



Project@Brussels Parliament - architect@Ass.Mom. Bontinck, C.D.G., CRV, Vanden Bossche - photo@Y.Glavie

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# Maintenance

Seco's maintenance audit consists of an analysis of the quality of maintenance services for the infrastructure you are using or managing. We provide you with an independent third-party opinion on its maintenance condition. This audit assesses the different aspects of maintenance, functionality and residual lifespan, as well as the critical points to be observed.

## HOW WE CAN HELP YOU

Our maintenance audit covers all technical aspects:

- **Structure and shell:**  
Filling-in works, concrete, reinforced concrete, metal frameworks, load bearing brickwork, watertightness of basements and roofs, timber frameworks, zinc elements, façades, carpentry, window frames, concrete slabs, ceilings, plastering and fixed false ceilings, parquetry, flooring, marble, handrails and guards, enclosures of inside doors, fixed frameworks of elevators and goods lifts, masonry and fixed partition walls.
- **Equipment:**  
HVAC including radiators, pumps and ducts, sanitary equipment, elevators, electrical equipment, fire equipment, lighting, mobile solar protection and energy-related measuring equipment.
- **Finishing:**  
Removable false ceilings, indoor woodwork, fixed solar protection, inside shutters, false floors and removable partition walls.
- **Surrounding areas:**  
Parks and gardens, parking lots, exterior lighting, water drainage.

Allowing for a complete or partial evaluation, our maintenance audit assesses the efficiency of maintenance operations and the respect of terms agreed (SLA) with service providers.

The maintenance audit is designed as an objective tool for follow-up and for the definition of corrective measures in maintenance procedures during the building's operation. Regular visits by Seco allow for monitoring of the maintenance level over an agreed period of time.



## HOW WE PROCEED

With a scope clearly defined together with you, the maintenance audit is carried out through visits and analysis of documents, leading to recommendations aimed at optimizing the maintenance process. In line with the requested services, the audit can consist of:

- An evaluation of the maintenance contract or the maintenance specifications.
- Support and guidance in defining project specifications or establishing a specific maintenance contract.
- Analysis of the maintenance contract.
- Assessment of the maintenance condition and functionality (of the installations e.g.), with a ranking for every component allowing to prioritise your actions.
- An evaluation of the installation's maintenance costs.
- Periodic monitoring of maintenance through regular visits.

## WHY RELY ON SECO ?

- Courtesy of our background in technical control and inspection, we are acquainted with the critical points when it comes to wear and performance over time. This expertise offers you the opportunity to monitor the condition of your building during the various stages of its life.
- Our third-party role makes us your ideal partner for the management of your maintenance processes, increasing performance while keeping costs under control.

## REFERENCE PROJECTS



architect©Archiz2000 - photo©Y.Glavie

Project© Tour Madou

- Component analysis – maintenance status evaluation



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- Maintenance audit on technical equipment.



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Project©BELAIR



Pier A & Topaze - architect©Groep2000 photo©Y.Glavie

Project©Brussels airport

- Implications of maintenance operations on fire regulations conformity

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