

ProjectAIMS *Solutions*



Swire Properties – Enterprise Project Extranet System

Profile

Incorporated in 1972, Swire Properties Limited, a wholly owned subsidiary of Swire Pacific Limited, is one of Hong Kong's leading property companies with extensive experience in the development and management of major commercial and residential properties. Swire Properties' investment portfolio in Hong Kong consists of office and retail premises in prime locations in Hong Kong, as well as quality residential accommodation. The completed portfolio totals 11.9 million square feet of floor area and an additional 2.0 million square feet of office space is scheduled for construction.

Challenge



Swire Properties demanded a more efficient project delivery process where project information could be exchanged between team members electronically, cost data could be managed proactively and the knowledge could be captured and transferred to facility managers and applied across future projects.

Solution



Swire Properties commenced appraisal of project extranets in 2000 and conducted an in-depth evaluation based on a systematic methodology. Short-listed vendors were invited to demonstrate product features, complete an evaluation form and address requirements their products could not meet. Swire Properties compared the approaches of client-server and application service provider solutions.

Swire decided to host the system and associated information in a local data center due to better data security, system stability and service levels. According to the evaluation results, ProjectAIMS' Solution obtained the highest score because the applications fulfilled crucial requirements including client-server application, web access, cost management, flexibility in software customization to suit local practices and adequate local technical support.

It was the responsibility of ProjectAIMS to supply, install and maintain the Project Extranet software and the provision of associated professional services including implementation, customization and training. After the substantial customization of the selected Prolog software package, the project team including in-house project managers, external consultants and building contractors are able to access the Project Extranet for day-to-day project communication and collaboration from their head offices or site officer via the broadband connections and browser.

"Swire Properties will gradually expand and benefit from the Project Extranet. The applications will only be limited by the depth of our imaginations." According to Sunny Chan, project manager. "Project Extranet has been a catalyst to urge all involved team members, including Swire Properties, to enhance the expectation, resources and effort given to current and future building projects in order to maintain a competitive edge."

Utilization

- Use document control functionality to manage all project records including incoming and outgoing correspondence, contracts, specifications, submittals and transmittals;
- Create and maintain Architect's instructions, requests for information, minutes of meetings, site memorandum, technical submissions and daily progress reports;
- Stay current with Financial Statement by linking all cost transactions and comparing them against established budgets;
- Create and manage all of the contracts and purchase orders;
- Track cost events from the source document that initiated the change;
- Roll up quotes into actual change orders to existing contracts, and instantly link to the overall budget to accurately control budget and cost increases
- Instantly view, add comment and markup ("red-line") drawings and sketches
- Complete photo histories can be stored in a database and made available for on-line retrieval
- Different people will have different read, write, modify and delete right for different type of information

Benefits

- Real time and borderless communication and collaboration
- Real-time cost performance monitoring information
- Concise and reliable records
- Enhanced accountability and promote sense of urgency
- Increase efficiency and productivity
- Save cost, time and paper for needless duplication and delivery



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Hotline: 800 820 0626 (Shanghai) 852-2866 6221 (Hong Kong)