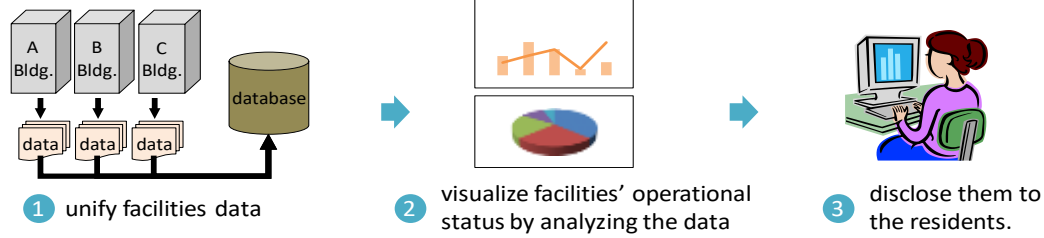


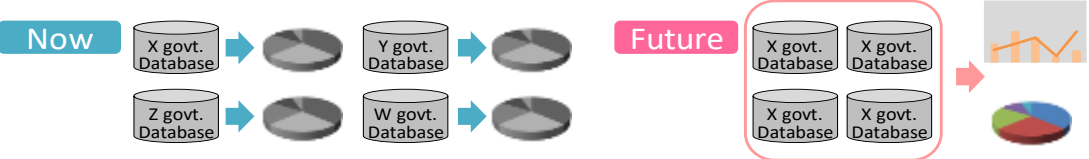
地方自治体間維持管理データ比較の試み及び問題点

Introduction

In Japan, some local governments have practiced the following steps.



In order to perform more efficient facility management...



Aim We compare them to find out good points and problems. We have chosen **A pref.**, **S pref.**, **M pref.** and **H pref.** and each government building as the targets of this comparative analysis.

Conclusion

Good point

By comparative analysis, we can understand the quality of facility management of local governments.

Problems

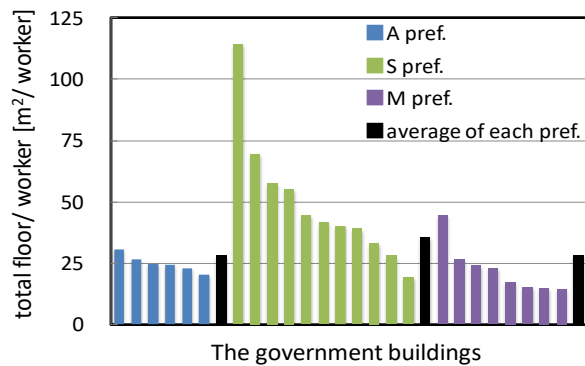
It is difficult to analyze each data precisely because

- How to categorize maintenance expense and utility expense is different between local governments.
- How to gather facilities' data is different between local governments.

It is necessary to unify how to categorize maintenance expense and utility expense, and how to gather facilities' data in the future.

Results of comparative analysis

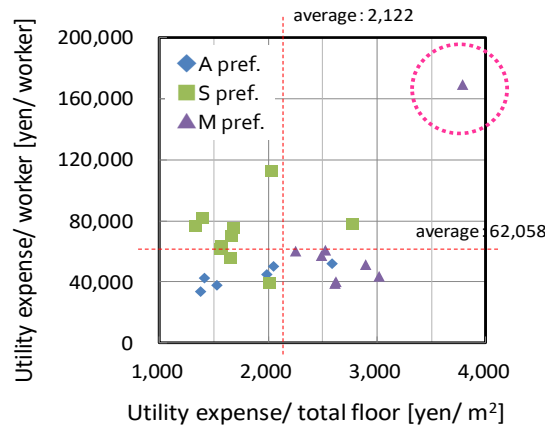
Work space



In this analysis, we are not concerned with H pref. because there is no data of the number of workers.

A pref. and **M pref.** standardize its work space per person.
S pref. needs to review the work space.

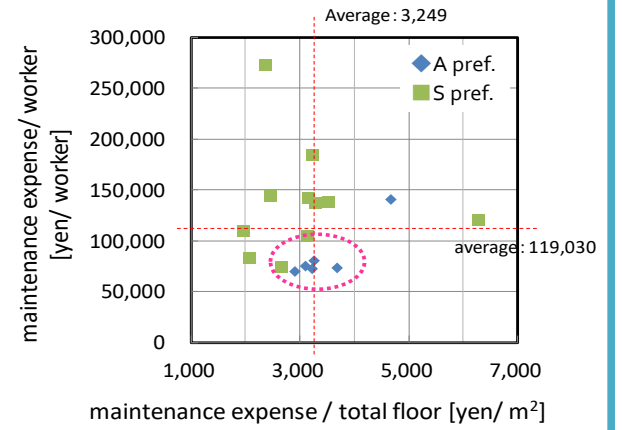
Utility expense



In this analysis, we are not concerned with H pref. because management unit of facilities' data is different from other prefectures.

M pref. needs to review utility expense of the building at the upper-right corner of the graph.

Maintenance expense



In this analysis, we are not concerned with H pref. and M pref. because management unit of facilities' data is different from other prefectures, also there is no sufficient data.

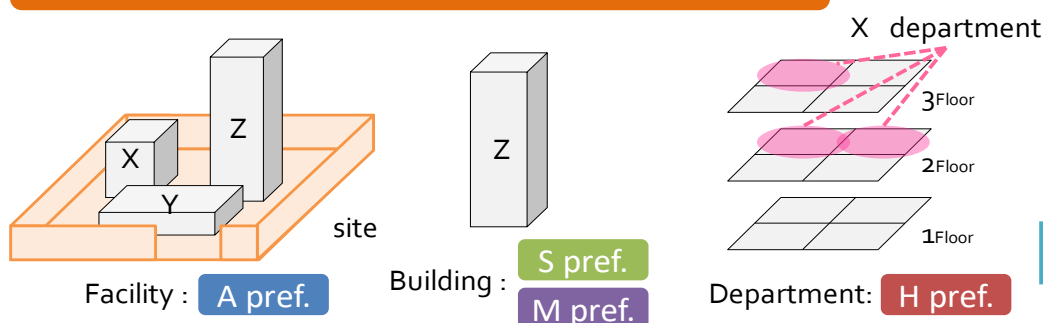
A pref. has little difference in maintenance expense of each building except one.

Problem of comparative analysis

How to categorize maintenance expense

How to categorize maintenance expense is different between prefectures, therefore, it's difficult to analyze each prefecture's maintenance expense precisely. The same problem happens to utility expense.

How to gather facilities' data



Pref.	Category of maintenance expense
A	① Maintenance costs
S	① Building management ② Cleaning ③ Security ④ Environmental sanitation ⑤ Planting ⑥ Fire prevention ⑦ Telecommunications ⑧ Cooling and heating ⑨ Water supply and drainage Etc... 14 items
M	① Cleaning ② Equipment ③ Security
H	① Management ② Security ③ Maintenance and inspection ④ Cleaning commission ⑤ Cleaning ⑥ Maintenance and inspection commission

How to gather facilities' data is different between prefectures, so it is difficult to compare those data, and analyze it precisely.