

# USE IT MATE

## Asset Management & The 36-Month Rule

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The 3-Year Lifecycle: How Corporate Agencies Manage IT Assets  
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**If you don't know who has the laptop, you don't own the laptop.**

Growing real estate agencies bleed thousands of dollars by losing track of iPads, monitors, and laptops when staff members leave or switch roles. Furthermore, holding onto a laptop for 6 years is a false economy; the hourly cost of a PM waiting for a slow computer to load far outweighs the cost of a new machine.

Here is how corporate agencies manage their digital assets.

Store the completed checklist with employee records.

Queensland-based • Remote-first • Managed IT for businesses

## **1. The "Asset Register" Non-Negotiable**

You must maintain a centralized register (a secure SharePoint spreadsheet or a tool like Snipe-IT). Before a new employee is handed a device, the following must be logged:

- Employee Name & Role
- Device Type & Model
- Serial Number / Service Tag
- Purchase Date
- Warranty Expiration Date

## **2. Mobile Device Management (MDM)**

If a Property Manager leaves their agency-owned iPad at an open home, whoever finds it now has access to your tenant databases. By enforcing Microsoft Intune (MDM), your agency can click one button to remotely wipe the iPad back to factory settings the second it is reported missing.

### **3. The 36-Month/48-Month Replacement Cycle Business laptops are designed to run perfectly for 3 to 4 years.**

- Buy the laptop with a 3-year or 4-year onsite warranty.
- The month the warranty expires, you replace the machine.
- Why? Because the cost of downtime, manual IT repairs, and frustrated staff costs exponentially more than simply leasing or buying a fresh machine on a predictable 36-month rotation. Old laptops are wiped and donated, sold, or kept as temporary "loaner" machines.