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CIVILCORE

CONFERENCE ON RESEARCH IN ENGINEERING

2019



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ORGANISATION: Integrated Asset Planning Branch

RESEARCH AREA: Asset Management

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PERSIDANGAN KEJURUTERAAN AWAM

CIVILCORE 2019

The Effect of Knowledge Management on Organisational Performance through the Malaysian Government Immovable Asset Management practices

Ir Dr Ahmad Firdauz Abdul Mutalib
Jurutera Awam Penguasa
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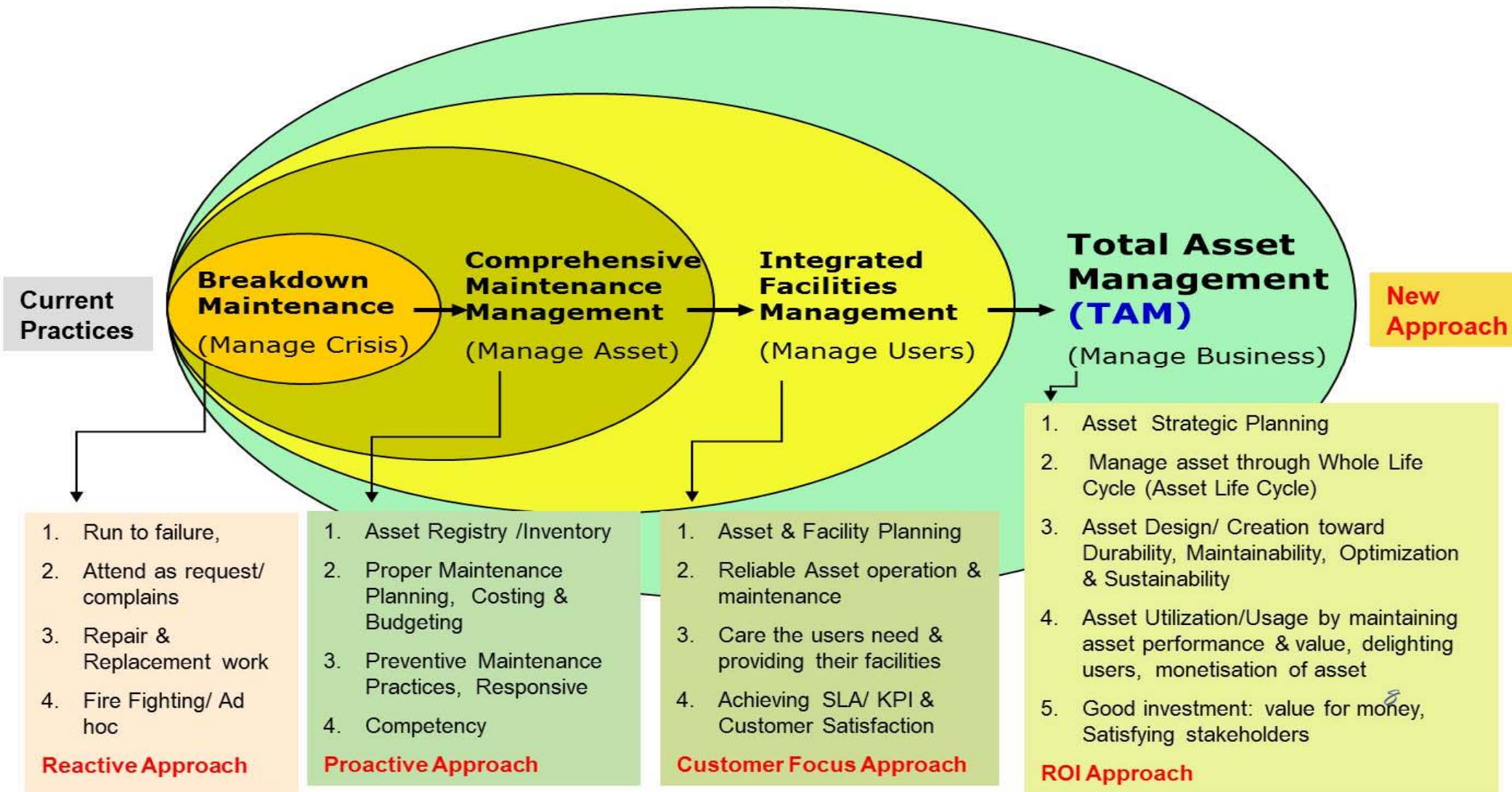
Mahkamah KL bocor lagi



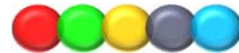
ISSUES



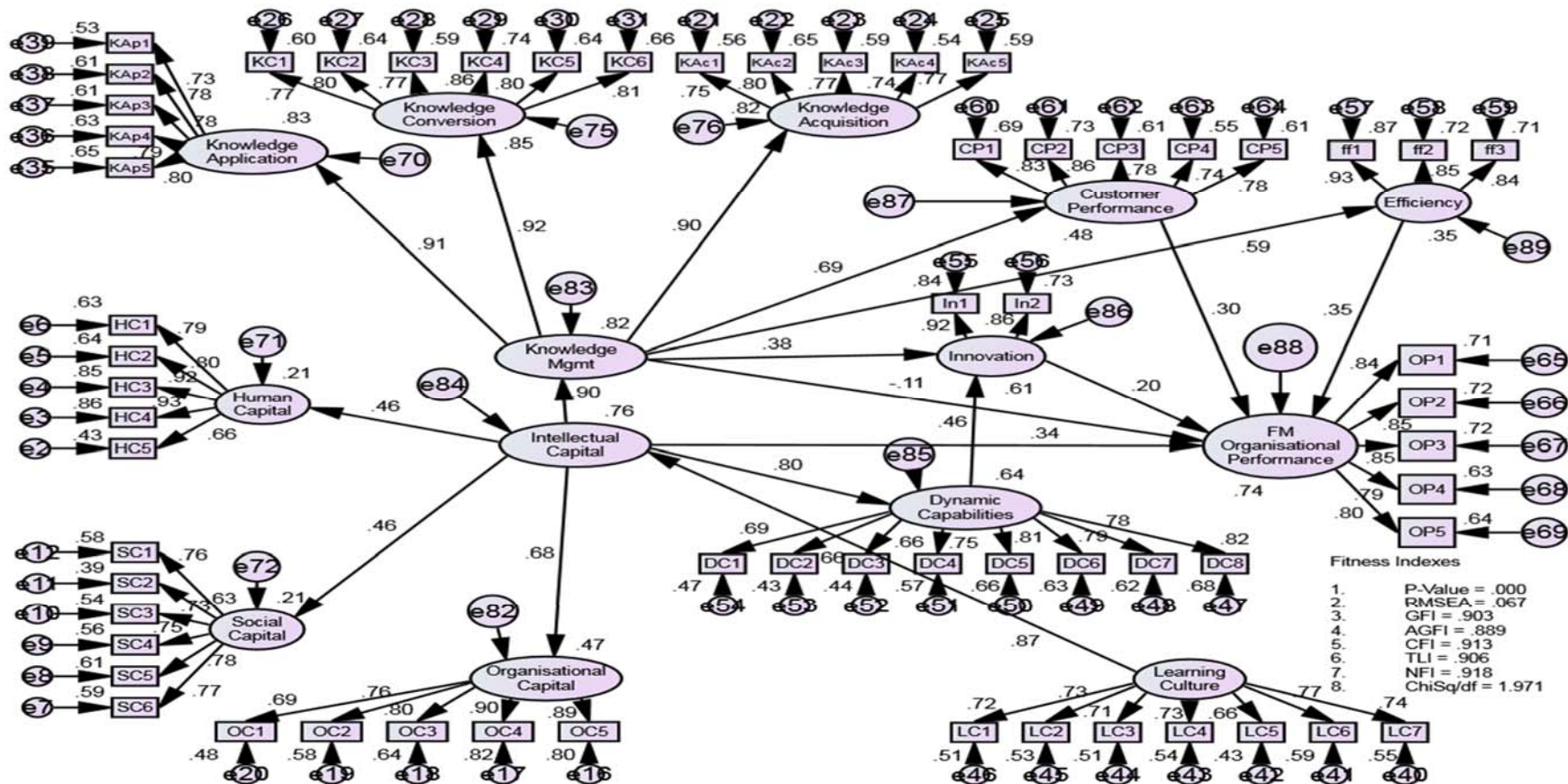
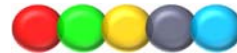
Government Asset Management Transformation



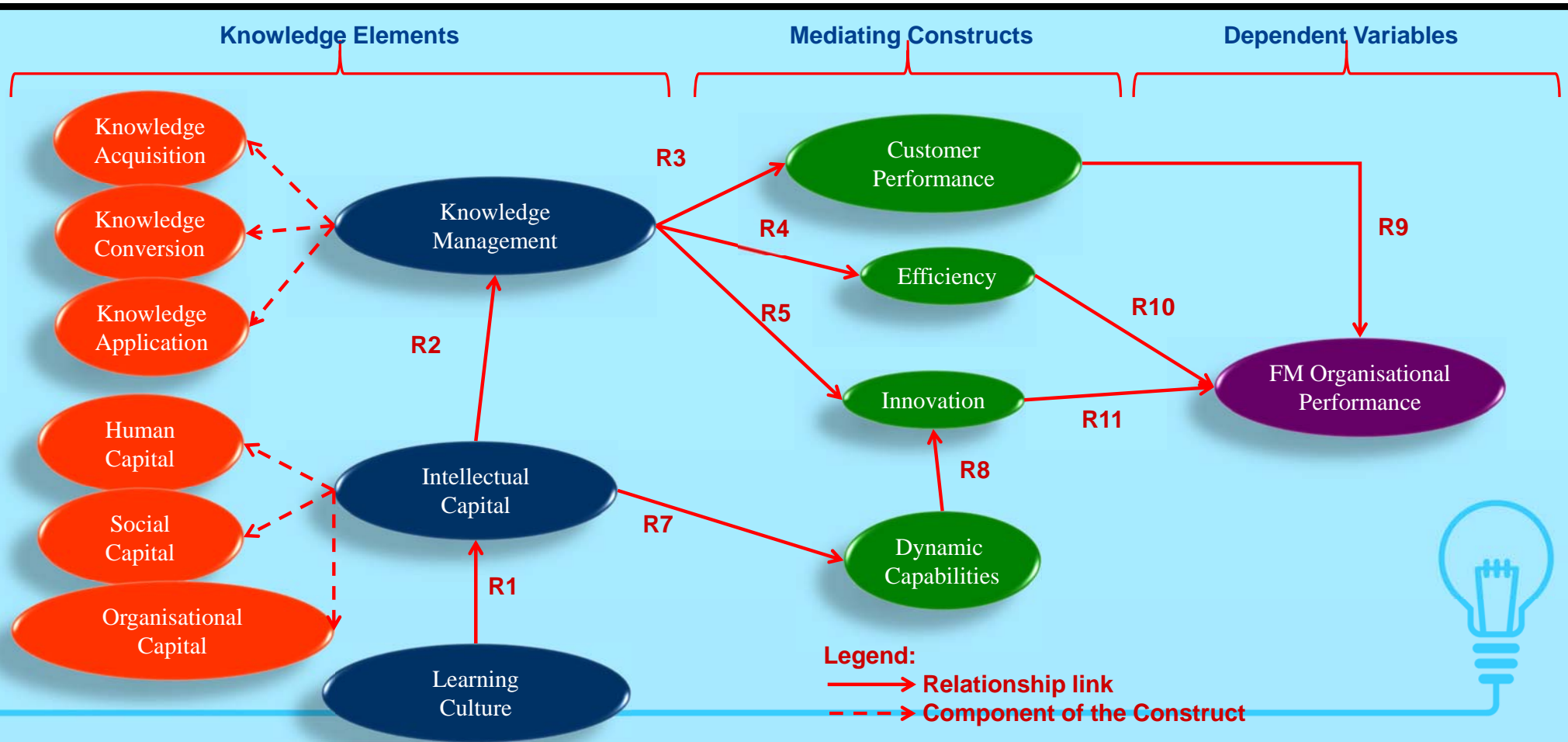
Literature Review



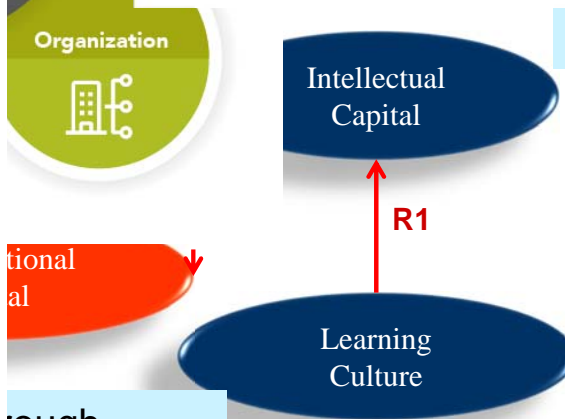
The Final Structural Model And Its Relevant Relationships



The FM Organisational Performance Model



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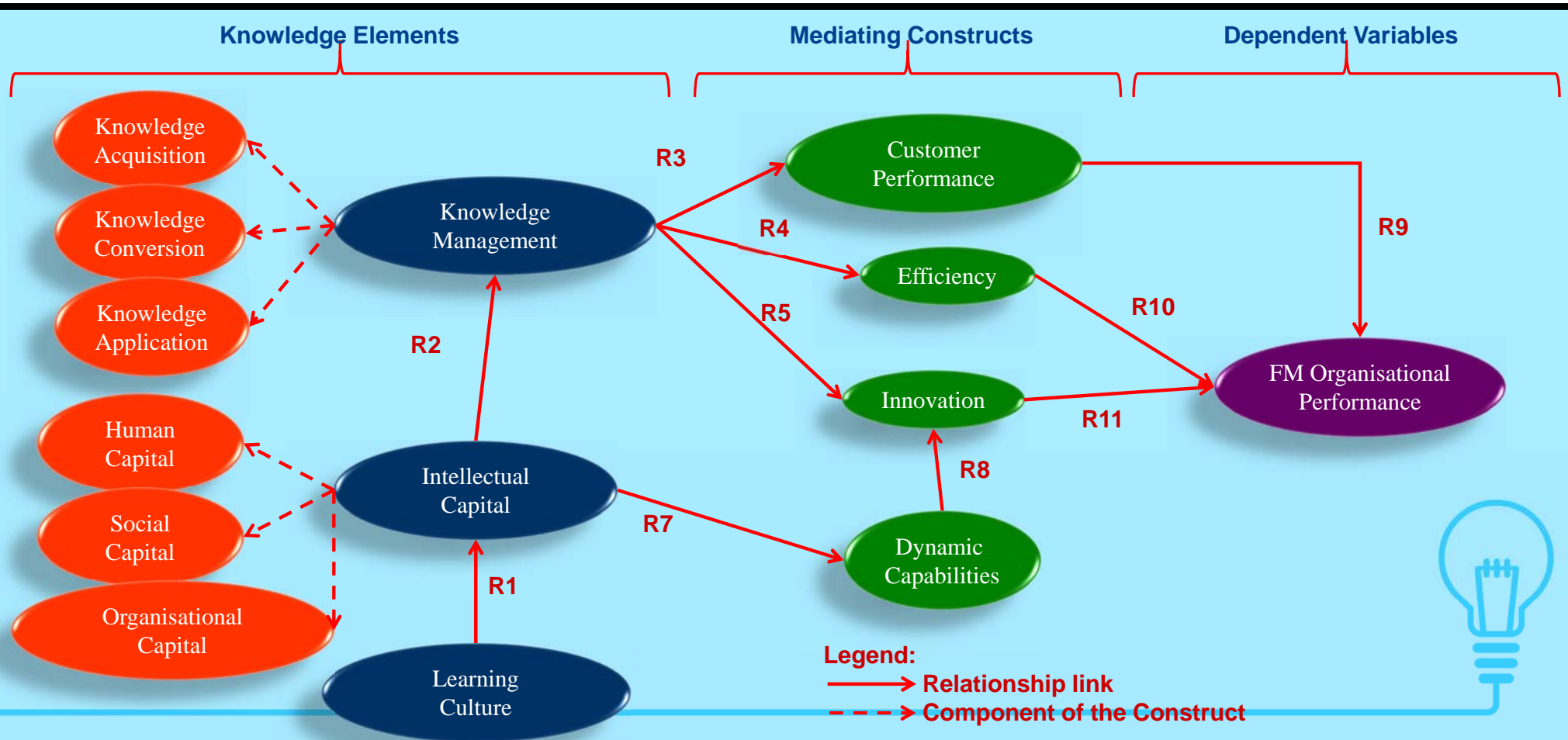
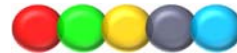


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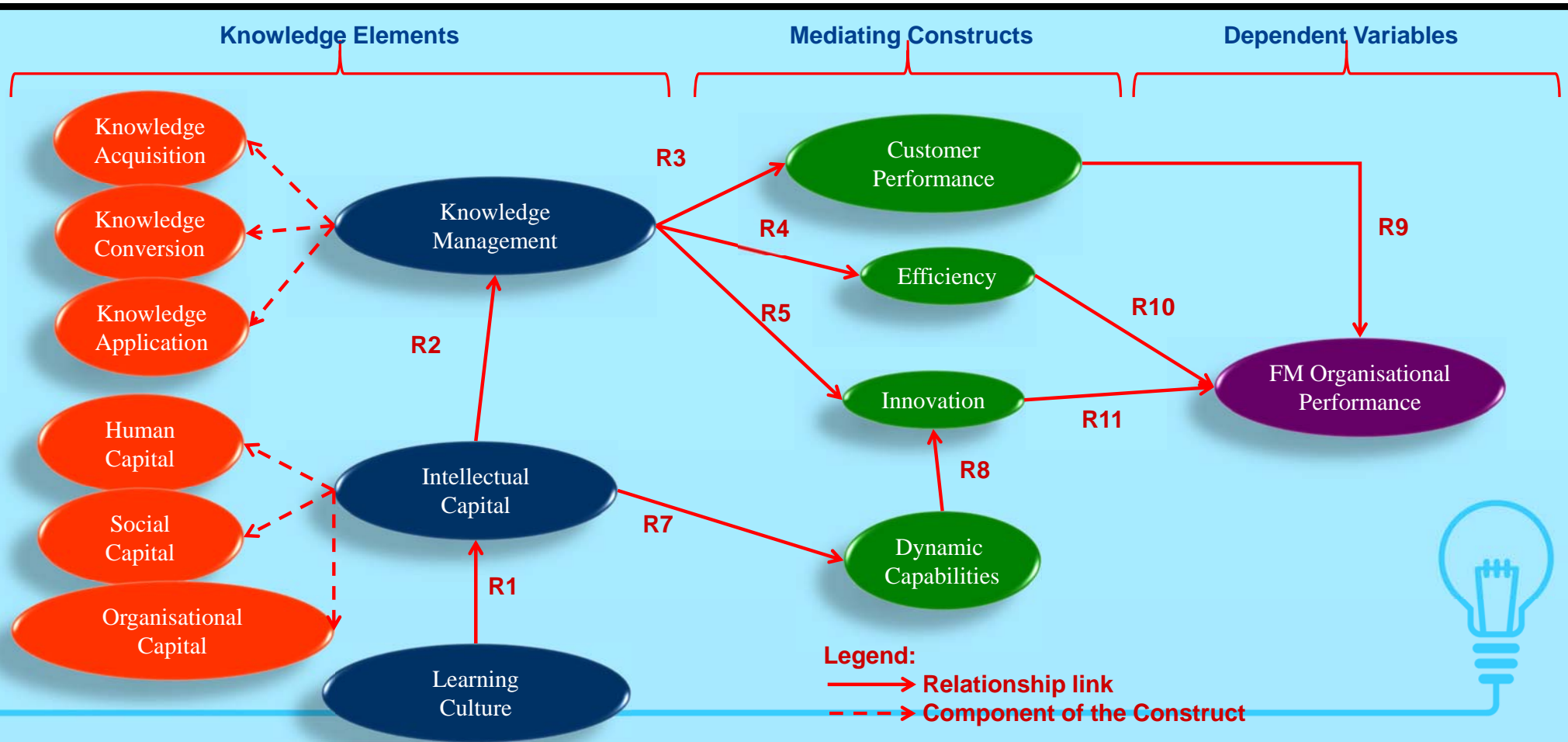
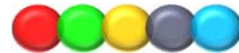
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Through routines, organisational structures, and processes of implementing the task were collected.

The FM Organisational Performance Model



The FM Organisational Performance Model





Pengenal Building Information Modeling (BIM)



CHALLENGES
VIRTUAL
CORE
PROTECTING
COMPETITIVE
TECHNOLOGICAL
COMPETENCIES
PROCESSING
BEHAVIOR
FIRM
FRAMEWORK
REALIZATION
SUPPLIERS
COMBINING
ADVANTAGE
BUSINESS
DYNAMIC
PROCESSES
AUTONOMY
NATION
SIZE

Performance

Efficiency

SUPPORT
PROCESSES

R10



Efficiency is a way to exploit

UTM

UNIVERSITI TEKNOLOGI MALAYSIA

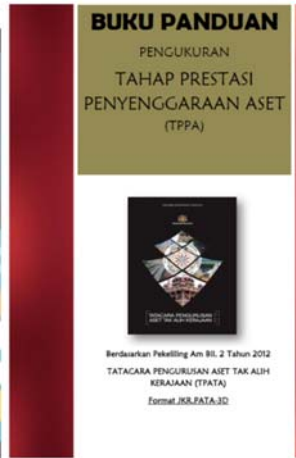


GARIS PANDUAN
PEMERIKSAAN
PENILAIAN
BANGUNAN SEDIA ADA

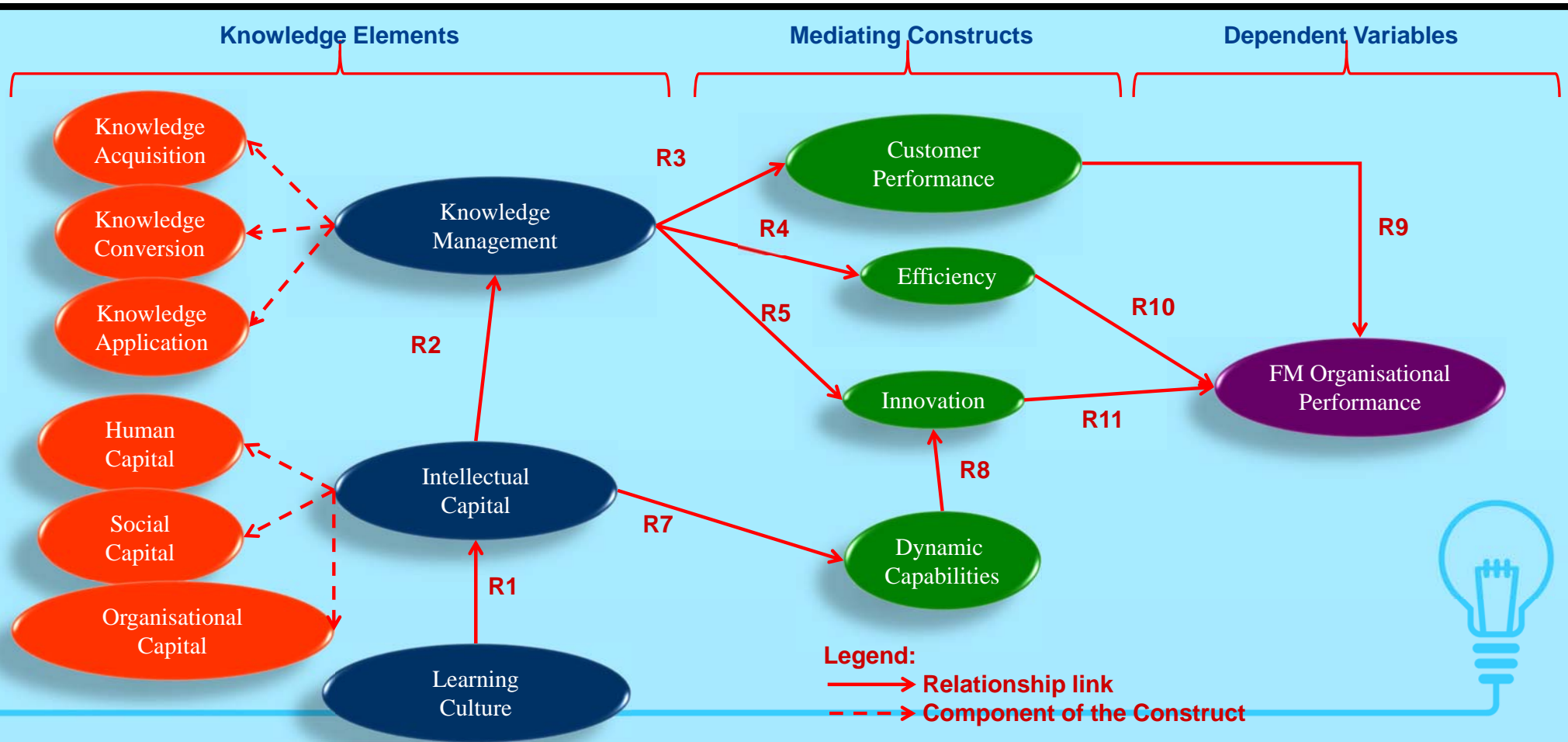
FM Organisational
Performance



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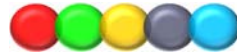
The FM Organisational Performance Model



No.	Main Focus in the Revision of DPAK and MPAM in 2019	Workshops organised by PWD and MOF in August 2018	Resolution from NAFAM 2018 in 8-9/10/2018	Recommendation by the Chief Secretary of the Government in 7/2/2019
1.0	Improvements to the documents are in line with the current changes in the Government needs	<p>Focus 1</p> <ul style="list-style-type: none"> - Towards an efficient asset management, taking into account: <ol style="list-style-type: none"> 1) The agency business planning plan needs to go through a 'non-asset solution'. 2) The implementation of 'Asset Monetization' to reduce liabilities and cost of ownership of government assets. - Establishment of centralized and comprehensive governance under the MOF through two (2) regulatory entities: <ol style="list-style-type: none"> 1) Strategic, importance and sensitive Government assets. 2) Conventional Government assets (common/non-profit) that have the potential to generate income. 	Establishing an institution at the national level as a centre of excellence in asset management and facilities management.	<ul style="list-style-type: none"> - Creating a policy: <ol style="list-style-type: none"> 1) Incentive policies to excellent contractors to manage asset operations and maintenance 2) Ensuring that new building asset development plans need to use the 'Design for Maintainability' concept and Asset Life Cycle. - Execution of physical examination of all Government buildings for top-level scope determination.
2.0	Strengthen the concept of asset monetization	<p>Focus 3</p> <ul style="list-style-type: none"> - The acquisition emphasizes the principle of 'Total Life Cycle Asset Management' through Life Cycle Costing (LCC), the establishment of specifications and standard SLA, monitoring and enforcement. - Profit-based earnings include: <ol style="list-style-type: none"> 1) The acquisition of new assets should provide projected financial cost over the life of the asset. 2) The use of Government-owned vacant land and overseas assets to generate government revenues through rental and so on. 	<ul style="list-style-type: none"> - Provide a strategic acquisition model that is based on the principle of 'Total Life Cycle Asset Management' for the provision of high performing assets and towards sustainable development. - Take into account the 'Value for Money' approach. For example: <ol style="list-style-type: none"> 1) Empower the accrual accounting system. 2) Creating a more specific provisioning code for asset activity such as Movable Asset, Immovable Assets, Life and Intellectual Assets. 	<ul style="list-style-type: none"> - Establish a reasonable percentage determination policy on Government revenue through taxation activities and so on to be included in the special maintenance fund for the purpose of distributing the allocation of operations and maintenance of Federal Government buildings.

No.	Main Focus in the Revision of DPAK and MPAM in 2019	Workshops organised by PWD and MOF in August 2018	Resolution from NAFAM 2018 in 8-9/10/2018	Recommendation by the Chief Secretary of the Government in 7/2/2019
2.0	Strengthen the concept of asset monetization	<p>Focus 3</p> <ul style="list-style-type: none"> - Improvements to Procurement Strategies such as Build Operate Transfer (BOT) method, Build Lease Transfer (BLT), Concessional and so on. <p>Focus 4</p> <ul style="list-style-type: none"> - Improve planning and budgeting methods that are specific to government asset management, taking into account the needs of Total Life Cycle Cost: <ol style="list-style-type: none"> 1) Improvements to existing accounting systems 2) Establish a specific spending code for the operation and maintenance of assets. <ul style="list-style-type: none"> - Budget Planning & Control Model Provisions, for example, a specific spending code for asset management and maintenance, especially in accrual accounting systems and the establishment of a special fund or trust fund for asset operations and maintenance. 	<ol style="list-style-type: none"> 3) Establish an asset monitoring and reporting system of assets in the form of integrated dashboarding. 4) Acquisition of new assets based on the cost of finance over the life of the asset. 5) Applying 'value-driven' concept rather than 'cost driven'. <ul style="list-style-type: none"> - Strengthen the policies of asset monetization for income generating purposes from existing government assets. - Improve the planning and budgeting methods specifically for Government Asset Management based on the asset life cycle. 	- Need to conduct comparative studies in the form of a percentage of the cost of maintenance spent by the Government with the total operating expenditure allocated so that a fixed norm is used as a reference in determining the amount necessary to be provided for the purpose of maintaining immovable assets.
3.0	Mastering technology in line with the Industrial Revolution 4.0		- Provide a strategic framework of Asset and Facility Management practices that are in line with the Industrial Revolution 4.0. For example: 1) Internet of Thing, Artificial Intelligence, Data Analytics, BIM and GIS.	
4.0	Approach to international standards in asset management			

Implications



Encourage employees to continuously learn, experience the best practice and lesson learned in Asset and Facilities Management

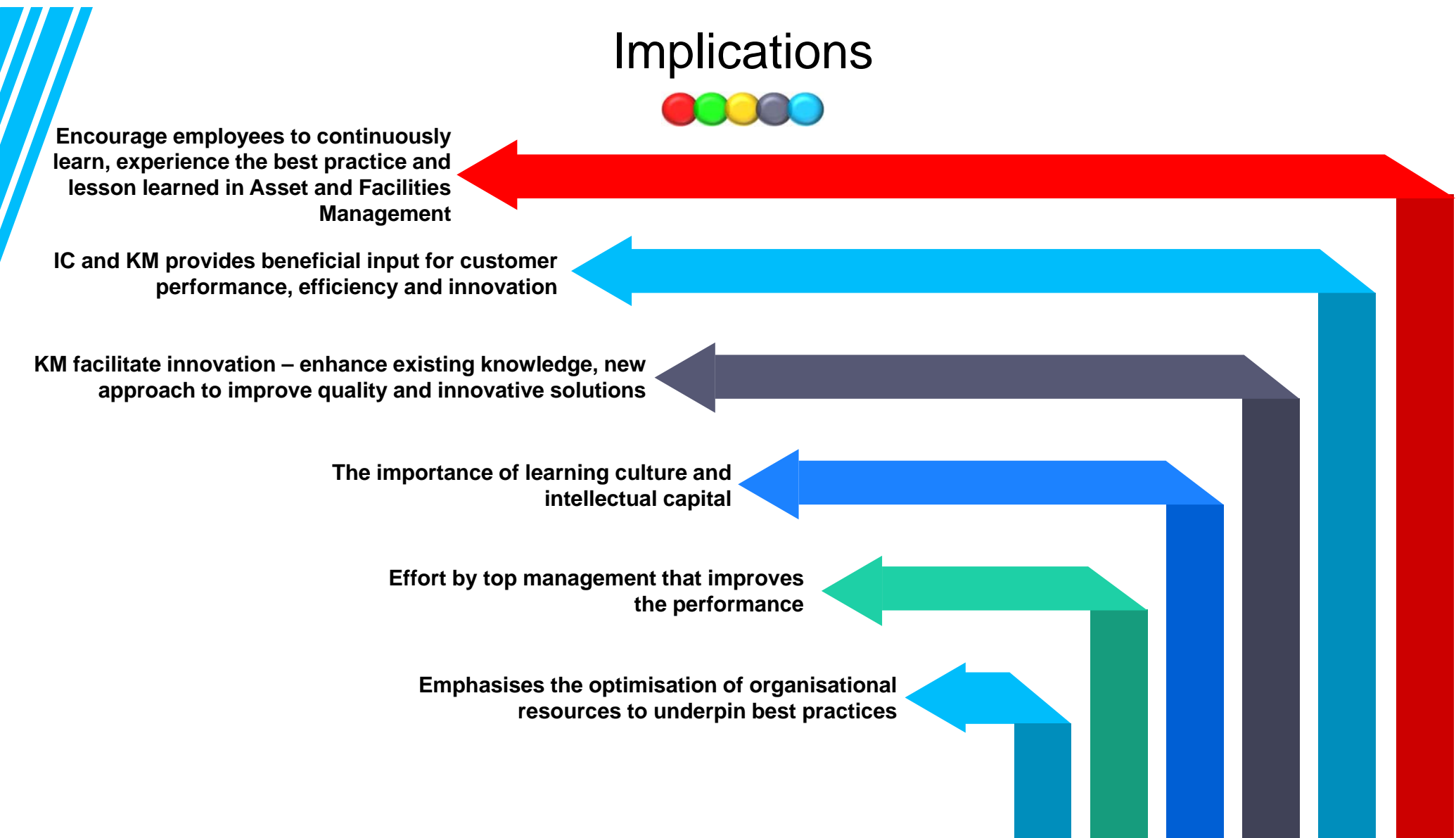
IC and KM provides beneficial input for customer performance, efficiency and innovation

KM facilitate innovation – enhance existing knowledge, new approach to improve quality and innovative solutions

The importance of learning culture and intellectual capital

Effort by top management that improves the performance

Emphasises the optimisation of organisational resources to underpin best practices



A low-angle, upward-looking photograph of several modern skyscrapers against a clear blue sky. The buildings are framed by a dark, curved architectural element at the top of the frame. A large, semi-transparent blue circle is overlaid on the center of the image, partially covering one of the glass-clad towers. The text "Thank you" is written in white, sans-serif font across the middle of the blue circle.

Thank you