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Service strategy

ABMS applies a flexible service strategy to attend to our client's unique needs regarding building and facilities maintenance. We recognise that client requirements vary in terms of equipment service frequency and, that this frequency can increase or decrease, depending on the conditions in which the equipment operates.

Competitive differentiators

ABMS provides combined technical and consulting experience in excess of 40 years to your business. We have worked across a multitude of industries and possess extensive working knowledge of manufacturers and building requirements. We offer a cost-effective service frequency strategy to improve the performance and life expectancy of all types of equipment.

Our process

- Our starting point is an analysis of the type of equipment to be serviced and determining how it will be best maintained.
- We advise you on the estimated period that the equipment could run if it is not maintained. We also provide an expected maintenance timeframe, i.e. once the equipment has been maintained, how long before the next maintenance would be due.
- We provide a breakdown of the time needed to maintain the equipment and what type of resources are needed for this. (Material, labour, tools and skills.)
- Next, we determine the equipment priority level to your business. If the success of your business is dependent on this item / equipment, we schedule our work accordingly.



Documentation support

- ABMS provides our clients with detailed equipment lists. These lists specify the type of units, model numbers, the age of the equipment, as well as replacement costs.
 - As part of our offering, we also provide asset numbers for all your equipment.
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Frequency of service

We use a set list to determine service frequency. Service frequency can be increased, but we recommend that it never be decreased. All efforts are made to improve the efficiency and life cycle of your equipment.

At a certain point in any equipment lifecycle, it will become necessary to replace some parts of the equipment to prevent damage, high repair cost and/or prevent replacement of equipment in totality.

A proper maintenance strategy will extend the life cycle of your equipment.

For example: A motor in a supply fan comprises different components. Leaving a motor to run without grease or not replacing the bearings after a number of operational hours, increases the energy required to run the unit. In an instance when bearings fail, damaged is caused to the end shields and even the windings in the motor. This results in increased equipment down time, time needed for repairs and increased costs to you as the client.

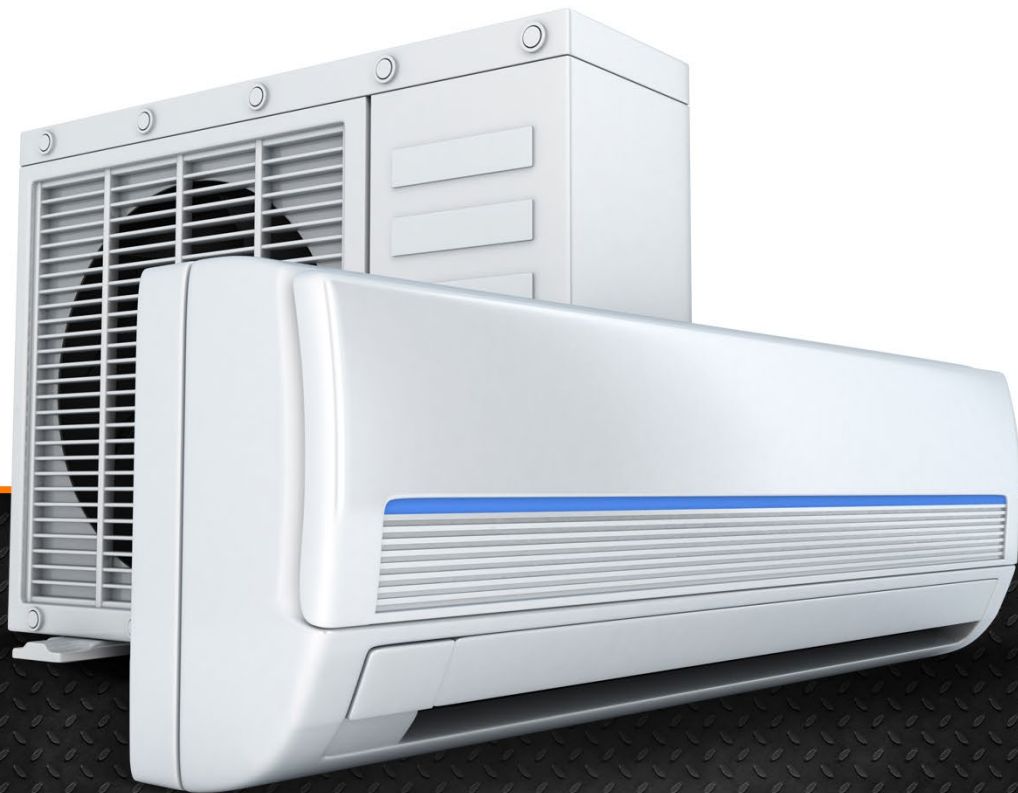
By replacing the bearings every 10 000 hours or as per the manufactures' requirements the efficiency of your equipment is improved. Time for maintenance planning and work load is less and plant down time is decreased. Over time, this can save a client thousands of Rands.

Why do we service air conditioning equipment at a set frequency

Equipment that is serviced properly and frequently, will run more efficiently and use less energy and cost the client less over time. Therefore, well-maintained equipment can run its full life cycle, costing you less over time.

Value added services

- Building inspections
- Globe replacements & general repair work
- Domestic water tank inspections
- Inspection of all taps and toilets, urinals in building tenant areas with common areas
- Electrical boards inspections with infra-red testing
- COC electrical and air conditioning



How to get in touch with us

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