



# Government Digest

*Umsebenzi*  
Keeping you informed

**Metrobuild**  
Promoting infrastructure and development

October 2013 Volume 33 No 3

# PRASA

CHANGE HAS BEGUN. THE FUTURE IS HERE.

Through our train station modernization and overall infrastructure upgrade we're making rail the preferred way to travel.



## MAKING RAIL THE PREFERRED WAY TO COMMUTE

SAFE, COMFORTABLE, FAST AND MODERN FOR A MORE PLEASURABLE TRAVEL EXPERIENCE

Be moved



**prasa**

PASSENGER RAIL AGENCY OF SOUTH AFRICA

Lydia Hendricks, director of Afroteq FM Solutions

# Taking the stress out of GIAMA



It is that time of year again – budget proposals need to be finalised, asset registers updated and strategy planned. And to add to the stress of the final planning, it is imperative that all policies and regulations of GIAMA be followed – to the letter. So mention “GIAMA” and it is not surprising that officials want to run and hide – just the acronym alone is intimidating.

The Government Immovable Asset Management Act, or GIAMA as it is commonly known, was promulgated into effect in 2010 and since then departments have been hard pressed to understand and implement the “vastness” and “wideness” that is GIAMA. It is for this reason that the role-out of the Act has been planned with a phased approach so as to carry out the necessary preparatory work in order to ensure custodian readiness for its implementation. The preparatory phase requires that each department must first submit a proposal detailing the state of its current asset register, its institutional capacity and the specific constraints it may face in order to ensure successful implementation.

This is no small task, considering that for over a decade departments have been running assets with little or no knowledge as to the condition and in some cases, the location of those assets. This “preparatory” phase alone is an enormous task so to even concede that asset registers are ready for the planned policy implementation at this point will be folly.

According to Lydia Hendricks, director of Afroteq FM Solutions, to get started one needs to know what you are dealing with. “It is impossible to set up a structure in a vacuum, with no information, knowledge or data with integrity, she says. “There simply is no quick fix to building an asset register – the elephant needs to be eaten piece by piece, but there is help at hand,” she adds.

As a director of Afroteq FM Solutions, a company specialising in full turnkey facilities management solutions, she has been playing an active role in the facilities management industry for close on 20 years. She is no stranger to GIAMA or its far-reaching consequences.

“I come into contact daily with the problems encountered by facilities managers in charge of Departmental assets. They know what they need to do but often don’t know where to start,” Hendricks comments. The tough questions that need to be asked are often avoided not due to ignorance, but due to the realisation of the overwhelming “lack of information”. This inevitably leads to a failure in mobilisation of resources and so the elephant grows bigger – not smaller.

## Providing structure

“We need only look at the current condition of State facilities to understand the consequences of not having a strategic plan for Facilities Management,” says Hendricks. The same rings true for most enterprises simply because they don’t fully understand the concept

and value of lifecycle costing. Implementing a strategy with facilities management principles at the core will not only provide a structure from which to operate, but will actually remove the guess work out of GIAMA altogether. A facilities management focus will provide a “safe process” with which to establish a comprehensive structure to enable the collection of data, create feasible maintenance plans and ultimately formulate an integrated Immovable Asset Management Plan. Having a facilities management approach from the start will assist those responsible to be able to implement their department’s asset plans according to the guidelines and regulations prescribed by GIAMA.

“We have been implementing maintenance solutions for the Department’s health facilities for just over a year now and have been instrumental in BBEE and SMME enterprise development through job creation whilst addressing the dire need at facilities where maintenance needed improvement,” says Hendricks. This has in turn enabled the department to cut back on its adhoc spend and develop a structured approach to drive preventative maintenance and in so doing move from reactive to proactive service delivery and cost control. The company assists with life-cycle management, asset verification, condition assessments as well as the compilation of asset registers. Once these processes are undertaken rehabilitation of buildings can start and assets can be disposed of where necessary. “We have found that departments have been spending money on renting premises – when in fact they could have been utilising their own assets,” adds Hendricks.

Some very important factors to consider when engaging help with GIAMA are:

- Controls and robust systems are paramount to manage fraud and corruption
- Spending the budget doesn’t necessarily mean it is spent effectively
- Integration closes gaps and brings about efficiencies and manages risks
- Working in silos costs money

Effective execution must save money, so if you spent less but can produce what was budgeted for, then you have excelled – not underperformed. Spend the savings on other much needed projects that will improve service delivery if you must spend the budget, but knock that list down!



## **At Afroteq FM Solutions we don't just understand facilities management, we have perfected it.**

When it comes to implementing sustainable facilities management solutions to ensure a GIAMA state of readiness, we are the experts. For over 10 years we have been advising and assisting various Government Departments to efficiently maximize and manage their asset registers and facilities, minimise ad-hoc spend and improve resource output ten-fold.

Through our national team of highly qualified technical FM experts and project managers we provide the following services to Government as well as the private sector:

- Asset Verification and Management: planning, condition assessment and asset registers
- Strategic Facilities Management Planning and Operations
- Maintenance, Sub-contractor Management and Service Level Agreements
- Space Planning and Interior Design
- Facilities Management and Project Management Training

### **Sustainable Partners for Sustainable GIAMA Solutions.**

Afroteq FM Solutions Cape Town Head Office: +27 21 528 8980.

[www.fm-solutions.co.za](http://www.fm-solutions.co.za) • Email: [info@fm-solutions.co.za](mailto:info@fm-solutions.co.za)

Branches in Johannesburg, Port Elizabeth, East London and Durban. B-BBEE Level 2 (QSE)

### **ANY PROBLEMS WITH:**

**AIRCONDITIONERS? COLD ROOMS?  
FREEZER ROOMS?  
ICE MACHINES & CATERING EQUIPMENT?  
LAUNDRY EQUIPMENT?  
MORTUARY CABINETS?**



## **Call Us!**

We Supply, Install, Repair And Service All Types of Air conditioning, Refrigeration, Catering Equipment And Laundry Equipment. We are ISO9001: 2008 Quality Management Certified and B-BBEE Level 3 EME.

**Max: 072 581 4139 or Zwesta: 071 495 3004**

We are based in East London , Mthatha and Port Elizabeth. Our Response time is FAST. Try Us!

**controlling your climate**

*in your home and in the office*

Flat Foot Airconditioners Head Office: 71 a Devereux Avenue, Vincent, East London  
Tel: +27 (43) 721 2934 • Email: [info@flatfootgroup.co.za](mailto:info@flatfootgroup.co.za) • Website: [www.flatfootairandfire.co.za](http://www.flatfootairandfire.co.za)