

A nighttime photograph of a city skyline, likely Shanghai, with numerous illuminated skyscrapers and a river in the foreground. The sky is a deep purple. An orange semi-transparent rectangle is overlaid in the center, containing the title text.

SMART BUILDING SERVICES

The logo for Urbanise, featuring a stylized 'u' and 'b' in white and orange, with the word 'urbanise' in white lowercase letters below it.

urbanise

THE FUTURE OF CAFM

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Computer aided facility management (CAFM) systems provide FM managers the ability to track, manage, report, and plan facilities operations effectively and efficiently throughout the building lifecycle. They are also an important tool in helping facility managers face their daily constraints and obstacles including shrinking maintenance budgets, resource constraints, political priorities, unfunded mandates, data disparities and organizational stovepipes. However, the real challenge for facility managers is to overcome these obstacles by using the resources available to them and investing in a CAFM system that leverages efficiencies and increases cost savings. With 16 million websites worldwide related to FM software, the choice of right technology is not an easy one but it is an essential one.

Limitations of CAFM Solutions

Essentially, CAFM solutions serve three main objectives:

- **Functional:** Achieving transparency and improving planning performance and quality
- **Financial:** Reducing costs and maintaining market value of the building
- **Accountability:** Documenting compliance to processes and adherence to statutory requirements

Existing CAFM systems are built for the FM providers of the past and are not fit to service the demands of the emerging FM ecosystem effectively. Their vision is limited and their use of archaic tools results in an inadequate and partial solution.

A recent study showed that the average CAFM system facilitated:

- more transparent information
- improvement of FM processes
- no redundant data entries & storage

But fell short of providing:

- better cost transparency
- better planning quality
- cost reduction through process optimization or planning costs

Essentially the average CAFM system fulfills its functional objectives but does not have the features or ambition to fulfill the economic and legal objectives.

Urbanise, the future of service delivery

The FM provider of the future will not only embrace Smart Buildings, but will be an intrinsic part of the ecosystem. With this in mind, Urbanise created a service delivery platform that offers smarter ways of servicing clients.

Future-proof Platform with CAFM at its core:

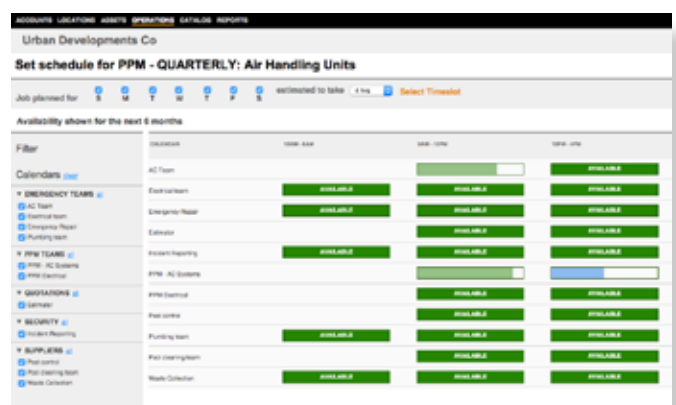
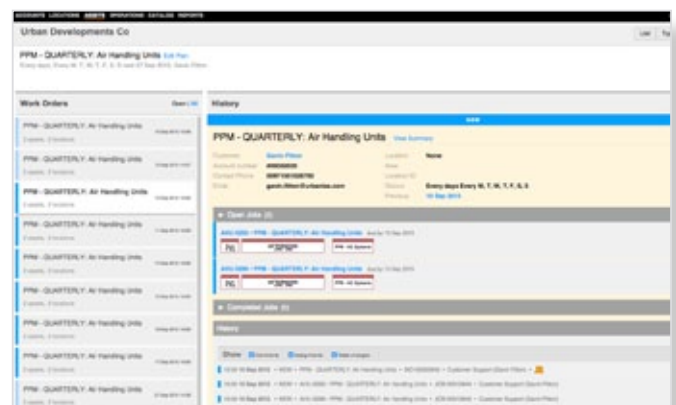
- offers occupants a stress free built environment
- offers FM service providers revenue generation
- uses business intelligence to ensure that buildings and assets are maintained correctly
- leverages business intelligence to create great customer experience
- enables better visibility of the activities both in-house and sub-contracted – through our 'service provider marketplace'

Benefits of our CAFM System

Functional Performance

The Urbanise CAFM system is a collaborative solution with an intuitive asset management interface that supports efficient resource management and communication.

Facility managers have trouble effectively coordinating all of their resources. Urbanise centralises everything into a single cloud based system that is accessible from anywhere and is scalable to as many devices as you need including smartphones and tablets. From scheduling resources, reserving rooms, emergency and planned maintenance requests, each task is tracked to ensure visibility, control and improved efficiency. Eliminating paperwork not only improves business management but also significantly improves client service and cuts costs. Typically an organization that operates a system requiring data to be uploaded manually will have overhead costs of up to 5% of revenue and significantly higher risk.



The focus of our CAFM solution and approach is effective skills transfer so that our clients can:

- Easily capture data via bulk upload, with the ability to update and amend in large quantities for building locations/areas and individual asset data/types
- Very simply and quickly tag locations, areas and assets across multiple dimensions, allowing you to sort your data in numerous ways. Dynamic tagging gives immense flexibility over traditional CAFM systems
- Easy to use 'bulk actions' allowing the creation of job plans for planned maintenance activities across multiple assets and locations, as required according to client/contractual commitments

Reduced Operational Costs

Understanding FM costs

- Operating expenses account for 80% of overall costs of a building throughout its lifecycle
- Software and data acquisition account for almost 70% of the CAFM implementation costs

The Urbanise CAFM solution is fully integrated into our broader service Platform, offering an ecosystem that significantly improves and streamlines operations, thereby reducing operating overhead costs by up to 30%.

Additionally, Urbanise is a cloud-based platform that requires no capital expenditure with a pay as you grow subscription model that is scalable and flexible, adapting to clients changing needs within an evolving environment.

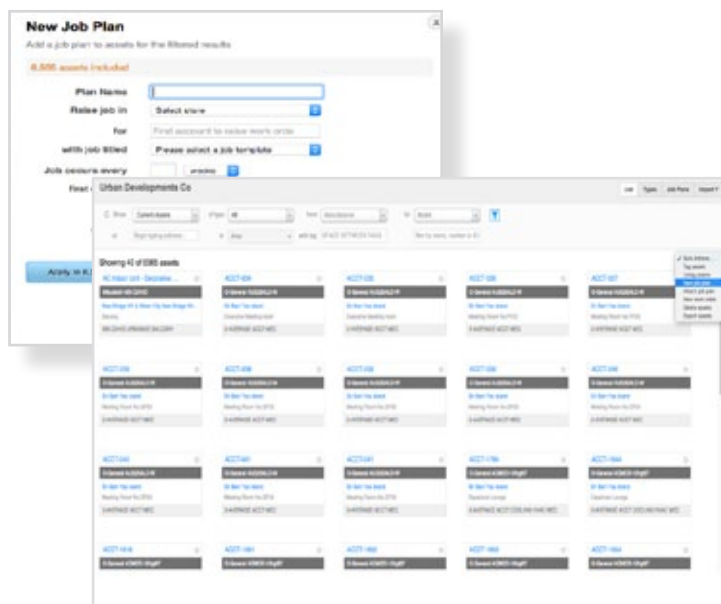
Evidence based Accountability

Most CAFM systems still depend heavily on manual documentation and lack any way of evidencing compliance to requirements and procedures. This leaves FM providers, building owners and community managers vulnerable in case of problems, incidents, defects or accidents.

The Urbanise CAFM solution, on the other hand, has an evidence based reporting approach illustrated by the following features:

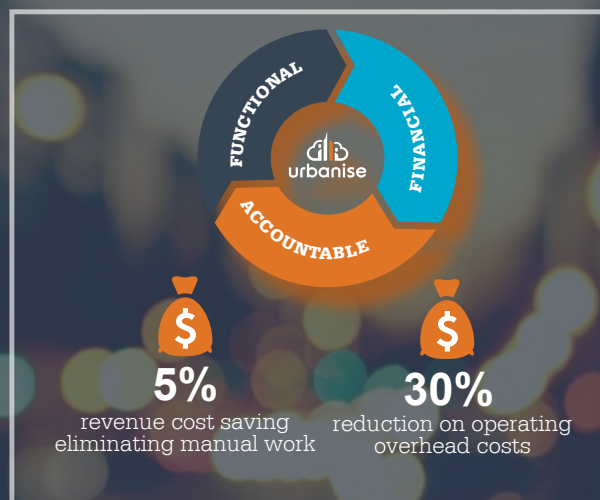
- The ability to track before and after completions with photographs taken on-site translates into enhanced quality control
- Detailed electronic work instructions, the ability to raise new jobs on-site, signed approvals and instant customer feedback ensure processes are respected and documented
- All activities are time and date stamped, with location tagging, creating immediate visibility of compliance against contractual obligations
- Ability for delivery teams to undertake risk assessments prior to undertaking work
- Recording next actions at the point of delivery improves transparency

The Urbanise platform creates a productive environment in which processes are valued, quality of work is demonstrated and responsibilities can be tracked. **Now that's Smart!**



Features & Benefits

- ✓ Optimized FM processes with effortless tracking of planned and reactive maintenance, enhancing the maintenance of your buildings and assets
- ✓ Information improvement with real time insight into asset performance
- ✓ Building and workforce management achieved through a single integrated Platform
- ✓ Reduced operational costs with our SaaS model - no software installation costs and no burdensome IT infrastructure needed
- ✓ Flexible and easy to use templates making the approach to implementation user-led rather than system driven
- ✓ Complete visibility of attainment of service levels/targets and jobs completed/in-progress
- ✓ Real time dynamic reporting, giving owners, managers, service providers and customers complete visibility of activity



ABOUT URBANISE

Urbanise is the first cloud-based Building Service Delivery platform. With remote asset monitoring, dynamic workforce management, property accounting and an e-commerce portal for building occupants, the Urbanise platform completely transforms the traditional approach to building operations. Its disruptive technology seamlessly outperforms conventional building management solutions and offers service providers real time visibility and control, reduced costs and new revenue streams.

Listed on the Australian Securities Exchange (ASX), the Urbanise platform is integrated in over 6,900 buildings including some of the most iconic towers and communities across Australia, Malaysia, Singapore, South Africa, UAE and the UK.

Find out more at www.urbanise.com



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