Maintenance Engineering and Management	