

EFFECTIVE MAINTENANCE MANAGEMENT

INTRODUCTION

Maintenance Management is the process of coordinating various maintenance activities and resources for effective asset management and reliability. It involves the effective utilisation of resources to achieve the company's objective in terms of asset reliability. Effective maintenance management is not just ensuring asset reliability. It stretches into ensuring that asset utilisation and reliability has a significant impact on the company's fortunes.

For effective maintenance management, the following must be in place:

1. Goal
2. Strategy
3. Plan
4. Schedule
5. Resources

THE GOAL OF MAINTENANCE.

The goals that we want to achieve in equipment maintenance need to be defined and outlined. What are our objectives when carrying out a maintenance activity? Equipment reliability would be the most likely and of course most reasonable answer. We want to ensure that we get at least a positive return on what was invested in acquiring the asset. Most maintenance professionals don't think that far. For a lot of us, the asset is like a baby we cradle to old age, and we have a sense of accomplishment when we look at what we have maintained for twenty or more years still in good condition. That's great, but the investor is looking at the numbers. Has the investment made yielded the desired return? Maintenance management is not effective if that question can't be given a positive answer. It is very necessary to ensure that the goal of maintenance is aligned with the goal of the business making the investment not just in equipment but also in funding the maintenance activities.

Maintenance management does not just stop at ensuring equipment reliability. Maintenance management ensures that its activities are being carried out to

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