



***SPM Assets™ Property Quality Standards (PQS) Module enables you to measure any type of qualitative standard such as functionality, accessibility, energy efficiency, compliance with building codes, safety, and security. It also allows a surveyor to collect a range of general information in a structured way. And this can all combine to provide a Quality Standard or Star Rating that also considers condition.***

There is a wide range of performance standards you can consider applying to a property – some of these are driven by regulations (such as the provision of fire extinguishers or installation of ramps for access) and many are driven by the current and future needs of the building’s occupants – well beyond condition. The traditional approach is to only assess components of a building that can be seen capturing condition and identify their associated defects. The PQS performance assessment enables assessment of the other harder to measure qualitative issues which can extend to any asset related issues you determine to be relevant to the occupant’s business operations.

More often than not, it’s these performance based functional and compliance shortfalls that can drive significant expenditure – often significantly more than maintenance and renewals.

Once configured you can use the PQS module to generate a star rating specific to your organisation. Results can then be used to benchmark or compare buildings within your portfolio and potentially, similar buildings owned by similar organisations. You need to carefully consider and define your own criteria around the standards and set policies to ensure the quality standard is achievable. SPM Assets is able to assist you with that process in offering a range of standard PQS templates for most building types including housing, schools, universities, community facilities, and commercial buildings – this provides the ideal starting point for you to develop specific standards that suit.

No matter what standard you wish to apply, you will be able to define the standard and establish consistent criteria for its assessment. The end result can then be reported and the shortfalls costed at a detailed level which is aggregated to a building through to a portfolio level. This can also be referred to as a ‘level of service’ – the module allows you to run scenarios based on different policies.

“Go beyond a traditional condition survey and determine what really makes a quality building.

*Condition plus performance equals **Quality.**”*

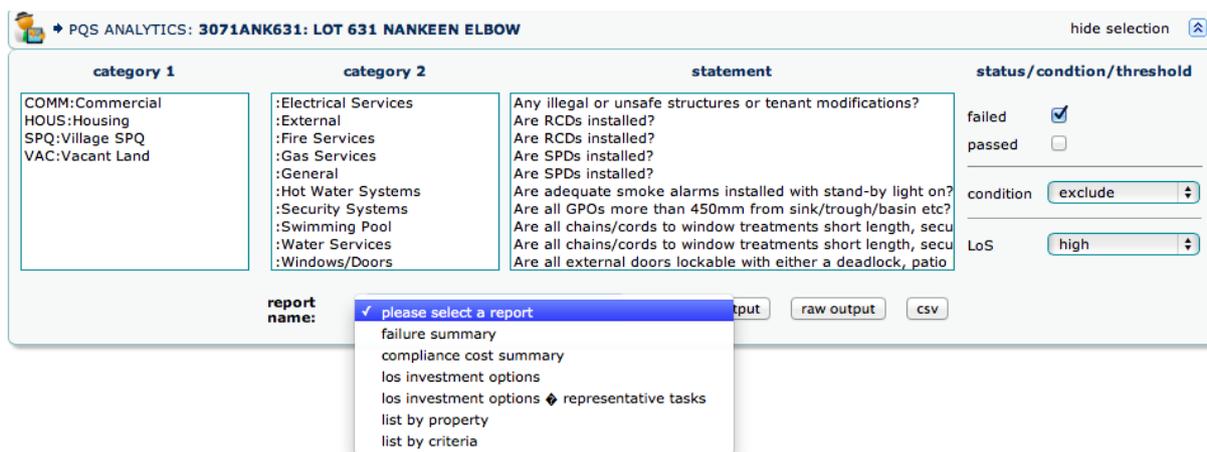
Having monitored your assets against the set standards you can then determine the costs, timeline and resources required to make your property fully compliant with your adopted standards. Because these calculations are based on real evidence, using scientifically proven methods the information can be used to more accurately plan works programmes.

Carpet installation is a good example of how the PQS Module can be effectively used. If your policy is to have carpet in all office areas by 2015 and only 70% of these areas are currently carpeted, then you can calculate the actual cost of 100% compliance. You can then determine if you will do this as one project or spread the work across several years to achieve the standard incrementally.

The PQS reports enable you to understand and provide information on the standards of your properties; knowing what percentage of buildings have fire hoses installed, or how many buildings have the latest signage can be determined at the push of a button. This information can provide senior management much needed confidence in the asset management process.

## Key benefits

- To go beyond condition and gain a real understanding of all aspects of the quality of the portfolio.
- Clear evidence on the cost to address specific issues including condition, code compliance, accessibility, function, and more.
- Avoid reinventing the wheel. Make use of the extensive library of PQS criteria and statements that SPM Assets can provide – we've already done the thinking.
- Flexibility in setting standards that are meaningful to your organisation – and the means to quickly and objectively assess the shortfalls.
- Benchmarking and comparisons between buildings.



PQS ANALYTICS: 3071ANK631: LOT 631 NANKEEN ELBOW hide selection

category 1	category 2	statement	status/condition/threshold
COMM:Commercial HOUS:Housing SPQ:Village SPQ VAC:Vacant Land	:Electrical Services :External :Fire Services :Gas Services :General :Hot Water Systems :Security Systems :Swimming Pool :Water Services :Windows/Doors	Any illegal or unsafe structures or tenant modifications? Are RCDs installed? Are RCDs installed? Are SPDs installed? Are SPDs installed? Are adequate smoke alarms installed with stand-by light on? Are all GPOs more than 450mm from sink/trough/basin etc? Are all chains/cords to window treatments short length, secu Are all chains/cords to window treatments short length, secu Are all external doors lockable with either a deadlock, patio	failed <input checked="" type="checkbox"/> passed <input type="checkbox"/> condition exclude LoS high

report name: 
 please select a report  
 failure summary  
 compliance cost summary  
 los investment options  
 los investment options representative tasks  
 list by property  
 list by criteria
 
 input raw output csv

### If you select this module you might also want to consider:

- PQS Reference Libraries – a full range across most building types and industry needs is available.
- The Mobile module – to collect the information in the field whether as part of a condition survey or a separate PQS assessment.
- Advanced Reporting – choose from a range of standard reports or design your specific reports.