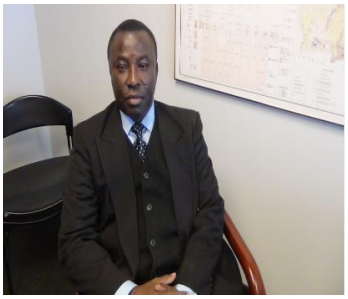
ASSET MANAGEMENT & QUALITY CONTROL
(PART 3 - Conclusion)



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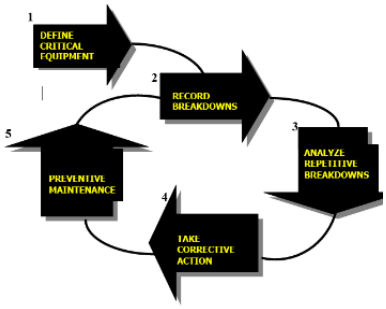
The efficiency of implementing the plant and equipment maintenance strategies will be enhanced if the work management process ensures that work is well planned and resourced appropriately, with tentative, but flexible schedule to maximize their productivity. The quality of planning, scheduling, and resourcing strategies are leading indicators of the efficiency of the maintenance management process.

Defining the critical equipment for downtime improvement cycle requires a radical alignment to a model which enhances overall equipment effectiveness in the execution of the right job, at the right time, and right way to maintain that equipment. This requires a process that define and refine the maintenance strategy for the plant. Hence, one of the key asset management processes is the effective management of plant maintenance strategies.



Ensuring that all plant maintenance strategies are effectively executed at the correct time requires a good work management process.

The cost of maintenance may be the sum of the labour, material and equipment costs, However, costs are a function of the:

- Performance required from plant and equipment,
- Design of the plant and equipment,
- Operating and maintenance strategies and practices,
- Planning, scheduling and resourcing performance of the operation.

Cost outcomes are the result of the combined decisions in all of these areas. If costs are to be controlled, then appropriate controls are needed in each of these areas. An appropriate budget and cost management process must therefore be part of the maintenance management system.

The asset management system measures include outcome measures, in-process measures and input measures. These must be incorporated in an improvement management process that uses these measures to control and improve overall performance.

Two recommendations worth considering through this process, thus:

- Identify a Continuous Improvement Team (C.I.T.) whose responsibility will be the co-ordination of asset improvement initiatives, policies and standards that meet the overall scope of maintenance management strategies.
- Maintenance Lead Team (M.L.T.) – self-made experienced maintenance practitioners whose responsibility will be to focus on activities related to the development of the asset management capabilities and personnel. The MLT will also be a support pillar for the implementation of, and ensuring compliance to the overall maintenance strategies, taking into cognizance management policies and procedures with the scope of Asset Management and underlining business processes.

Asset Management & Quality Control as an integral part of Asanko operations ensures that all maintenance activities with related business processes are managed in a controlled, timeous and safe environment.