LEAD ASSET MANAGEMENT

CAPABILITY STATEMENT

2026

MAINTENANCE

Reliable Today, *Ready for Tomorrow*

LEAD ASSET MANAGEMENT

// Lead Asset Management Pty Ltd (LAM) is a Perth-based engineering consultancy specialising in asset management solutions.

+ 120 PROJECTS for clients in the Mining, Electricity and Renewables, Water Infrastructure and Oil and Gas sectors

+ 250 YEARS of combined expertise

Asset Management

- Alignment with ISO 55001
- Strategic Asset Management Plan (SAMP)
- Asset Management Plan
- Asset Management Assessment & Audit
- Asset Management Benchmarking
- Asset Management Coaching & Mentoring
- Asset Management System Audit
- Asset Health Dashboards
- Lifecycle Cost Development and Optimisation

Operational Readiness

- Material & Critical Risk Management
- Spare Parts & Materials Cataloguing
- Change Management
- Project Management Support

Reliability Engineering

- Equipment Criticality Assessment
- Root Causes Analysis (RCA)
- Asset Performance Management
- Master Data Optimisation
- Defect Elimination Program
- Spare Parts Management Optimisation
- Reliability Centred Maintenance (RCM) Analysis
- Maintenance Strategies & Tactics Optimisation
- Failure Mode, Effects, and Criticality Analysis (FMECA)

Maintenance

- Precision Maintenance
- Maintenance Capabilities Assessment
- Work Management Process Improvement
- Budgeting Process & Cost Control
- Material & Critical Risk Audit
- Troubleshooting & Breakdown Management
- Planning and Scheduling Processes Optimisation
- Shutdown (Turnaround) Performance Improvement
- Condition Monitoring Program Management

Maintenance

LAM helps asset-intensive organisations improve their maintenance performance by restructuring strategies, enhancing processes, and supporting operational execution.

// Maintenance is a critical component of operational continuity in industries where asset performance directly impacts production and safety. In complex environments, poorly planned interventions or generic strategies often lead to recurring failures, unplanned downtime, and escalating costs.

We work alongside the team to review existing practices, define priorities, and implement improvements aligned with your operational goals, whether in planning and scheduling, shutdown preparation, or optimising ongoing maintenance activities.

Expected outcomes

- Increased equipment availability and stability across critical system
- Reduction in reactive maintenance tasks and unplanned interventions
- Greater accuracy in maintenance planning and resourcing
- Enhanced operational safety through risk-informed maintenance practices
- Optimised lifecycle costs and asset performance over time
- Improved Mean Time Between Failures (MTBF) and Mean Time to Repair (MTTR)

Our approach is grounded in practical experience and structured delivery. We work with well-defined processes and documented outputs, ensuring traceability, governance, and direct engagement with your frontline and management teams.



What we deliver in Maintenance

Precision Maintenance

We support the implementation of precision maintenance techniques to reduce recurring failures and improve equipment reliability. Focus areas include correct installation, alignment, torquing, balancing, and fastening procedures, ensuring equipment performs as intended throughout its lifecycle.

Working closely with technicians and supervisors to assess current practices and identify improvement opportunities, combining practical guidance with field-based support.

Deliverables: updated procedures, technician guidance, and implementation of standards to reduce variability and enhance performance.

Maintenance Capabilities Assessment

We assess the structure, skillsets, and effectiveness of the maintenance function to identify capability gaps that limit planning, execution, and improvement efforts. Areas of focus include organisational structure, resource allocation, leadership support, system utilisation, and KPI alignment.

Facilitating collaborative workshops and on-site reviews to capture operational realities, with findings benchmarked against industry good practice and client maturity targets.

Deliverables: capability gap analysis, tailored improvement roadmap, and recommendations for structure, resources, and role definition.

Troubleshooting & Breakdown Management

Recurring breakdowns and critical failures are addressed through structured field assessments, data analysis, and engagement with frontline teams. The objective is to move from reactive interventions to targeted, root cause-based corrective actions.

Supporting the identification of systemic issues affecting asset performance, using practical tools and facilitating cross-functional discussions to resolve failure patterns and prevent recurrence.

Deliverables: failure investigation reports, causal analysis, and corrective action recommendations integrated with the maintenance system.

WHAT WE DELIVER

Planning and Scheduling Processes Optimisation

Evaluating planning and scheduling practices to identify inefficiencies, reduce rework, and improve resource utilisation. Common challenges addressed include unclear prioritisation, excessive backlog, and disconnects between planning, execution, and supervision.

Working alongside planning and maintenance teams to streamline workflows, enhance work preparation, and ensure effective job sequencing aligned with operational requirements.

Deliverables: process gap analysis, optimised planning workflows, and recommendations for roles, scheduling routines, and work execution readiness.

Shutdown (Turnaround) Performance Improvement

Shutdown and turnaround events are analysed to identify planning gaps, inefficiencies, and risks that affect scope, duration, or cost. Typical focus areas include scope definition, work packaging, contractor coordination, and schedule adherence.

Enhancing shutdown readiness by improving planning structure, integrating stakeholder inputs, and establishing clear control mechanisms throughout execution.

Deliverables: shutdown performance review, improvement recommendations, and structured planning templates to support future events.

Work Management Process Improvement

Mapping the full lifecycle of maintenance work orders to identify bottlenecks, misalignments, and inefficiencies across planning, execution, and close-out stages. Focus areas include backlog management, priority setting, feedback loops, and the effective use of CMMS.

Simplifying work management processes to improve visibility, governance, and alignment between maintenance and operations, ensuring tasks flow efficiently from identification to completion.

Deliverables: end-to-end process mapping, gap analysis, and practical recommendations to enhance work execution and accountability.

WHAT WE DELIVER

Budgeting Process & Cost Control

Assessing budgeting practices and cost control mechanisms to ensure maintenance expenditures are aligned with operational needs and financial targets. Areas of focus include forecasting accuracy, cost allocation, work prioritisation, and integration with asset strategies.

Establishing structured processes to improve budget transparency, track variances, and support informed decision-making across planning and execution levels.

Deliverables: budgeting process review, cost control framework, and recommendations to improve forecasting, tracking, and reporting of maintenance spend.

Material & Critical Risk Audit

Auditing critical materials and associated operational risks to identify gaps that may lead to delays, unplanned downtime, or safety exposures. Analysis includes material availability, storage conditions, procurement lead times, and alignment with asset criticality.

Enhancing inventory reliability by identifying risk-prone components, validating critical spares, and improving material management processes.

Deliverables: critical material risk register, gap analysis, and recommendations to reduce supply risk and improve asset supportability.

Condition Monitoring Program Management

Designing, reviewing, or enhancing condition monitoring programs to ensure timely identification of equipment degradation and support predictive maintenance strategies. Scope includes program structure, data capture, alarm management, and integration with reliability processes.

Aligning monitoring activities with asset criticality and operational goals to increase diagnostic effectiveness and reduce reactive interventions.

Deliverables: condition monitoring framework, program improvement plan, and recommendations for data utilisation, tools, and escalation processes.

Case Studies

// Classified Plant Compliance

Challenge

An internal audit at a mining operation revealed critical gaps in the management of classified plant equipment. The maintenance team lacked clarity on responsibilities, and knowledge gaps led to incomplete implementation of statutory controls. Left unaddressed, these gaps posed significant safety and compliance risks, escalating to senior leadership attention.

Solution

LAM conducted a detailed assessment, uncovering further compliance issues beyond the original audit findings. We supported the training and statutory appointment of an internal reliability engineer, collaborated with the team to close all identified gaps, and embedded knowledge into daily maintenance practices. Our engagement model allowed the client to access expertise as needed, without requiring full-time allocation.

Outcomes

- 100% of compliance gaps closed during the project
- Statutory responsibilities assigned and fully understood
- Ongoing ad hoc support requested due to trust in delivery
- Extension of scope to maintenance strategies, BOMs, and spares
- Improved readiness to manage classified plant long term

// Smart Cataloguing and Cost Reduction

Challenge

A mining operation faced inefficiencies in sourcing and cataloguing strategic spare parts for concentrator equipment, particularly electric motors. Relying on equipment manufacturers for procurement led to inflated costs and extended lead times, limiting planning flexibility and increasing capital expenditure.

Solution

LAM's specialist engaged directly with electric motor OEMs to bypass intermediaries, confirm specifications, and optimise the sourcing strategy. A smarter cataloguing approach was implemented to ensure data accuracy and alignment with maintenance requirements, improving both availability and cost transparency.

Outcomes

- 40% average cost savings on electric motor purchases
- 20% reduction in lead times
- Six-figure savings on the client's initial spare parts order
- Improved maintenance planning and catalogue accuracy

// Work Instruction Review and Standardisation

Challenge

A client identified that several critical Maintenance Work Instructions (WINs) had not been revised for over five years. These WINs were not being used, nor integrated into Task Lists, resulting in repeated planning efforts, reduced consistency in execution, and increased risk exposure.

Solution

LAM conducted a rapid review of the work order history and confirmed that the tasks covered by the expired WINs had been executed repeatedly over the previous three years. In collaboration with Subject Matter Experts (SMEs), we led the update of critical WINs, incorporating current material and catastrophic risks, along with technical details retrieved from recent work history.

To ensure sustainability, we guided the client through the work management process to identify which jobs should be formally documented in Task Lists. We also supported the creation of routines that promote consistent use of these Task Lists when performing critical work. Targeted coaching and training were delivered to reinforce process ownership and consistency.

Outcomes

- Expired WINs updated with current risks, specifications, and controls
- Task Lists established and linked to recurring critical jobs
- Planning time reduced and execution consistency improved
- Teams trained to follow structured work management processes
- Enhanced alignment between planning, execution, and compliance



LEAD ASSET MANAGEMENT

Contact Us

Whether you're planning a new project or looking to improve an existing operation, we're here to help you make it ready - reliably, efficiently, and with measurable impact.

Speak to our team to explore how we can support your goals.

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