



UTHM

Universiti Tun Hussein Onn Malaysia

UNIVERSITI TUN HUSSEIN ONN MALAYSIA

**FINAL EXAMINATION
SEMESTER I
SESSION 2021/2022**

COURSE NAME : ASSET AND FACILITIES
MANAGEMENT

COURSE CODE : MPA 12203

PROGRAMME CODE : MPA

EXAMINATION DATE : JANUARY / FEBRUARY 2022

DURATION : 3 HOURS

INSTRUCTION :
1. ANSWER ALL QUESTIONS
2. THIS FINAL EXAMINATION IS
AN ONLINE ASSESSMENT
AND CONDUCTED VIA
CLOSED BOOK

THIS QUESTION PAPER CONSISTS OF **FOUR (4)** PAGES

Q1 All agencies are responsible for performing the management and maintenance of their respective assets. A good asset maintenance practice should include not only preventive maintenance and focus on damage repairs. Nevertheless, appropriate measures have to be considered for implementing asset management in a sustainable development manner in order to achieve the level of quality, safety, health, environment and comfort. **Figure Q1** illustrates a systematic asset management approach for a quality service delivery to the customer.

(a) Compare each of the following elements as illustrated in **Figure Q1** in respect to the asset management approach of the agencies.

(i) Repair maintenance (5 marks)

(ii) Preventive maintenance management (5 marks)

(iii) Total facilities management (5 marks)

(iv) Total asset management (5 marks)

(b) Distinguish between the Current Practice and Best Practice in respect to the asset management approach as illustrated in **Figure Q1**.

(10 marks)

Q2 COVID-19's impacts on workers and workplaces across the globe have been dramatic. This consequences has changed way of working practices for employees and the firms have options either to adopt employee-centric workplace strategy or hybrid working strategy. Since post Covid-19, a growing number of organizations' worldwide have exercised plans to accelerate their implementation of hybrid working strategy rather than employee-centric strategy.

Meanwhile, despite adopting hybrid working model, the firms wish for their physical workplace to be spaces that create a better experience for talent and improve collaboration among staff, business partners and other stakeholders. These parameters of the 'new normal' have created and managed new generation of workplaces for enabling people and businesses to work safely, flexibly, collaboratively and productively.

Therefore, as an asset manager of the organisation, you have been instructed to:

(a) Recommend **THREE (3)** strategies to enable hybrid working success. (15 marks)

(b) Compare **THREE (3)** advantages and disadvantages of employee-centric strategy and hybrid working strategy.

(18 marks)

(c) Justify the best strategy to be adopted by the firm as based on the above case scenario.

(8 marks)

Q3 Good asset management provides the information needed to improve decisions on immovable (physical) assets, information technology infrastructure, internal controls and financing needs. This resulting insights may allow asset owners to better quantify and anticipate the impact of future decisions and/ or regulations on asset life cycle.

In short, asset management involves processes of planning and monitoring physical assets during their useful lives. This means, managing assets effectively requires a high level management interest. The application of life cycle costing techniques and the understanding of the assets' life cycle phases for total costs and output are crucial.

As an asset/facilities manager, you have been instructed to:

(a) Discuss **FOUR (4)** distinct phases of the life cycle of the physical asset owned by your organisation.

(20 marks)

(b) Outline **THREE (3)** key performance indicators that could be used for physical asset maintenance.

(9 marks)

- END OF QUESTIONS

FINAL EXAMINATION

SEMESTER / SESSION: SEMESTER I 2021/2022
COURSE NAME: ASSET AND FACILITIES MANAGEMENT

PROGRAMME CODE : MPA
COURSE CODE: MPA 12203

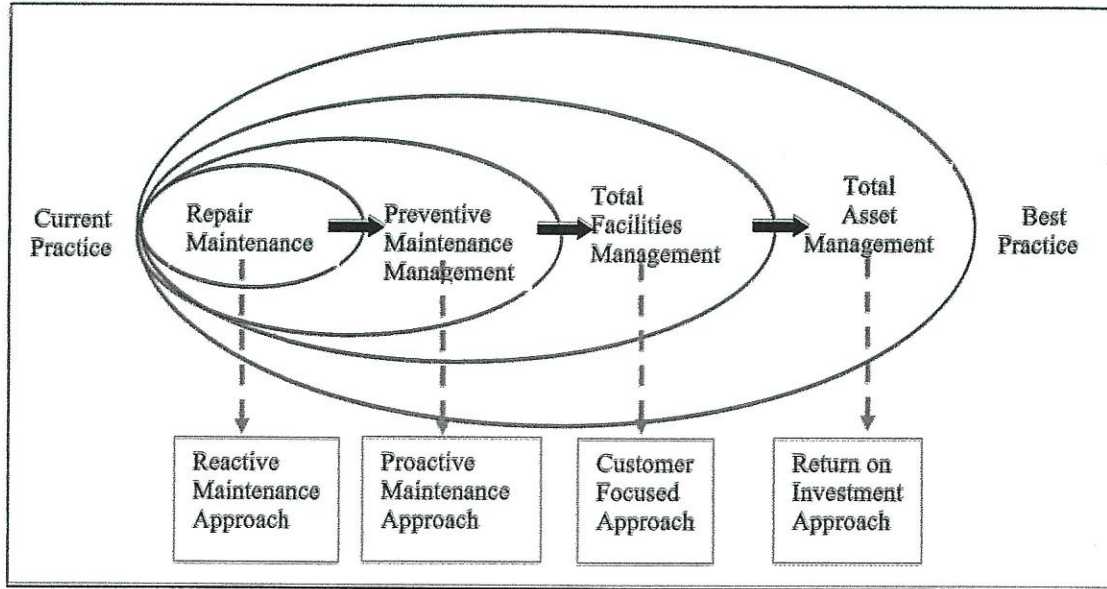


Figure Q1: The relationship of asset management approach