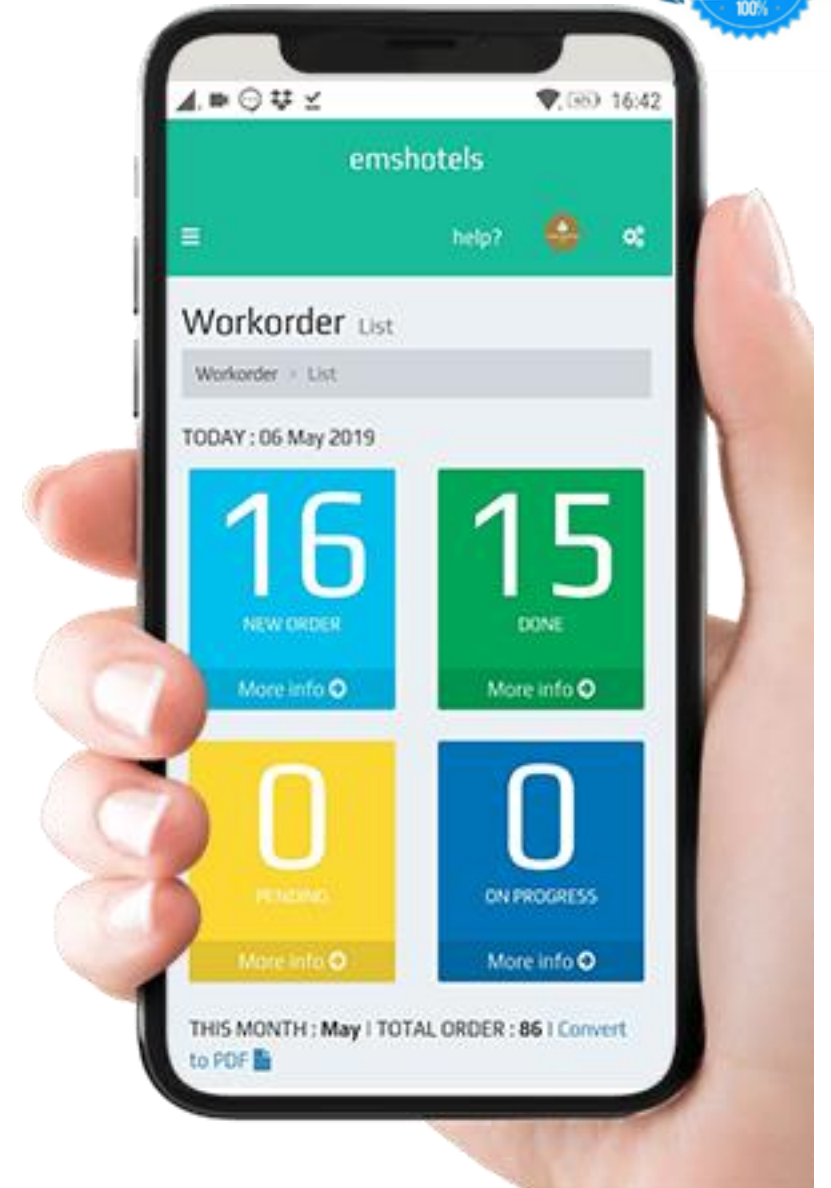




# General Information

Engineering Maintenance System (EMS) is a Web-Base application designed as a tool in:

**Workorder services, maintenance assets, saving energy, and increasing engineering management efficiency.**



# Safety & Infrastructure

- Very light application..
- It's Cloud System, data is not stored on the mobile or computer
- Unlimited Data dan image uploaded



- Hosting Amerika & Singapore
- Cloudflare support.
- Id-host WhatsApp support



# EMS Main Features



Online Work  
Orders

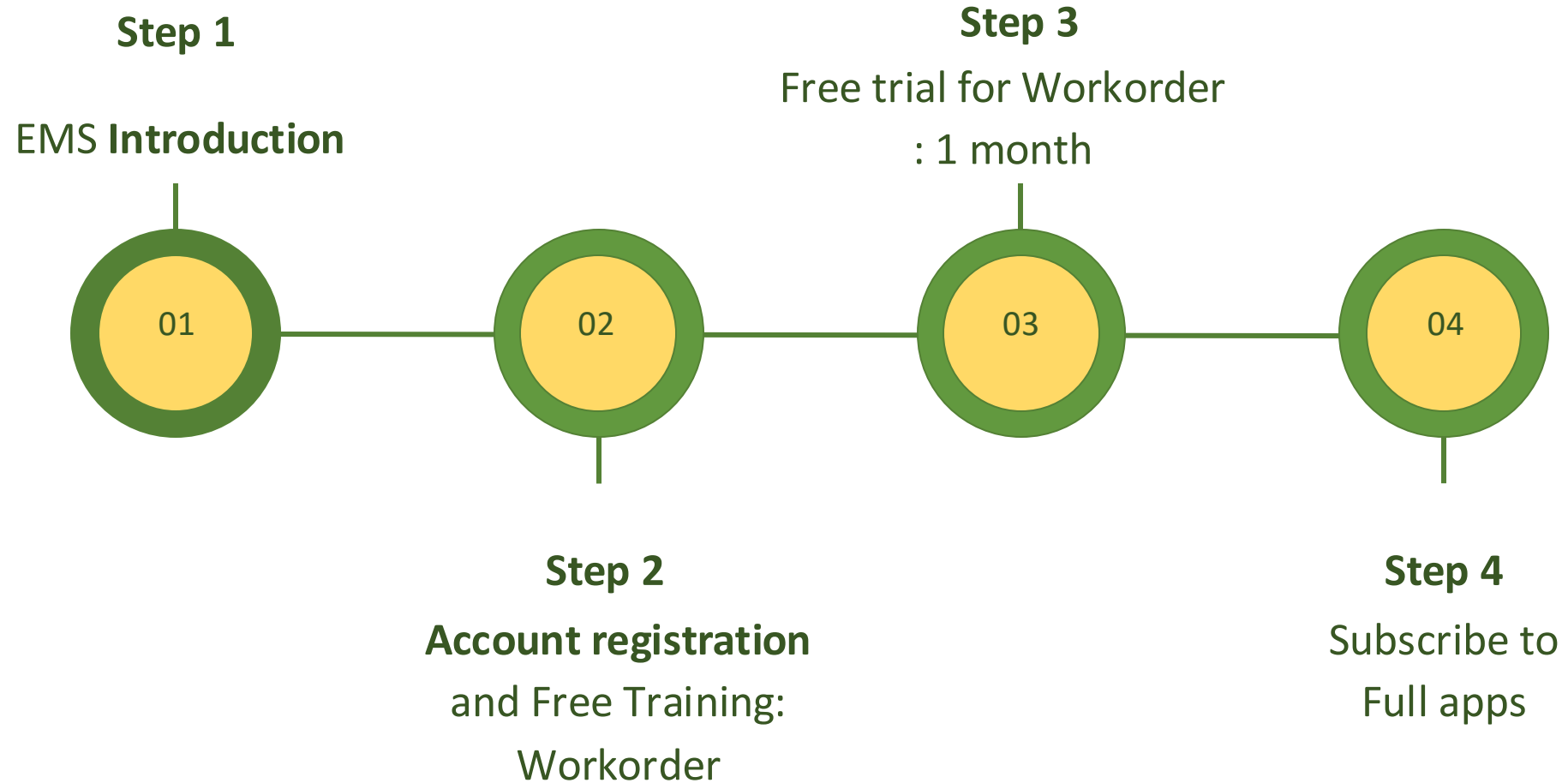


Maintenance  
Management

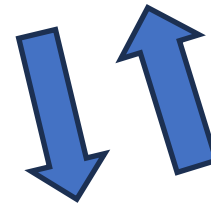


Energy &  
Utility Record

# EMS Timeline



# Account Categories



Admin is an administrative officer in charge of entering and processing EMS data on a computer or PC.



ADMIN



USER

USER has **inbox** and **outbox** for send and receive workorder

# Training procedures



1. Workorder Training is free, as long as you have signed the Quotation and agreed to the EMS subscription..
2. Maintenance training is carried out after a paid subscription
3. All training is held via zoom.
4. If OFFLINE training is approved, the user is required to cover transportation and accommodation.
5. Additional training or special requests and appropriate fees will be charged.



# 1 Work Order System:

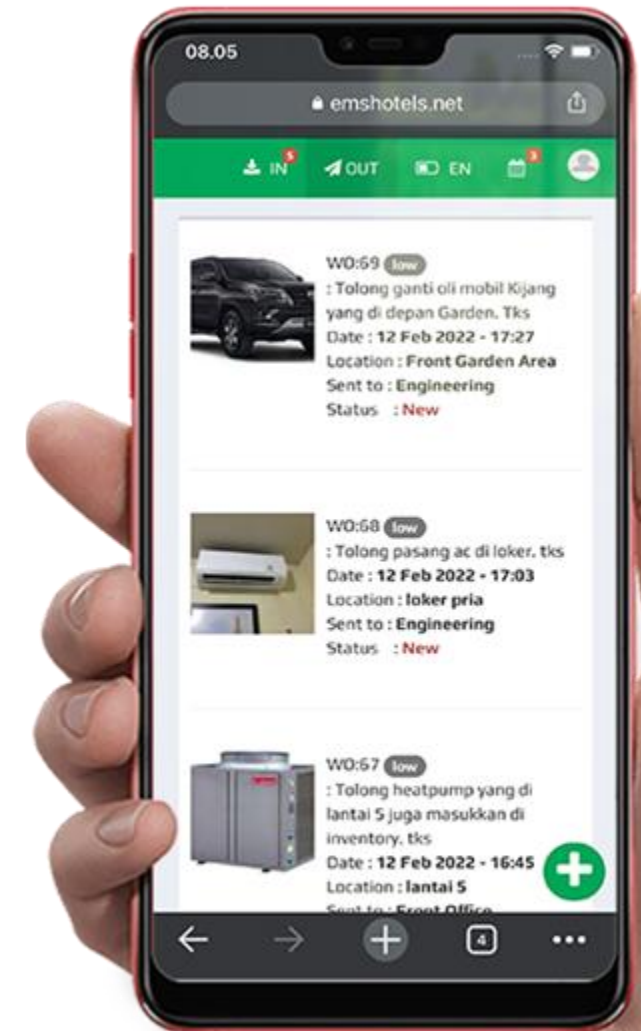
- Free apps can be downloaded on Google Play store
- Create, read, edit and delete Work Order online by mobile.
- Every work order can be attached photo.
- Interest note: Low, medium and High.



\* Receive notifications on the WA Group Engineer when got an order

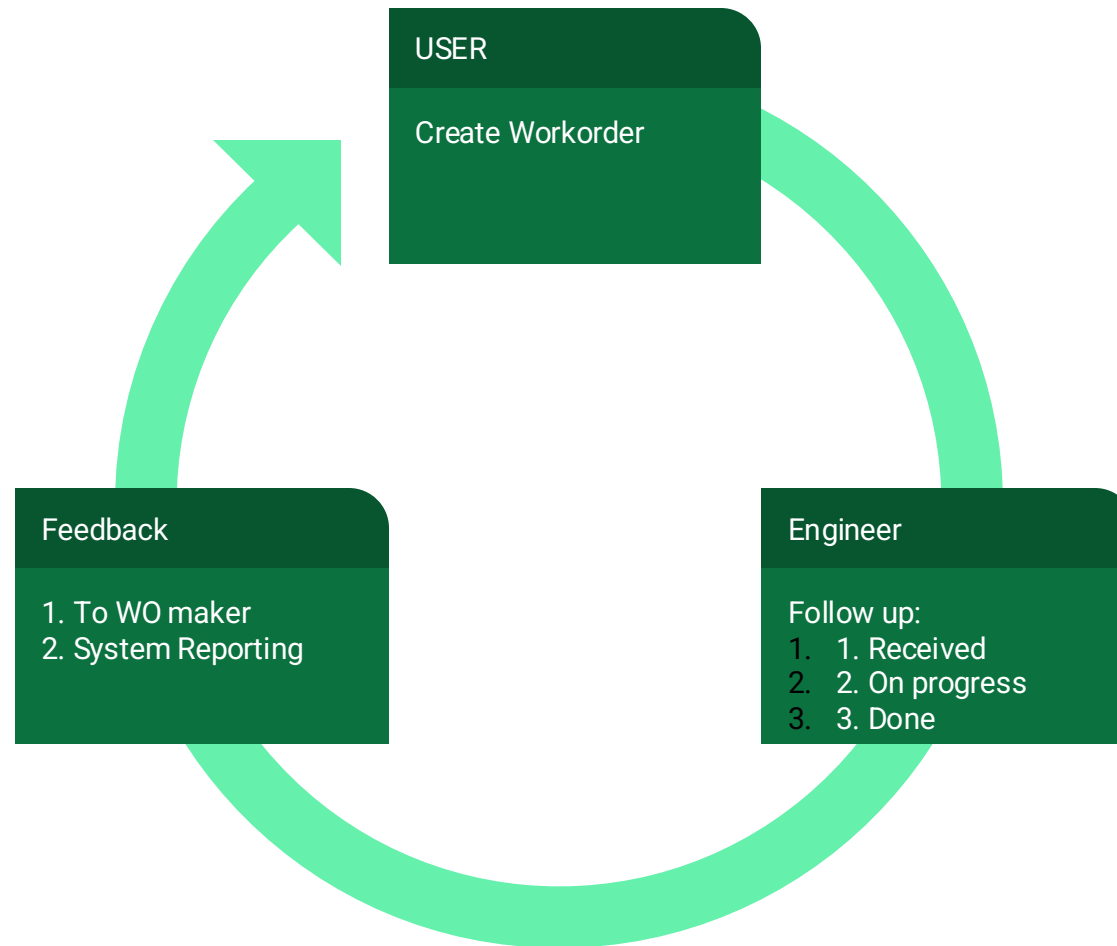
- Work Order Status: New, received, on progress, pending & done
- Can fill in the information Note. Add photos when finished.

- Escalation Setting.\*
- Work Order history by location, job, engineer and status.
- Report Downloaded in Excel format and PDF.





# Workorder Flow



# Sample WA ( Workorder New )



Notification to WhatsApp  
Engineering Group





# Sample WA ( done/pending ):

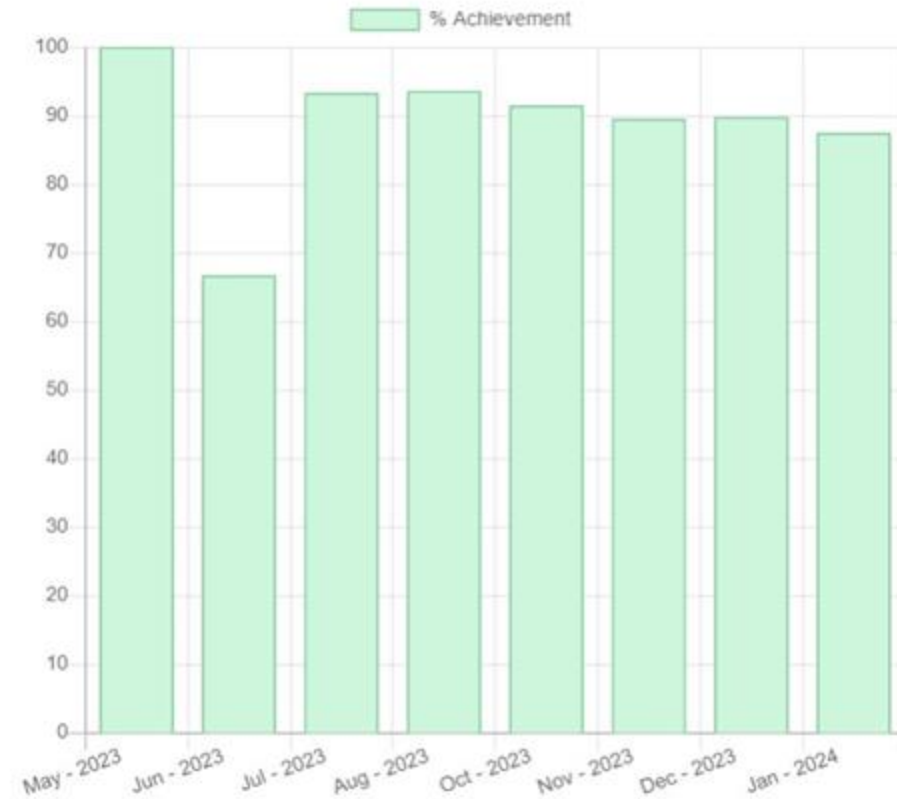
Notification to Workorder  
maker



# 1 Work Order Achievement

## WORKORDER achievement

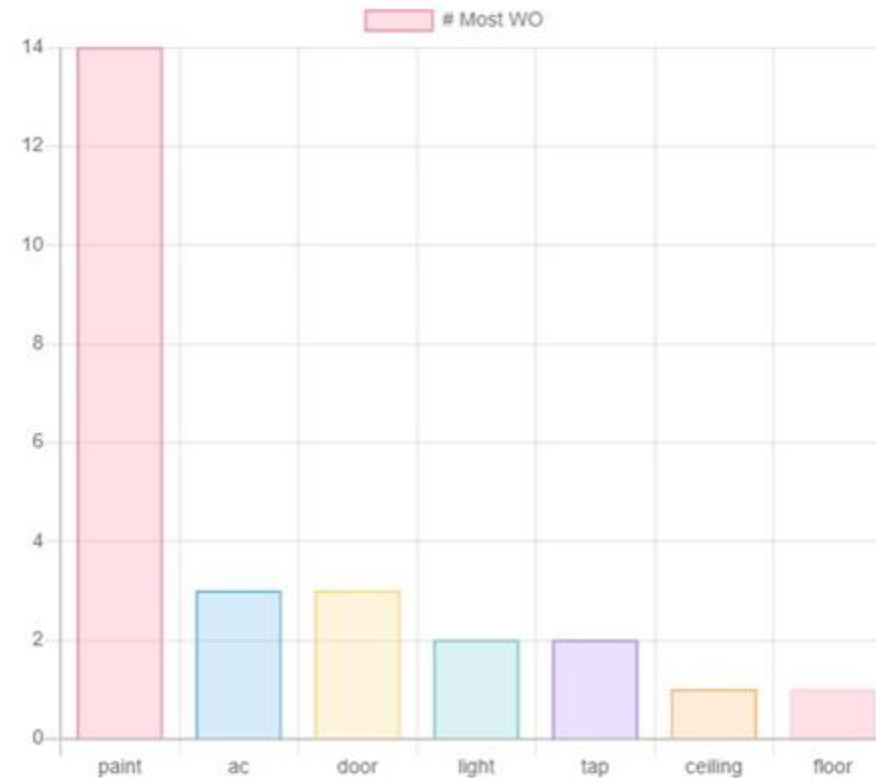
Month	Pending	Done	All Workorder	Achievement
May - 2023	0	1	1	100.0 %
June - 2023	1	8	12	66.7 %
July - 2023	1	97	104	93.3 %
August - 2023	0	73	78	93.6 %
October - 2023	9	97	106	91.5 %
November - 2023	10	85	95	89.5 %
December - 2023	6	53	59	89.8 %
January - 2024	7	49	56	87.5 %



# 1 TOP 10 Work Order

TOP TEN Workorder of January 2024

Equipment	No of problem	Rank
paint	17	1
light	3	2
door	3	3
ac	3	4
tap	2	5
ceiling	1	6
floor	1	7
switch	1	8
cable	0	9
shower	0	10

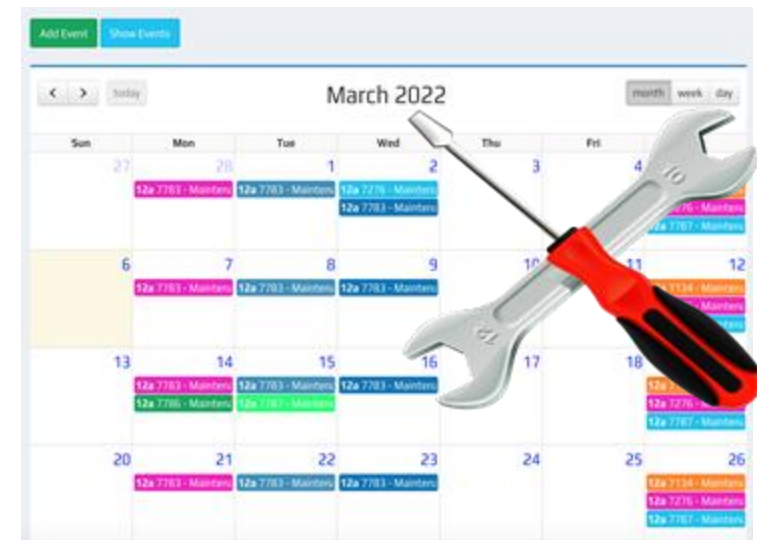


2

# EMS

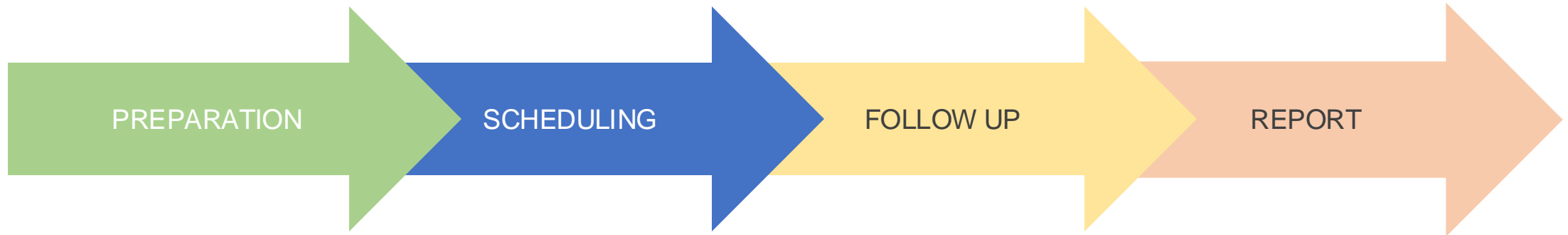
## (Engineering Maintenance System)

- Inventory Asset Property
- QR code generated by each asset.
- Integrated with maintenance calendar
- Easy maintenance schedule and job task settings
- Maintenance alert can be set the day before
- Data, history and job task can be scanned on the QR code



\* Receive notifications on the WA Group Engineer every time there is maintenance due on that day or D-1 every 05:05 am

# EMS Maintenance Flow



1. Input all asset data (EMS).
2. Print QR-code
3. Mark assets with QR-code

Admin

1. Create Schedule each asset
2. Step by step Job task

CE/DOE

1. Maintenance Alert
2. Engineer doing maintenance on the site
3. Post each done step
4. Add note if necessary

Engineer

1. Admin create Report on EMS Dashboard weekly or monthly
2. Asset Health Monitor

Admin

# Assets - Health

## Percentage of asset health

Show  entries Search:

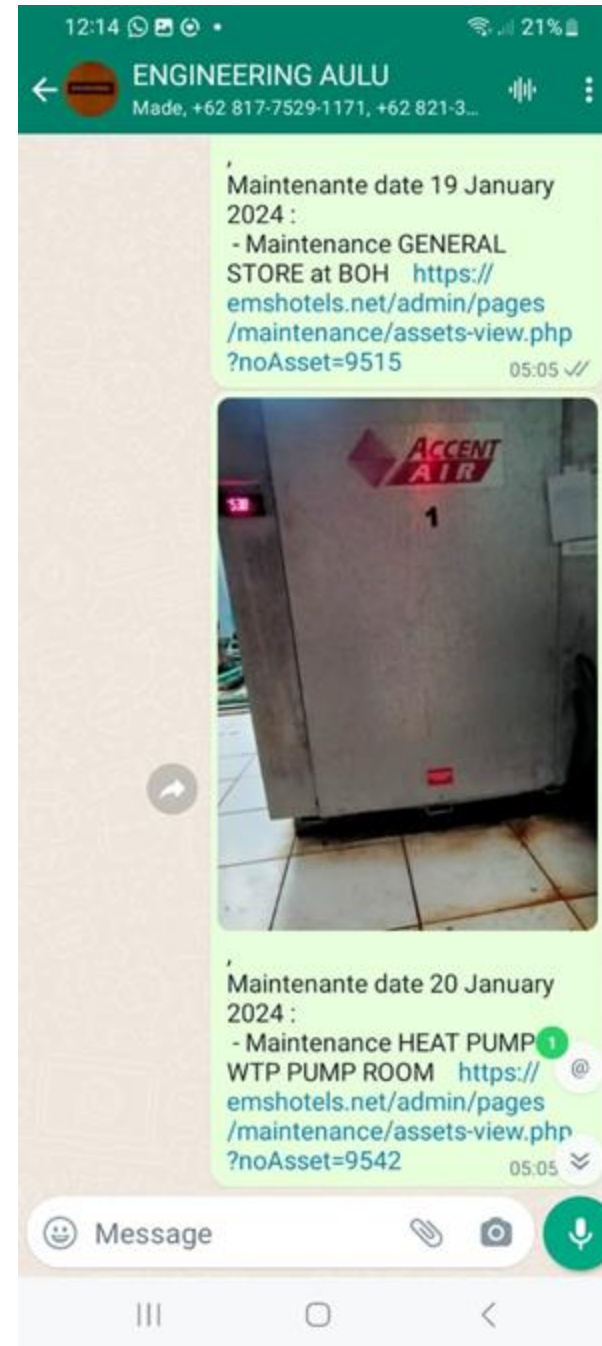
no	Property	Result
1	<b>ceiling fan bar 05</b> Merk : Panasonic - lobby	83 %
2	<b>ceiling fan Bar 04</b> Merk : Panasonic - lobby	83 %
3	<b>ceiling fan Bar 03</b> Merk : Panasonic - bar	50 %
4	<b>ceiling fan Lobby 02</b> Merk : Panasonic - bar	33 %
5	<b>ceiling fan Lobby 01</b> Merk : Panasonic - bar	67 %



# Sample : WA ALERT (maintenance)

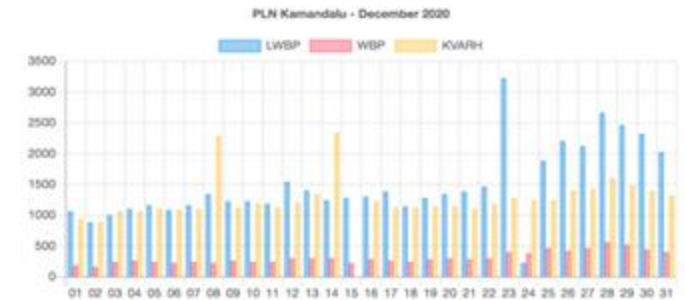


Receive notifications on the WA Group Engineer every time there is maintenance due on that day or D-1 every 05:05 am



# 3 Energy Record

- One tool that supports energy saving. Electricity and Water Consumption can be recorded every day on the EMS system.
- No need to calculate the monthly fee, the system will calculate it automatically.
- Engineer to record meter everyday



Gardu Post REPORT - February 2021

Printed : 01 Feb 2021 - 28 Feb 2021 / By : Admin Name

No.	DATE	RECORD	CONSUME	COST	CHECK BY
1	01 Feb 2021	0	0	0.00	
2	02 Feb 2021	12	0	0.00	Admin Name
3	03 Feb 2021	18	6	8400.00	Admin Name
4	04 Feb 2021	33	15	21000.00	Admin Name
5	05 Feb 2021	45	12	16800.00	Admin Name
6	06 Feb 2021	55	10	14000.00	Admin Name
7	07 Feb 2021	65	5	7000.00	Admin Name
8	08 Feb 2021	65	5	7000.00	Admin Name
9	09 Feb 2021	77	12	16800.00	Admin Name
10	10 Feb 2021	80	3	4200.00	Admin Name
11	11 Feb 2021	98	18	25200.00	Admin Name
12	12 Feb 2021	100	2	2800.00	Admin Name
13	13 Feb 2021	112	12	16800.00	Admin Name
14	14 Feb 2021	115	3	4200.00	Engineer Test
27	27 Feb 2021	0	0	0.00	
28	28 Feb 2021	0	0	0.00	
Total =		111	mb		

TOTAL CONSUME	UNIT	TARIF	SUB TOTAL
111	mb	1400	155,400
		Tarif =	155,400
		PLN 10.00 % =	15,540
		Others =	8,000
		Grand Total =	178,940

Office Update To keep up-to-date with security update... Check for Updates

Date	Record	Consume	Tarif	Cost	Check By
2021-02-01	0	0	0	0	
2021-02-02	12	0	1400	0	Admin Name
2021-02-03	18	6	1400	8400	Admin Name
2021-02-04	33	15	1400	21000	Admin Name

PLN-TR-1 Report

# Admin

## 1. Admin Account



- Administration of the EMS portal via the Dashboard page.
- Invite/add user with account manager and Engineer.
- Pages for parameter setting, Energy Cost, property asset collection.
- Make weekly or monthly reports in excel or **PDF format.**

# Inbox

- Receive Work Orders from other departments.
- Can change the work order status according to the progress of the work.
- Optional: There is a notification when you get a work order.
- Receive notifications on the **WA Group Engineer** when there is a new order



# Outbox

- Its main function is to create Work Orders online.
- The advantage is that you can attach photos.
- In real time, you can know the status of work orders (on progress, pending, done).
- There is a notification if the status is complete.
- Receive WA notifications when ordered jobs are completed

# EMS subscription price

## LITE

- Number of rooms up to 40 or villas up to 25
- User up to 15
- Feature : **Workorder**

4.8 mi/year

## PREMIUM

- Number of rooms up to 100
- Or Villas up to 50
- User up to 50
- Feature: **Workorder + Maintenance**
- Free WhatsApp notify

6 mi/year

## ENTERPRISE

- Number of rooms up to 250 or more
- Or Villa's number 75
- User up to 100
- Feature: **Workorder, maintenance and Energy**
- Free WhatsApp Notify

7.2 mi/year



# User References



PROJECT : BLACK  
OCTOBER 2024 - REWIND





 **Thank you**