

Work Order Analysis Report

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Data Period: 2024-01-01 to 2024-05-31

Summary Metrics

Total Work Orders: 19,425

Total Cost: \$64,996

Analysis Period: 151 days

Sections: 4

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Executive Summary

Analysis completed across 4 areas:

Equipment Analysis:

Identified 2 consensus outliers from 49 equipment items. Top priority: Lift No.2 (E-Call - Lift Escalator緊急事故 - 升降機及自動電梯) with 2435.20 WO/month and \$49,280 cost impact.

→ Focus on top 3 equipment items: Lift No.2, Lift No.1

Seasonal Analysis:

No significant seasonal patterns detected. Costs relatively stable across 2 quarters.

→ No significant seasonal patterns detected. Costs are relatively stable across periods.

Vendor Performance:

Analyzed 25 vendors. Top 3 vendors (UNION CONTRACTORS LTD, WELL CREATION ENGINEERING LTD, GUARDIAN FIRE ENGINEERS & CONSULTANTS LTD) account for \$31,583 (48.6%) of total vendor costs. Generated 32 recommendations for review.

→ Review contract terms and pricing structure for potential cost savings

Failure Pattern Analysis:

Identified 23 high-impact failure patterns. Top issue: 'repair 修理' (other) with 818 occurrences affecting 23 equipment items. Categorized 11 failure types.

→ Investigate recurring repair 修理 issue affecting 23 equipment items. Develop targeted preventive maintenance strategy. Priority: affects 23 equipment items.

Equipment Analysis

Identified 2 consensus outliers from 49 equipment items. Top priority: Lift No.2 (E-Call - Lift Escalator緊急事故 - 升降機及自動電梯) with 2435.20 WO/month and \$49,280 cost impact.

Top Priority Equipment (Top 10)

Equipment	Category	WO/Month	Avg Cost	Cost Impact	Priority	Rank
Lift No.2	E-Call - Lift ...	2435.20	\$616	\$49,280	1.000	1
Lift No.1	其他一般維修工程	91.32	\$nan	\$0	0.800	2

Detection Thresholds

Work Orders per Month: N/A

Average Cost: N/A

Recommendations

- Focus on top 3 equipment items: Lift No.2, Lift No.1
- Equipment exceeding 1263.26 work orders/month or \$24,640 cost impact in their category warrant review

Seasonal Analysis

No significant seasonal patterns detected. Costs relatively stable across 2 quarters.

Monthly Cost Trends

Period	Total Cost	Avg Cost	Work Order Count
January	\$15,755	\$4	3772
February	\$15,446	\$5	3117
March	\$5,045	\$1	3870
April	\$11,693	\$3	4174
May	\$17,057	\$4	4492

Quarterly Cost Analysis

Period	Total Cost	Avg Cost	Work Order Count	Variance Pct
Q1	\$36,246	\$3	10759	+11.5%
Q2	\$28,750	\$3	8666	-11.5%

Recommendations

No significant seasonal patterns detected. Costs are relatively stable across periods.

Vendor Performance

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Top Vendors by Cost

Contractor	Total Cost	WO Count	Avg Cost/WO
UNION CONTRACTORS LTD	\$13,326	238	\$56
WELL CREATION ENGINEER...	\$11,879	243	\$49
GUARDIAN FIRE ENGINEER...	\$6,378	160	\$40
HANISON INTERIOR AND R...	\$5,935	208	\$29
STANDARD REFRIGERATION...	\$5,370	57	\$94
SYNERGIS MANAGEMENT SE...	\$4,810	7206	\$1
REC ENGINEERING COMPAN...	\$4,290	151	\$28
WENDEN ENGINEERING SER...	\$3,168	152	\$21
HITACHI ELEVATOR ENGIN...	\$2,465	66	\$37
SAVILLS PROPERTY MANAG...	\$1,876	7461	\$0

Recommendations

- Review contract terms and pricing structure for potential cost savings
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Failure Pattern Analysis

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High-Impact Failure Patterns (Top 20)

Pattern	Occurrences	Total Cost	Avg Cost	Equipment
repair 修理	818	\$2,118	\$706	23
replace 更換	523	\$10,321	\$688	22
tear 損耗	564	\$8,020	\$729	18
malfunction 故障	394	\$5,470	\$684	21
shopping centre	190	\$4,966	\$621	14
equipment 設備	172	\$3,248	\$650	14
loosen 損壞/鬆脫	472	\$2,341	\$585	5
damaged 損壞	260	\$1,182	\$591	8
vandalism 人為破壞	163	\$1,133	\$566	9
replacement work	120	\$1,953	\$651	8

Recommendations

Investigate recurring repair 修理 issue affecting 23 equipment items. Develop targeted preventive maintenance strategy. Priority: affects 23 equipment items.

Investigate recurring replace 更換 issue affecting 22 equipment items. Develop targeted preventive maintenance strategy. Priority: affects 22 equipment items.

Investigate recurring tear 損耗 issue affecting 18 equipment items. Develop targeted preventive maintenance strategy. Priority: affects 18 equipment items.

Investigate root cause of malfunction 故障. May indicate need for equipment upgrade or replacement if failures are frequent. Priority: affects 21 equipment items.

Investigate recurring shopping centre issue affecting 14 equipment items. Develop targeted preventive maintenance strategy. Priority: affects 14 equipment items.

Recommendations Summary

Equipment Analysis

Focus on top 3 equipment items: Lift No.2, Lift No.1

Equipment exceeding 1263.26 work orders/month or \$24,640 cost impact in their category warrant review

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Vendor Performance

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