



SMART COUNCILS ARE
TAKING THE "INITIATIVE".

Did you know that UMS provides
the following services ??

Road Maintenance Services

- ◆ Road Sign and Street Furniture Installations and Maintenance.
- ◆ Road Sign and Street Furniture Condition Audits and Reporting.
- ◆ Pit Cleaning.
- ◆ Graffiti Removal.
- ◆ Traffic Management.
- ◆ Civil Works

Open Space Infrastructure Maintenance

- ◆ Open Space Furniture Installation and Maintenance.
- ◆ Building Maintenance.
- ◆ Playground Installation, Maintenance and Public Liability audit Services.
- ◆ Graffiti Removal.
- ◆ Asset Condition Audit

Building Maintenance Services

- ◆ Reactive Trade Maintenance Services.
- ◆ Programmed Maintenance.
- ◆ Capital Works Project Management.
- ◆ Mechanical & Electrical Services
- ◆ Condition Auditing.
- ◆ Total Facilities Management

Total Graffiti Management

- ◆ Rapid Response Removal Crews.
- ◆ 24/7 Centralised Call Centre
- ◆ Community Education.
- ◆ Specialised Photographic Tag
- ◆ Register interfaced with Graffiti Management Software.

Essential Services Management

- ◆ Specialised Essential Services Software.
- ◆ Essential Services Inspections & Auditing.
- ◆ Monitoring of Essential Service Log Books.
- ◆ Development of "Form 15" Certificates.
- ◆ Fault Identification Services.

Asset Initiatives Pty Limited is an innovative new Company that has been specifically developed to assist Local Government organisations throughout Australia provide needed or new infrastructure assets to the community by utilising a **unique financing facility** and avoiding the restrictive use of capital funds.

Asset Initiatives Pty Limited offers a total **Turnkey Solution** including the **Design, Manufacture, Installation, Maintenance, Condition Auditing and Financing** of assets such as Street Furniture, Road Signage, Buildings, Playground Equipment and many more municipal infrastructure assets. All these components of the supply chain can be bundled into **one simple term-based contract** that covers the life of the asset, all provided by one organisation—**Asset Initiatives**.



- Cost becomes an expense item, not a capital purchase
- Client has a known total cost for the life of the equipment.
- All components of the supply chain are managed by one provider and with one clear cost.
- Retention of capital—ability to utilize on other priorities.
- Cash flow friendly making you financial management an long term forecasting much more accurate.
- No need for approval of capital expenditure.
- Monthly repayments, spread over the term of the agreement, cover the total costs of design, manufacture, installation, condition auditing and maintenance.
- Large up-front capital costs and required fro loan funds can be avoided.
- Maintenance works are programmed and proactive (not reactive) which keeps the assets in first class condition for the duration of their life.
- Greatly enhances ability to implement future upgrade and replacement strategies.
- Exposure to liability is dramatically reduced, (Insurance can be included)

PHONE 03 9560 5811—SAM FURPHY



UMS Wins New Contract

While most were enjoying a most pleasant Christmas Break, the staff from UMS were "all hands on deck" to ensure the smooth transition of the new Qantas Contract. UMS have been successful in securing a 3 year term for Building Maintenance for all their facilities and buildings at Tullamarine and the corporate Offices in the city. The Building Services Contract covers all programmed maintenance for **carpentry, plumbing and electrical services**.



Mornington Peninsula Shire "Delivered *In Style*"

Over the last 5 months, UMS has worked hard on retaining one of its larger Council contracts, being the Road Side Assets module and the Building Maintenance module for the Mornington Peninsula Shire Council. UMS staff were asked to help with the presentation package of our tender submission by using recycled products and a bit of innovation. One of our infrastructure staff came up with the miniature boat shed theme and it was custom built to fit the six required copies of the tender. Likewise, recycled road signs were used to create 6 folders containing our submissions for the road signs and furniture tender

The new contract now commences in April 2003..



UMS 24 HOUR CALL CENTRE A WINNER



Graffiti is more than just words or symbols sprayed on the wall. Graffiti is an act of vandalism that incurs a huge cost every year. If not removed immediately, may cause the area to appear anarchistic and possibly dangerous or intimidating. We have had an overwhelming response to our Graffiti removal 24 hour service call centre. It is recommended that graffiti be removed within one day, so by delivering a fast response time we can help keep the areas clean.

Councils that use this service are:

- City of Greater Dandenong
- Manningham City Council
- Shire of Yarra Ranges
- City of Boroondara
- City of Casey
- City of Brimbank
- City of Stonnington
- City of Hobson's Bay

COMPREHENSIVE GRAFFITI STRATEGY IMPLEMENTED AT BOROONDARA



UMS was recently awarded a comprehensive term based Graffiti removal and management contract with the City of Boroondara. Our specialization and proven performance with many other Victorian Councils assisted UMS in securing this contract. The contract commenced in February this year and includes the following:

- ♣ Initial city wide Graffiti audit
- ♣ Programmed Graffiti removal
- ♣ Reactive Graffiti removal
- ♣ Programmed inspections and reporting



OPEN SPACE INFRASTRUCTURE MAINTENANCE

UMS' commitment to delivering first class maintenance services to Local Government was recently recognised by City of Yarra who awarded a significant term based Infrastructure maintenance contract to UMS. Proven performance, competitive pricing, specialisation and a commitment to client satisfaction saw UMS beat an extremely competitive field.



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Regional Offices

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- Dallas Brookes Drive, South Yarra
- 38 Hardy Street, Lilydale
- Fact. 5, 3 Clary Road, Mount Evelyn
- Drummond Road, Shepparton