

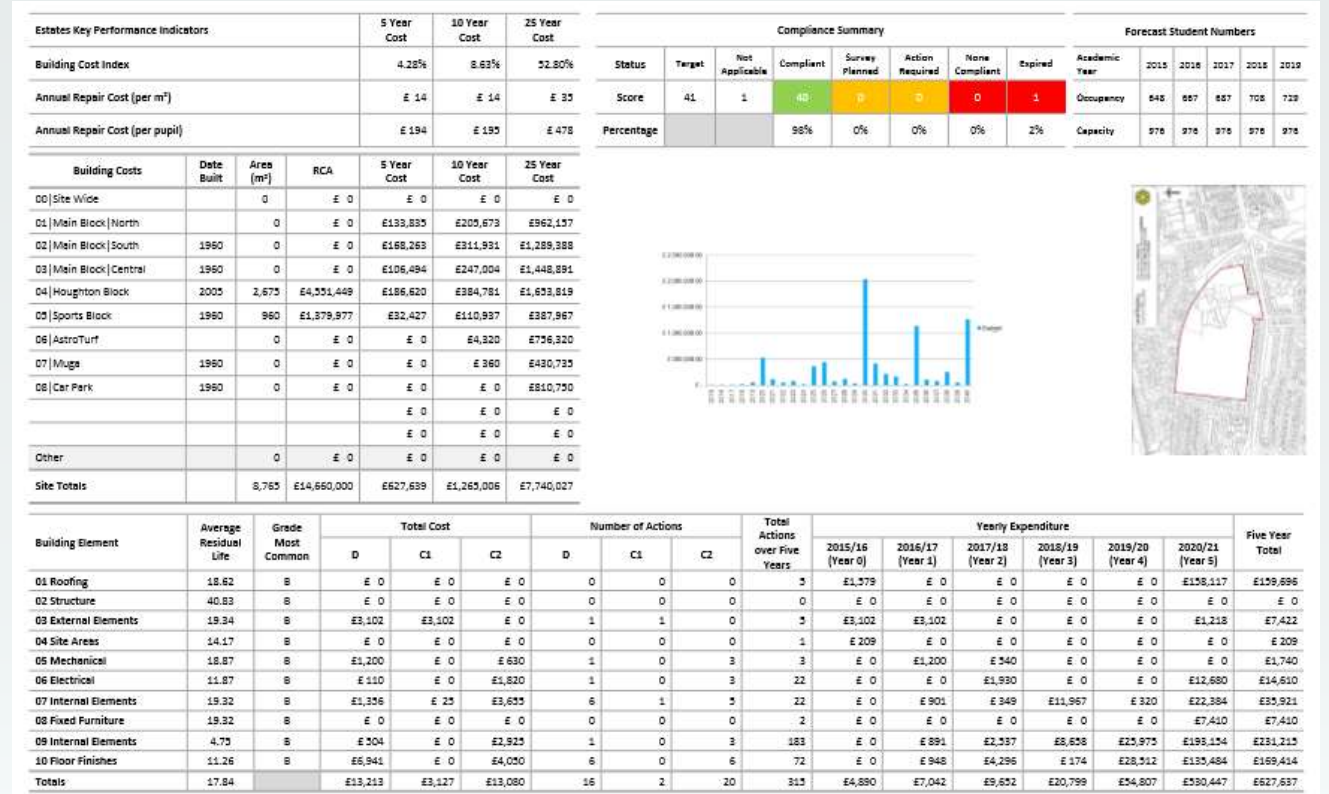
How asset data can be turned it into intelligence for clients to use in the management of their assets

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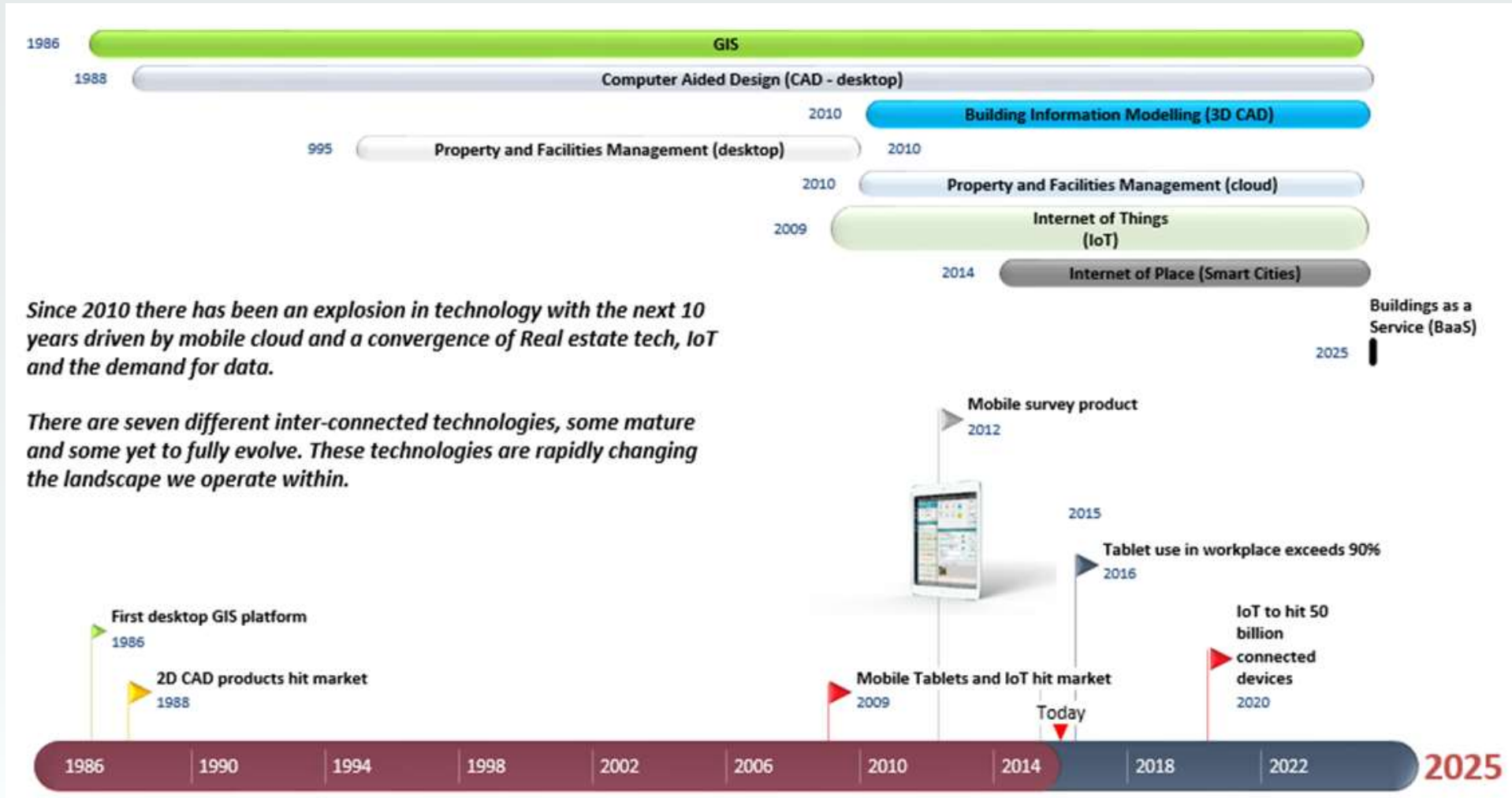
The Impact of Technology on Building Surveying and Asset Management

Overview

- Standards
- Tools and Data
- The asset management value chain
- Client Benefits



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Since 2010 there has been an explosion in technology with the next 10 years driven by mobile cloud and a convergence of Real estate tech, IoT and the demand for data.

There are seven different inter-connected technologies, some mature and some yet to fully evolve. These technologies are rapidly changing the landscape we operate within.

Client Benefits - 1

1. Assist owners of real estate keep their assets in good condition and give them a portfolio view of asset condition:



- ▶ maintain asset value
- ▶ meet lease and statutory obligations
- ▶ allow liquidity of sale and purchase, when looked as in buyer due tech due diligence
- ▶ embodied carbon reduction
- ▶ refurbishment strategy

Client Benefits - 2

2. Help owners of property understand their future capital AND maintenance expenditure

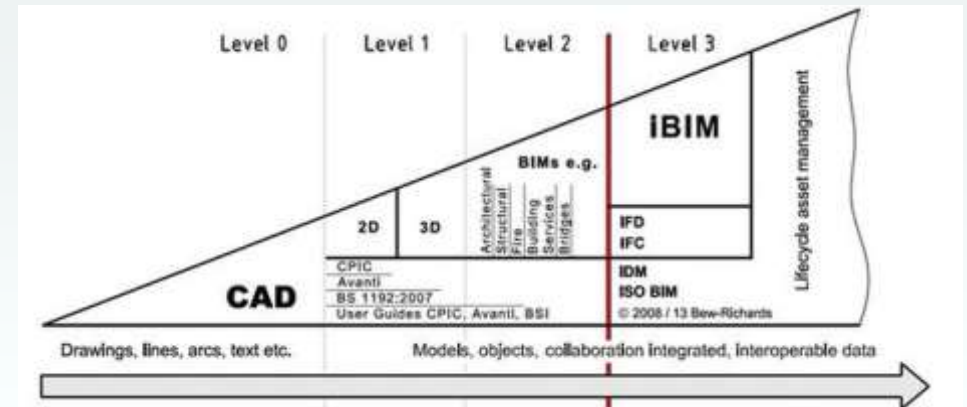
- Repair and maintenance spend is 1% of asset value i.e. in the UK this is £50bn per year (1% of £5 Trillion)
- Building surveyors have the focus and skills to manage this spend for their clients.
- Helps clients win the fight from budget holder for investment
- Shows where funds may NOT be needed and hence release cash
- Allows disposal of assets to be targeted based on data



Client Benefits - 2

3. Project procurement savings and compliance across a portfolio:

- Creates the lifecycle or capital plan
- Data can be cut and carved to suit contractor packages e.g. if roofs across a portfolio require replacement the total m2, type, all associated data can be rapidly aggregated
- H&S compliance: fire, access, asbestos



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What next?

1. Real Estate and Property Tech
 - ▶ Mobile Applications:
 - ▶ Property and Facilities Management
 - ▶ Research and Analytics
2. BIM
3. GIS - geospatial information systems (GIS)
4. Internet of Things (IoT)
5. The "internet of place" (Smart Cities)
6. Cognification (3D printing, drones, robotics, machine learning, computer vision)
7. Buildings / Property as a Service

