

Residential Assets – The Problem we Had to Have

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***Stephen Butt** has been involved in senior asset management portfolios for the last 25 years. After a long career in Healthcare he joined Charles Sturt University 4 years ago as the Executive Director of the Division of Facilities Management. Here he is responsible for all aspects of facility management for the University's extensive asset portfolio. He has qualifications in Mechanical Engineering, Maintenance and Engineering Management*

Charles Sturt University (CSU) has in excess of 3,000 student residential accommodation beds spread across its regional Campus'. These facilities range in age for approximately 100 years old to modern day and are constructed in a wide array of materials and configurations.

Historically the asset management tasks associated with student residences have not been the responsibility of the Division of Facilities Management (DFM) however this has now changed.

The paper explores the management aspects leading up to the University's decision to transfer the responsibility for the Asset related issues of Residential accommodation to DFM and the journey embarked on since that decision was taken in 2010. It details the approach taken to identify, document and capture the assets and their outstanding works requirements and the management plans and systems that have been employed to implement a long range plan of improvement and reinvestment. It provides a snapshot of the progress of the extensive journey being undertaken, the tasks undertaken and costs involved. The risks that lie ahead for the University are common for all similar providers and the strategies for dealing with these are discussed and analyzed.

It explores the issues of how Divisions such as DFM can influence major organizational planning and investment through presentation of sound and quality advice to Senior Executives. It also explores the intangible benefits that can be delivered through structured works programs that deliver more functionality and vibrancy for student residential accommodation.