



SmartPM Preventative Maintenance

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SmartPM

JAYBEE

SmartPM

Advantages

Special Features

Business Mode

System Screenshots

JAYBEE Systems Ltd



Is a leading provider of conceptual and computerised solutions



Has an established track record of providing cutting-edge solutions, to local and international hotel chains



Provides high speed development of applications using its dedicated team of programmers, sophisticated development tools and state-of-the-art technologies



Designs tools that are user-friendly, easy to install and run and can be easily customised.



SmartPM

SmartPM – Preventative Maintenance Tool

- Allows organization to record and display all assets and equipment in a dynamic updatable list
- Automatically create periodical tasks in relation to particular pieces of equipment
- Includes the ability to specify the professional required for the task and calculate cost of labor and equipment
- Stores all relevant information such as dates of equipment purchase, warranty expiration, etc.
- Is ideal for creating a work schedule for the maintenance team's preventative maintenance activities.



SmartPM

Why SmartPM ?

- SmartPM has been developed using the same easy user interface that users of JAYBEE's other products have become accustomed to.
- SmartPM is a sophisticated yet easy to operate preventative maintenance tool allowing the site to easily record details of assets
- SmartPM has an automatic reminder system that works in combination with SMS messaging systems for the necessary maintenance of equipment.



SmartPM

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SmartPM Advantages

- **Allows for flexibility in asset organization**
- **Reduces down time of assets**
- **Tight supervision and regulation of maintenance**
- **Proven reliability**
- **Two Way Direction SMS and emailing capabilities**
- **Preventative and specific task maintenance**
- **Quick setup and installation**
- **Excellent value-for-money**



SmartPM

Uses of SMS

- **Sends SMS message to a pre-defined list of recipients as soon as a new task becomes active**
- **Each recipient can send an SMS back to close the task or reply with a remark**
- **Management can receive SMS notifications a day after a task's Window of Opportunity closes, signifying a missed task.**



SmartPM

Window of Opportunity

- **Enables users to set a timeframe within which a task should be completed**
- **A task can be carried out a few days before or after its listed completion date**
- **Task is moved from current task list if it was not performed within the given timeframe**
- **Tasks removed from the current task list are entered as missed tasks**
- **Missed Task List Allows users to continue to the next scheduled task without the complication of tasks that were not carried out or irrelevant**



SmartPM

Business Model

- **No upfront investment required by hotel**
- **Charge for installation and training**
- **Annual license is sold to hotel to be renewed each year**
- **Charge is made on the basis of the number of rooms in the hotel**
- **License fee includes remote support, access to all interfaces and rights to all upgrades**
- **Man day charge + transport and accommodation for on-site visits where required**
- **Users of SMS will incur an additional cost per message to reflect the charge by the local mobile phone provider**
- **Does not include charge by third party providers for their interfaces where required**



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Screen Shots



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System Screenshots

Closed Today 1 Week 1 Month Show Past All

[256] Tasks February 29 - March 29

Status	Due Date	Task Name	Asset	Asset Location	Task Type	R	Every	Profession Name
	26/02/2008 Tue (± 50)	Annual Test	Radiators		Trigger		Yearly	Plumbers
	28/02/2008 Thu (± 1)	Weekly Test	Water Sprinklers		Recurring		Weekly	Electricians
	28/02/2008 Thu (± 1)	Weekly System Test	Control Panels		Recurring		Weekly	Electricians
	29/02/2008 Fri (± 0)	Daily Visual Check	Escape Routes		Recurring		Daily	Security
	29/02/2008 Fri (± 0)	Daily Visual Check	Emergency Lighting		Recurring		Daily	Security
	29/02/2008 Fri (± 0)	Daily Visual Check	Fire Alarm System		Recurring		Daily	Security
	29/02/2008 Fri (± 0)	Daily Visual Check	Water Sprinklers		Recurring		Daily	Electricians
	29/02/2008 Fri (± 1)	Weekly Test	Fire Alarm System		Recurring		Weekly	Electricians
	29/02/2008 Fri (± 1)	Weekly System Test	Treatment Systems		Recurring		Weekly	Plumbers
	29/02/2008 Fri (± 7)	Monthly System Test	Radiators		Recurring		Monthly	Plumbers
	29/02/2008 Fri (± 0)	Daily Visual Check	General Lightig (Int & E		Recurring		Daily	Electricians
	01/03/2008 Sat (± 0)	Daily Visual Check	Fire Alarm System		Recurring		Daily	Security
	01/03/2008 Sat (± 0)	Daily Visual Check	Escape Routes		Recurring		Daily	Plumbers
	01/03/2008 Sat (± 0)	Daily Visual Check	Emergency Lighting		Recurring		Daily	Security
	01/03/2008 Sat (± 0)	Daily Visual Check	Water Sprinklers		Recurring		Daily	Electricians
	01/03/2008 Sat (± 0)	Daily Visual Check	General Lightig (Int & E		Recurring		Daily	Electricians
	02/03/2008 Sun (± 4)	Monthly Test on Full Load	Emergency Lighting		Trigger		Monthly	Electricians
	02/03/2008 Sun (± 0)	Daily Visual Check	Fire Alarm System		Recurring		Daily	Security
	02/03/2008 Sun (± 0)	Daily Visual Check	Escape Routes		Recurring		Daily	Security
	02/03/2008 Sun (± 0)	Daily Visual Check	Emergency Lighting		Recurring		Daily	Security
	02/03/2008 Sun (± 0)	Daily Visual Check	Water Sprinklers		Recurring		Daily	Electricians
	02/03/2008 Sun (± 0)	Daily Visual Check	General Lightig (Int & E		Recurring		Daily	Electricians
	03/03/2008 Mon (± 1)	Weekly Test	Automatic Fire Doors		Recurring		Weekly	Electricians

Missed tasks within WOP

Tasks due today

Future tasks within WOP

Future tasks not within WOP

Table of Tasks



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Advantages

Special Features

Business Model

System Screenshots

Closed
 Today
 1 Week
 1 Month
 Show Past
 All

[649] Completed Tasks

Status	Due Date	Task Name	Asset	Asset Location	Task Type	R	Every	Profession Name
✗	28/02/2008 Thu (± 0)	Daily Visual Check	Escape Routes		Recurring		Daily	Security
✗	28/02/2008 Thu (± 0)	Daily Visual Check	Emergency Lighting		Recurring		Daily	Security
✗	28/02/2008 Thu (± 0)	Daily Visual Check	Fire Alarm System		Recurring		Daily	Security
✗	28/02/2008 Thu (± 0)	Daily Visual Check	Water Sprinklers		Recurring		Daily	Electricians
✗	28/02/2008 Thu (± 0)	Daily Visual Check	General Lightig (Int & E		Recurring		Daily	Electricians
✓	27/02/2008 Wed (± 1)	Weekly Visual Check	Hose Reels		Recurring		Weekly	Plumbers
✓	27/02/2008 Wed (± 0)	Daily Visual Check	Escape Routes		Recurring		Daily	Security
✓	27/02/2008 Wed (± 0)	Daily Visual Check	Emergency Lighting		Recurring		Daily	Security
✓	27/02/2008 Wed (± 0)	Daily Visual Check	Fire Alarm System		Recurring		Daily	Security
✓	27/02/2008 Wed (± 0)	Daily Visual Check	Water Sprinklers		Recurring		Daily	Electricians
✓	27/02/2008 Wed (± 1)	Weekly Test	Hosereel Booster Pum		Recurring		Weekly	Plumbers
✓	27/02/2008 Wed (± 7)	Monthly System Test	Fan Coil Units		Recurring		Monthly	Electricians
✗	27/02/2008 Wed (± 0)	Daily Visual Check	Control Panels		Recurring		Daily	Electricians
✓	27/02/2008 Wed (± 0)	Daily Visual Check	General Lightig (Int & E		Recurring		Daily	Electricians
✓	27/02/2008 Wed (± 1)	Weekly Visual Check	Cold Water Booster Se		Recurring		Weekly	Plumbers
✓	27/02/2008 Wed	GSC - Aircon. Misc. - cos huczy	AC Systems		Manually		<None>	
✓	26/02/2008 Tue (± 1)	Weekly Test	Fire Pumps		Recurring		Weekly	Electricians
✗	26/02/2008 Tue (± 0)	Daily Visual Check	Escape Routes		Recurring		Daily	Security
✗	26/02/2008 Tue (± 0)	Daily Visual Check	Emergency Lighting		Recurring		Daily	Security
✗	26/02/2008 Tue (± 0)	Daily Visual Check	Fire Alarm System		Recurring		Daily	Security
✓	26/02/2008 Tue (± 0)	Daily Visual Check	Water Sprinklers		Recurring		Daily	Electricians
✓	26/02/2008 Tue (± 1)	Weekly Visual Test	Emergency Generators		Recurring		Weekly	Electricians
✓	26/02/2008 Tue (± 0)	Daily Visual Check	Control Panels		Recurring		Daily	Electricians

Closed & Missed Tasks



SmartPM

Task #: 632

Task Name: Profession:

Local Lang: [by Name](#)

Asset: Completed

Due Date: ± Every

Related To:

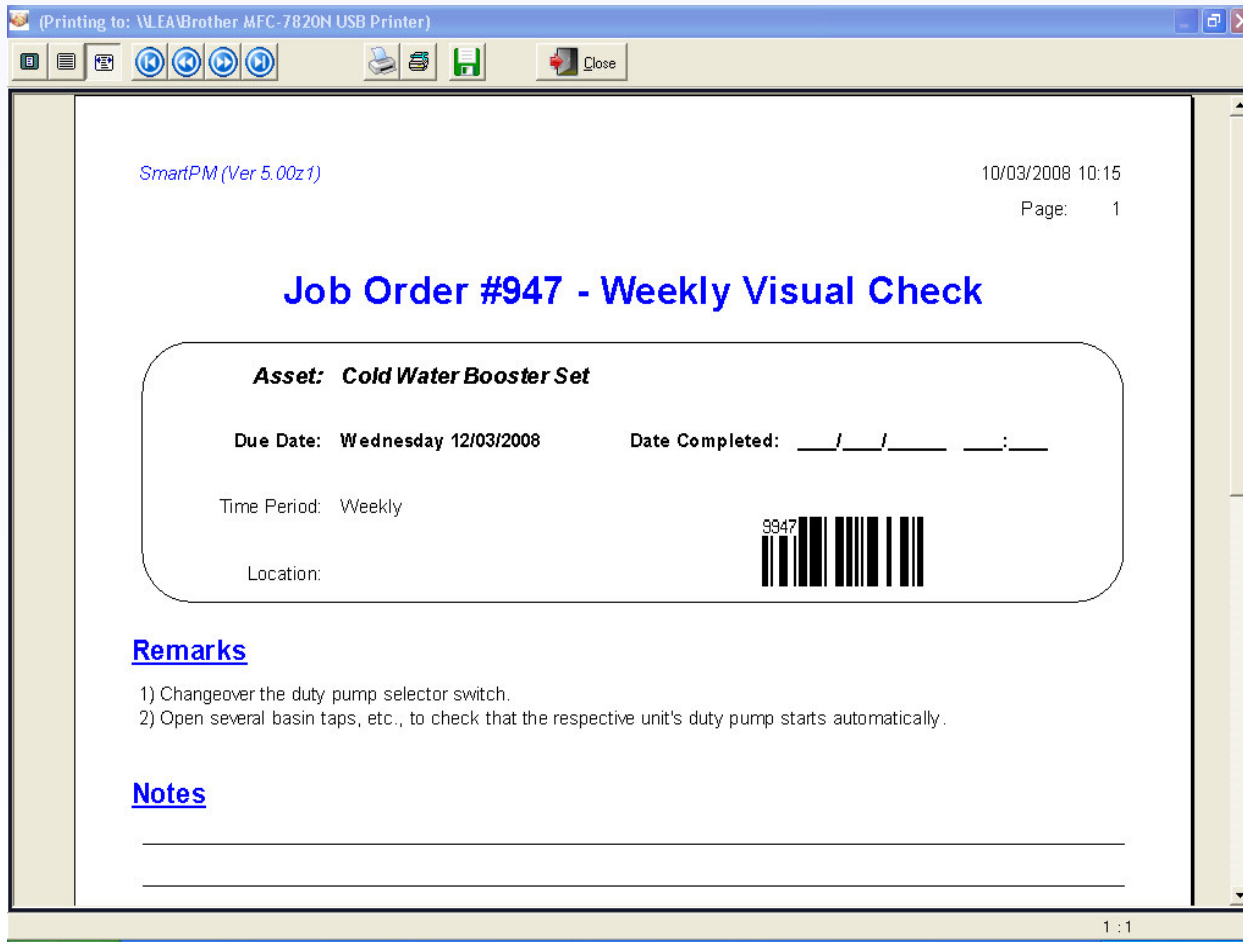
None
 Day
 Week
 Month
 Year

GroupID: 71 Protected Exclude Weekends

New Task Window



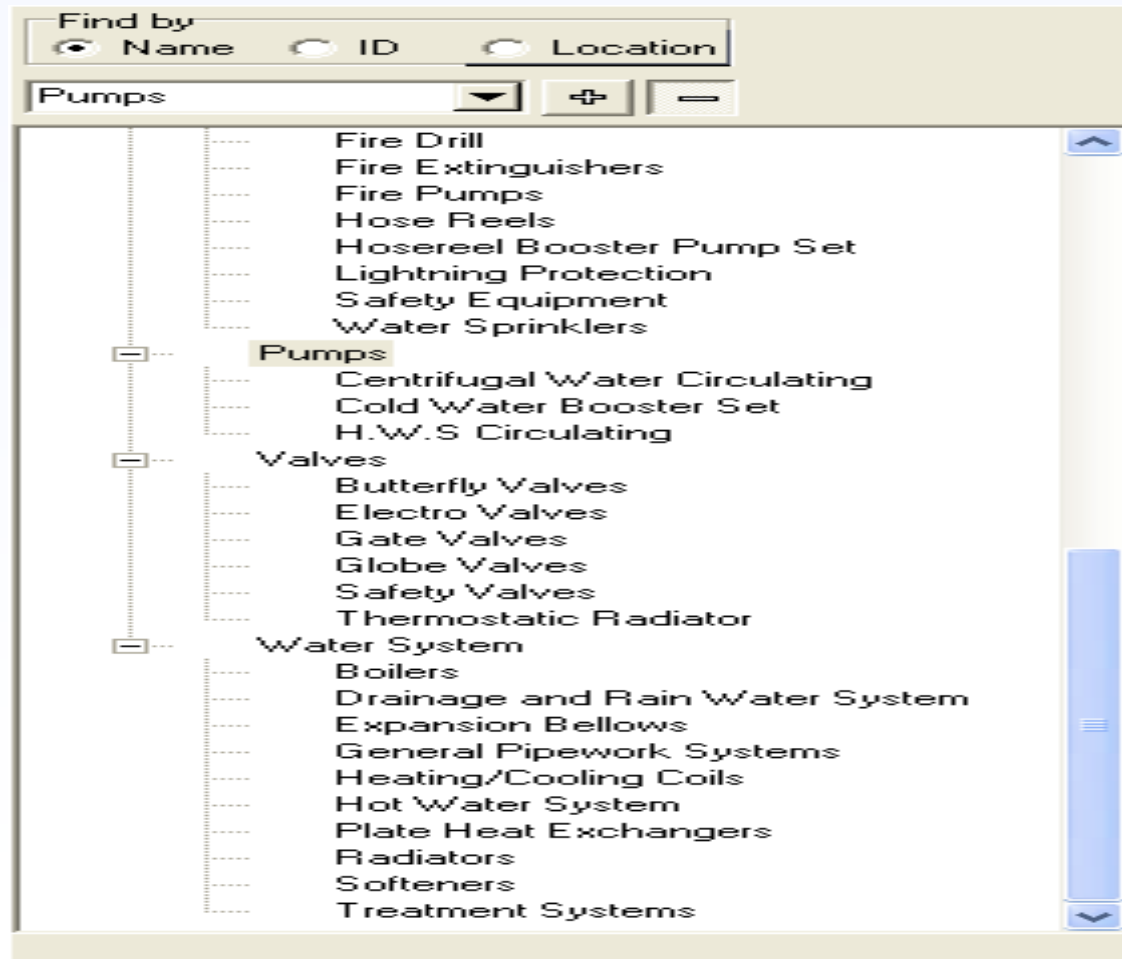
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Example
Of
Report



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Tree View



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More ?

**For more information, please visit our website
www.jaybee4u.com where you will find more
information about SmartPM and our other products.**