



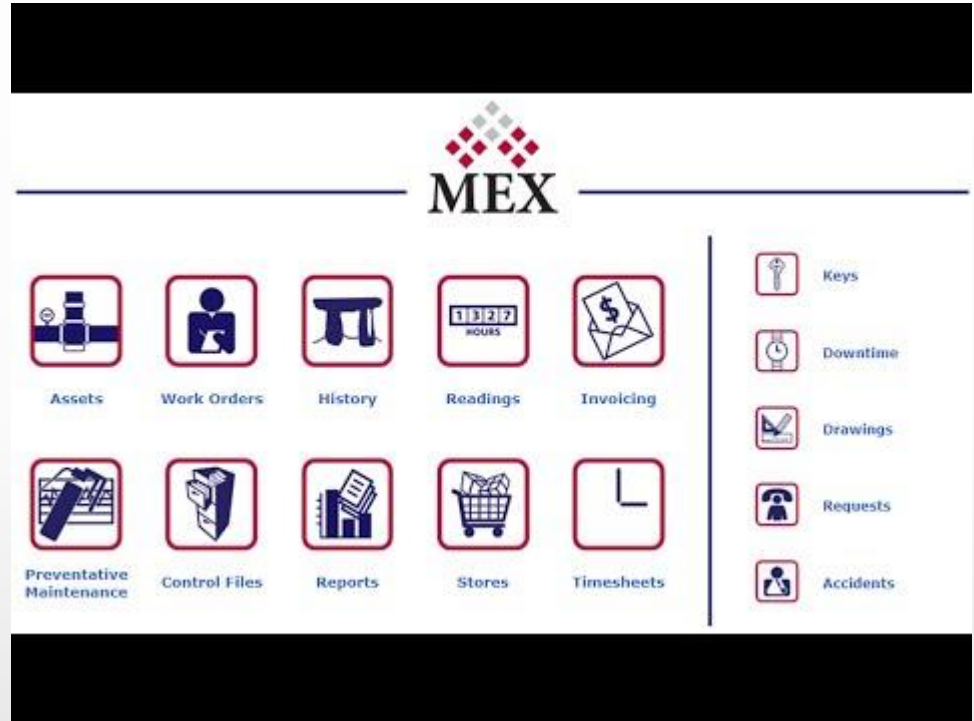
# **Introduction to MEX maintenance software**

**Overview, Key Features & Conclusion**

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# What is MEX?

- MEX is a Computerized Maintenance Management System (CMMS) that helps organizations manage assets, work orders, inspections, and inventory.
- Developed by Maintenance Experts (Australia) for asset-intensive industries.



# Why MEX? – Key Capabilities

- Centralized maintenance management system.
- Supports work orders, preventive maintenance, and asset registers.
- Simple interface with strong reporting and dashboard capabilities.
- Suitable for manufacturing, construction, and facility operations.

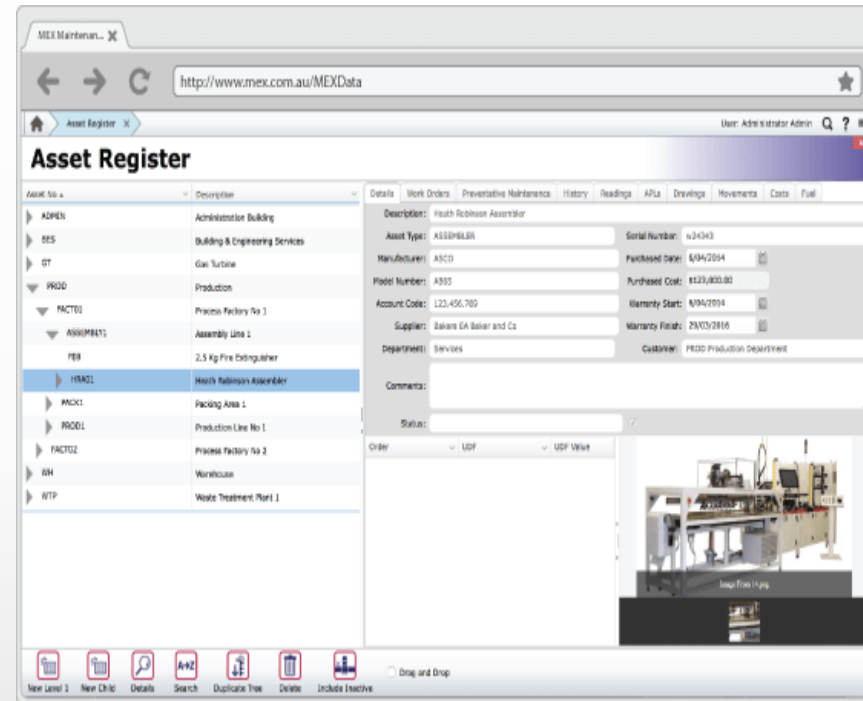
# **Important modules in MEX maintenance software**

- Following are the important modules in MEX maintenance software.

- 1. Assets**
- 2. Work Orders**
- 3. History**
- 4. Readings**
- 5. Invoicing**
- 6. Preventative Maintenance**
- 7. Inventory/ Spare parts Management**

# Assets

- Serves as the database for all the assets, equipment, machine tools etc.
- Stores all assets detail including location, serial number, and maintenance history.
- Helps track condition and lifecycle of each asset.
- Build assets hierarchy for better assets management.
- Supports preventative maintenance planning.



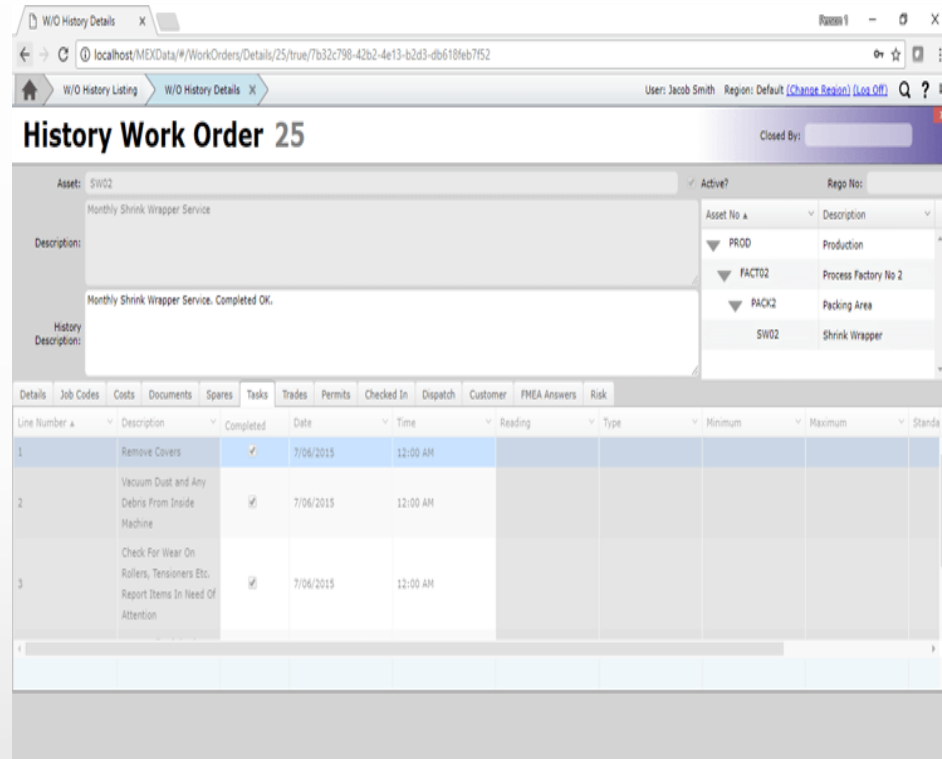
# Work Orders

- Create, assign, and track maintenance jobs. The jobs can be assigned either manually or automatically.
- Link materials, labor, and inspection results for traceability.
- Work orders can be scheduled at a fixed interval for better manpower utilization.
- Helps in monitoring the work order either open, complete or in process.

The screenshot displays the 'Work Order Details' window for 'Work Order 52'. The interface includes a top header with the work order number and format. Below this, there are fields for 'Asset' (FLOOR1), 'Description' (Administration Building Upgrade Project - Floor 1), 'Instructions' (All Work Orders associated with this project must be included under this Work Order Grouping), and 'Safety Notes' (Follow all Safety Procedures). A tree view on the right shows the hierarchy: ADMIN - Administration Building > FLOOR1 - 1st Floor Admin Building. A tabbed interface at the bottom allows switching between various views: Details, Job Codes, Costs, Documents, Spares, Tasks, Trades, Permits, Checked In, Dispatch, Customer, and Risk. The 'Details' tab is active, showing fields for Account Code (123.456.789), Reference No (125985), Overall Duration (0.00 Hours), Status (3 - Started), Priority (1 - Urgent), Job Type (Mod - Modifications), Department (Mech), Request No, Requester, Created By (Administrator Admin), Progress % (0.00), Reading, Raised date (13/08/2015), Time (10:30:52 AM), Due Start, Started date (13/08/2015), Time (12:41:17 PM), Due Finish, Finished, Printed checkbox, Component Code, User Defined, Policy No, and Reading. A bottom toolbar contains icons for New, Duplicate, Print, Turn Into PM, New Asset, Close W/O, and Create Invoices.

# History

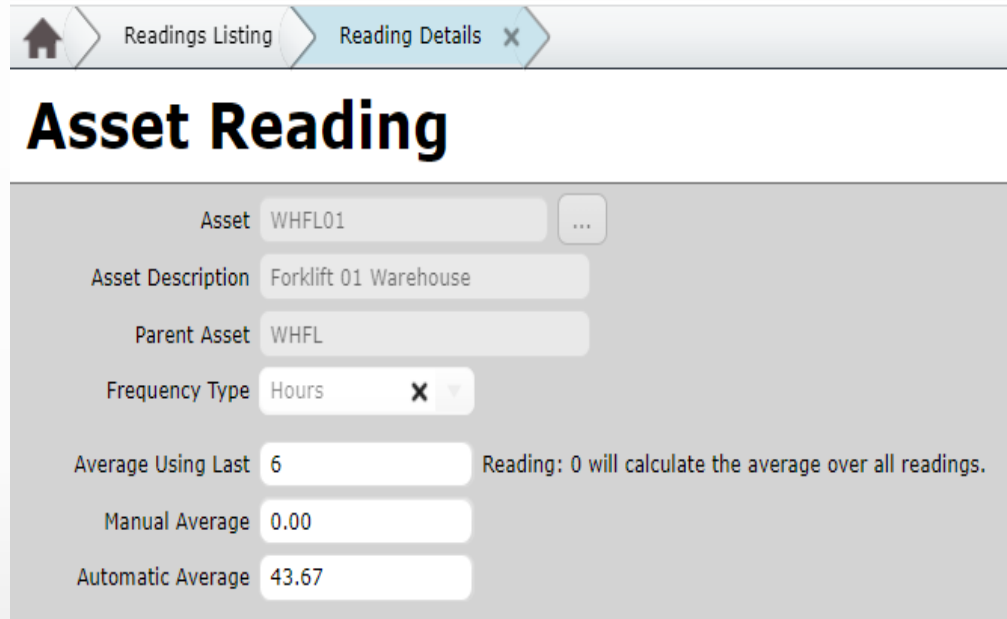
- After work order is closed in MEX, it becomes a history record.
- It helps to tell all the previous maintenance record linked to an asset or work order.
- Supports preventative maintenance by checking asset history.
- Helps in service/ inspection history for each of the asset.



Line Number	Description	Completed	Date	Time	Reading	Type	Minimum	Maximum	Standards
1	Remove Covers	✓	7/06/2015	12:00 AM					
2	Vacuum Dust and Any Debris From Inside Machine	✓	7/06/2015	12:00 AM					
3	Check For Wear On Rollers, Tensioners Etc. Report Items In Need Of Attention	✓	7/06/2015	12:00 AM					

# Readings

- The readings module record numerical or usage values (hours run, kilometres, cycle, etc.).
- Select relevant parent asset and enter the reading via form.
- Helps in estimating cost and replacement planning.
- Tracks the record of the equipment usage.



The screenshot shows a web application interface for recording asset readings. At the top, there is a navigation bar with a home icon, a 'Readings Listing' button, and a 'Reading Details' button with a close icon. Below this, the title 'Asset Reading' is displayed in a large, bold font. The main form area contains several input fields and labels:

- Asset:** A text field containing 'WHFL01' and a dropdown arrow icon.
- Asset Description:** A text field containing 'Forklift 01 Warehouse'.
- Parent Asset:** A text field containing 'WHFL'.
- Frequency Type:** A dropdown menu currently showing 'Hours' with a close icon and a dropdown arrow.
- Average Using Last:** A text field containing '6'. To its right, a note states: 'Reading: 0 will calculate the average over all readings.'
- Manual Average:** A text field containing '0.00'.
- Automatic Average:** A text field containing '43.67'.



# Invoicing

- Creates invoice for maintenance work performed.
- Integrates with work order data so that when work order is complete, generate invoice directly from it.
- Helps manage outstanding invoices, manage payment due dates and revenue tracking.

The screenshot shows a web application interface for creating a 'Supplier Invoice'. The breadcrumb navigation at the top indicates the path: Home > Stores > Supplier Invoice Listing > Supplier Invoice Details. The user is logged in as 'Administrator Admin' with a 'Log Off' link. The main title is 'Supplier Invoice' with a close button. Below the title, the 'Supplier Invoice No.' is 123456. There are three tabs: 'Details' (selected), 'Items', and 'Documents'. A table displays the invoice details with the following columns: Line, Catalogue No, Description, PO Unit Cost, Qty Outstanding, Invoice Quantity, Invoice Unit Cost, Invoice Total Exc..., and Tax. The table contains one row with the following data: Line 1, Catalogue No 000005, Description (empty), PO Unit Cost 49.87, Qty Outstanding 1, Invoice Quantity 1, Invoice Unit Cost 1,449.87, Invoice Total Exc 1,449.87, and Tax GST. At the bottom, there are three buttons: 'Add Lines', 'Populate Lines', and 'Delete'.

Line	Catalogue No	Description	PO Unit Cost	Qty Outstanding	Invoice Quantity	Invoice Unit Cost	Invoice Total Exc...	Tax
1	000005		49.87	1	1	1,449.87	1,449.87	GST

# Preventative Maintenance (PM)

- Schedule preventative maintenance in advance before the breakdown of the machine occur.
- Set frequency either by time, usage or readings so to know when the maintenance is due.
- Once the preventative maintenance is schedule, it automatically generates the work orders.
- Helps to reduce the downtime and extend asset life time.

The screenshot shows a web application interface for Preventative Maintenance (PM) details. The browser address bar shows the URL: localhost/MEXData/#/PreventativeMaintenance/Details/NewPM/1326972b-27cf-4f00-8db0-484f34b99ff1. The user is logged in as Administrator Admin (Log Off). The page title is "Preventative Maintenance 9".

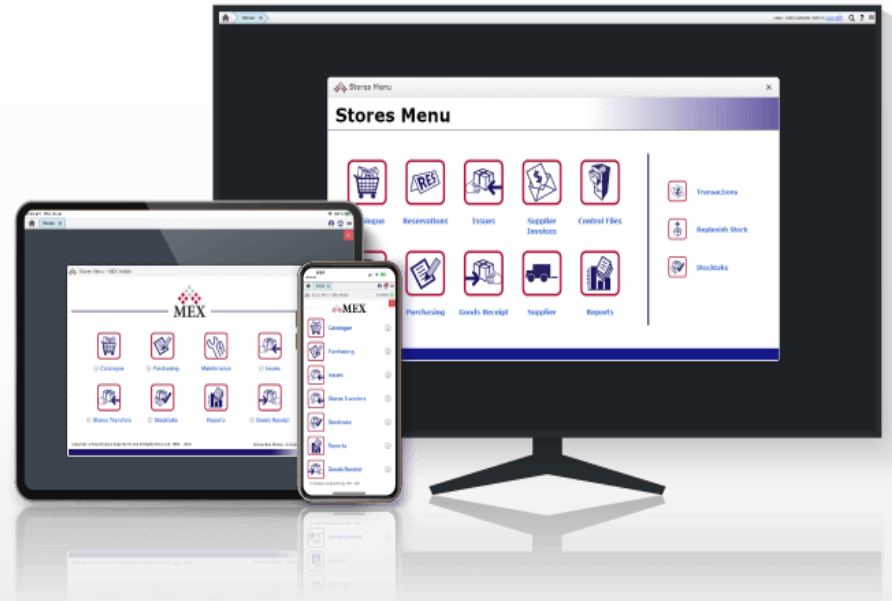
The form is divided into several sections:

- Description:** 6 Monthly Separation Tank Maintenance
- Instructions:** Isolate Electrical \* Mechanically before commencing work. Wear appropriate PPE.
- Safety Notes:**
- Asset Information:**
  - Asset Type: TANK
  - Manufacturer: OZTANKS
  - Model No:
- Frequency:** every 6.00 Months
- Frequency Or:** 0.00
- Est Duration:** 4.00 Hrs
- Lead Time:** 2 Days
- Priority:** 3 - Within 7 Days
- Job Type:** PM - Preventative Maintenance
- Department:** Mech
- Contractor/Supplier:**
- Quote Amount:** \$0.00
- Days to Complete:** 7
- Standard Job?** ☐
- Fixed?** ☒
- Hierarchy?** ☒
- Triggered?** ☐
- Cost Summary:**
  - Labour: \$0.00
  - Material: \$0.00
  - Other: \$0.00
  - Total:
- User Defined:**
- Component Code:**
- Use Asset Contractor?** ☐
- Due Start Time:** 12:00 AM
- Work Order Format:** Standard

At the bottom of the form, there are three buttons: New, Duplicate, and Preview.

# Inventory/ Spare parts Management

- When a work order is issued the spare parts list can be issued directly from the inventory.
- Helps in managing the stock outs of critical parts.
- Helps in keep tracking of consumable items, spare items by managing in a centralized inventory approach.



# Benefits Summary

- Centralised data and asset visibility
- Predictable maintenance costs
- Improved compliance tracking
- Enhanced decision-making via dashboards
- Efficient user interface for different operations
- Reliable for large organizations with daily routine tasks.