

Ultimo

Property Management

Managing and maintaining property is an important and valuable part of your operation. How do you gain greater insight into the total property portfolio? How do you know what to expect in terms of maintenance for the coming years? And how can you ensure the practical execution of maintenance tasks? These are just a few examples of the many questions Ultimo can help you with in terms of property management and long term maintenance.

GREATER INSIGHT INTO AND CONTROL OVER PROPERTY AND EQUIPMENT

With the modules Property Management and Equipment Management, you can register and manage your complex, building(s), building sections, floors, and rooms, but also your (building-specific) equipment (such as air handling units and central heating). The software not only offers the possibility to register relevant basic information, but it also facilitates the registration of financial and contractual information (e.g. Maintenance contracts), cadastral information, and Real Estate Appraisal Act assessments. Naturally, you have the possibility to link relevant documents, images, and drawings (e.g. CAD).

POSSIBILITIES IN TERMS OF CAD

Do you work with CAD drawings in your organisation? With the standard CAD viewer, you can easily view your linked CAD drawings of buildings, rooms, and equipment. In this viewer, you decide which layers of the drawing you wish to view, and you can choose from different layouts. You can also print the drawing directly from Ultimo or create an image of the drawing. Do you often work with CAD drawings in your organisation? If so, the optional CAD integration is an interesting addition to further increase efficiency. The Ultimo CAD integration offers the possibility to import rooms from CAD drawings into Ultimo. Additionally, you can create floor area plans, with which you can project information from Ultimo onto your CAD drawings. Multiple standard floor area plans can be made, e.g. based on room type, user function, security class, and reservable space. You are also free to create your own floor area plans, taking into account the properties or attributes of a room.



Facility Management

LONG TERM MAINTENANCE

You have mapped your property and know which important equipment matters, but you would also like to gain insight into the maintenance costs that you will encounter in the coming years. This is, of course, of great importance to the balanced exploitation of the activities. For this, you use the Long Term Maintenance Planning module. With this module, you can set up a maintenance budget on a higher (strategic) level of abstraction, with which you can, for example, inform your management or investors of the expected maintenance costs. You can also use this information to provide your maintenance plans, in the short term, with the correct maintenance budgets.

OBJECTIVE VIEW

The basis for setting up a realistic long term maintenance schedule is to objectively and clearly map the current technical condition of a building or equipment. The Condition Measurement module offers suitable functionality. Besides possibilities in terms of planning, executing, and registering condition measurements, the fault books in Ultimo are stored per maintenance element. In these fault books, possible faults are indicated, including the importance and the possible intensity of the fault. After the condition scores have been calculated (possibly according to an ageing curve), it is important the organisation-specific risks are mapped. These indicate the possible outcomes of not solving a fault. By comparing the outcome of this analysis to the desired condition score, an estimation is made of the necessary maintenance activities.

ULTIMO

SOFTWARE SOLUTIONS

These can then be included in the long term maintenance budget. In order to easily perform on-site inspections for condition measurements, standard interfaces are available with typical inspection tools. Applying condition measurements to spread the maintenance activities over the years is the first step in creating an objective long term maintenance budget. It is equally important to realistically estimate the costs of maintenance in order to create a reliable image. Usually, standard cost files are used for this purpose; these files contain current costs of material, labour, etc. The key figures from these files can be loaded into Ultimo.

OPERATIONAL MAINTENANCE SCHEDULE

After the maintenance activities and corresponding costs have been mapped, you can finish the long term maintenance plan. Multiple scenarios can be created, and, of course, after consulting with your stakeholders, you can decide to shift certain activities over time if this better fits your schedule or budget. After you have chosen a scenario, you can combine the maintenance activities into task packages. These task packages need to be executed effectively. For this, you can choose from different options: you can outsource/tender out some or all of the task packages to third parties, or you can have your own maintenance staff execute the activities. Whichever you choose, Ultimo can support you with the operational maintenance schedule as well, so you can continue to manage and control the execution. With the Periodical Maintenance module, you can ensure that the maintenance activities are planned and executed effectively. This way, you ensure the composition of historical data, and you can quickly show the desired information during audits and inspections. Not only is this functionality useful when you account for the maintenance activities yourself, but also when they are executed by third parties. Thus, you can ensure that agreements are honoured. Next to supporting the creation of long term maintenance and operational maintenance schedules, the software also helps you, because of its technical sophistication, process malfunctions and the like. Moreover, the software offers functionality in terms of time registration, cost registration, invoicing, stock management and purchase, depreciation of equipment, reports, and dashboards.

RENTAL ADMINISTRATION

In case you are letting property to third parties, you can also manage this using Ultimo. In Ultimo, you can record the various leases and associated obligations and keep track of any changes. Financial commitments are calculated using deferrals, taking into account accrued

advances. In Ultimo, you can create invoice proposals that are then neatly processed in accounting-systems by means of a (standard) interface.

STANDARDS AND CODINGS

In the development of the software, the following was taken into account:

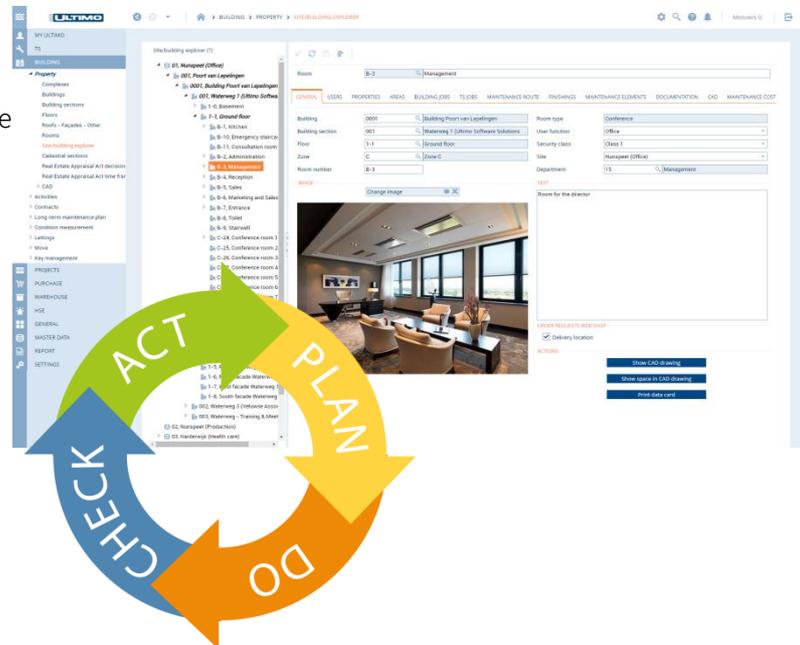
- + NEN 2580
- + NEN 2767
- + The possibility of applying element codings when setting up long term maintenance budgets (e.g. NL SfB)

SUMMARY OF YOUR ADVANTAGES

- + Greater insight into and control over your property portfolio and (building-specific) equipment
- + Control over the exploitation of your property on the long term by means of an objective image of the maintenance activities and the corresponding costs
- + Effective support in the execution of maintenance activities on the short term
- + Efficiently administering and managing leases when letting property to third parties

ADDITIONAL USAGE OF ULTIMO

Ultimo not only offers fitting support in terms of Property Management, but it also offers support in terms of Facility Management, Maintenance Management, IT Service Management, Infra Asset Management, and Fleet Management.



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