

Assets One

Your Very First Asset

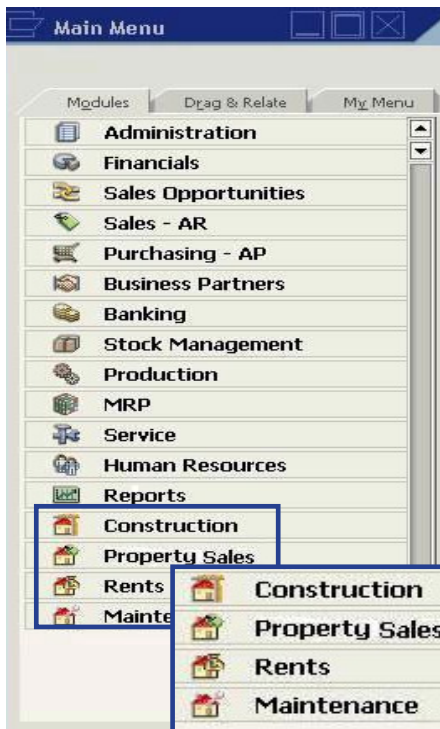
Introduction

Assets One is a comprehensive real-estate and construction management system, consisted of four add-on modules which control and manage the assets' lifecycle.

Assets One was developed and implemented as an ERP solution using the SDK environment while maintaining Sap Business One user interface.

This system uses SAP Business One's integrated features such as purchasing, sales, price lists, article libraries, activities, linked documents and service calls.

- **Construction** - provides a comprehensive solution to ultimately supervise and monitor civil engineering projects. This module handles the execution of estimates, evaluations and monitors activities performed throughout the course of the project.
- **Property Sales** - provides a comprehensive solution for the assets' sales management. This module handles the property's inventory, sales' administration, contracts, tenants' additions and changes, along with monetary follow-up and control.
- **Rents** - provides a comprehensive solution for all rental properties, rent contracts and inventory. This module supervises and monitors all the financial issues that are related to the assets.
- **Maintenance** - provides a comprehensive solution for routine maintenances, scheduled maintenances and preventive maintenances and provides data for decision-making purposes, through prices, expenses, equipment's lifecycle, budgetary estimates and other parameters sufficient for the maintenance policy.



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Construction

Construction provides a comprehensive solution to ultimately supervise and monitor civil engineering projects. This module handles tenders, bid proposals and contracts with allocated planners and contractors, along with the project's bill of quantity estimates and sub-project assessments. Construction supports bills based on the progress of scheduled assignments, while monitoring the budgetary report. In addition, this module enables to process Gantt report charts to enhance and increase productivity.

#	Lock	Chk	Sub	Sec	Item	Item Code	Description	Unit	Dbl/In	Accou	Quantity
02		07	07	07	001	0727.07.001	Double walled pipe 2" in diameter	Sign	-	0	10.0
02		07	07	002	0727.07.002	Cast iron pipe 12" in diameter	00000000	-	0	10.0	
02		07	01	003	0726.03.003	Acrylic bath Ferguson 2 m	00000000	-	0	1.0	
02		07	01	004	0726.03.004	2 m White bath	Sign	-	0	7.0	
04		01	04	005	0226.03.005	Low Resgemen sink 50 cm	Sign	-	0	4.0	
02		07	07	006	0727.07.006	Ductile iron pipe 4"	Sign	-	0	10.0	

#	Code	Name	Items	Type	Index	Base Date	Base Value	Currency	Contract	Material	Description	Status	Include VAT
00	000001	Electric Plan	Electric	0000	11/2010	5000	Euro	Electric Plan	Complete			0	0
00	000002	Building	Building	0000	10/2010	5000	Euro	Building Work	Active			0	0
00	000003	Ordered Assignments	Construction Engineering	0000			Euro	Public Bldg	Active			0	0

- **General libraries** – Details on contractors and service providers, article libraries and labor price lists.
- **Project definitions** - Enable to set up projects into various sub projects, quantity estimates and price examinations, along with work clauses and management over events.
- **Bill of quantities** – Create quantity estimates and expense calculations for the execution of work orders.
- **Tenders** – Organize tenders and bid proposal comparisons, based on the project's bill of quantity
- **Contracts & Bills** – Enables to set up contracts with contractors, planners and service providers and handles partial and final accounts based on the contracts' terms.
- **Budget management** - Monitor the project's budgetary control within a variety of supervision profiles.
- **Cash flow management** – based on budgets, contracts and relevant payments spread accordingly over time.
- **Timetable** – defined measures for activities and interactions, as well as generating graphic displays using Gantt report diagrams.
- **Events and tasks** – this feature archives the project's documentations, together with sub-project contracts and other entities, by using the activities features of SAP Business One.

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Property Sales

Property Sales provides a comprehensive solution for residential property sales and contract requirements and adjustments. This module supports tenant additions and changes, monitors residents' complaints and property examinations. Property Sales tracks tenant payments, collections and receipts, along with reports on arrears and financial statements.

- **Assets' inventory** manages and updates data through various parameters such as projects, buildings and apartments, plots and lands, as well as generating reports according to various profiles.
- **Follow up on potential customers** matches customer requirements to the desired asset, using the sales opportunities module of SAP Business One.
- **Sales' contracts** handles the contract's residential units, as well as a tenant / occupant portfolio, additions and changes, payment schedules and account status reports.
- **Collection administration management** processes invoices and receipts as well as handling credit notifications and billings, tracking payment arrears and various reports, by using the sales and banking modules of SAP Business One.
- **Monetary follow-up and control** issues monetary reports according to various profiles, account status, financial concentrates and prospective earnings.
- **Property inspections & complaints** processes a follow-up and specifications check-list for annual inspections and repairs and handles costs and expenses due to residents' complaints, by using the service module of SAP Business One.

#	Code	Name	Area	Update Date
1			224.000	02/09/08
2			332.000	
3			300.000	
4			234.000	
7			224.000	
10			56.000	01/01/09
0			230.000	

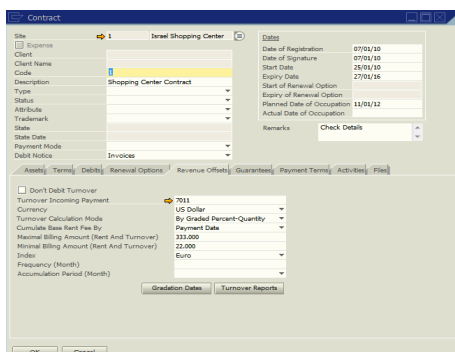
#	Mat...	Building	Floor	Asset	Price List Date	Fit Price List Price	Asset Price In Cont...
			FIRST FLOOR		01/05/08	750.000,00	
			FIRST FLOOR		01/05/08	750.000,00	

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Rents

Rents provides a comprehensive management solution for all rental properties, whether retail, commercial or residential. This module generates rental contracts with tenant modifications and lease expiration dates. Rent supervises and monitors the financial issues of the assets' owners along with the tenants' account status, fees, arrears, collections and receipts. In addition, the module generates a graphic display of the available units for rent and their specifications.



- **Asset inventory** – manages the property's portfolio with documentations, charts and blueprints, as well as updating details and outlines on the types of units for rent (apartments, shops, industrial areas, etc.), along with various other property profiles.
- **Rent contracts** – manages the occupant's portfolio as well as setting the contract's rental areas, account payment tables, notifications and follow-up reports.
- **Management / service contracts** – handles various charges, such as management fees and utility charges as well as issuing debit notices.
- **Collection administration** – issues invoices and receipts, credit and debit notices (based on the contract's payment terms and conditions), follow-up on payment arrears and various other tenant notifications, by using the sales and banking modules of SAP Business One.
- **Guarantees** - handles lease expiration dates, lease options and collateral guaranties.
- **Budgetary control** – issues financial reports according to various profiles such as account status, monetary concentrates and prospective earnings, using the budget module of SAP Business One.

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Maintenance

Maintenance provides a comprehensive solution for routine maintenances, scheduled maintenances and preventive maintenances for both property and equipment. This module enables to optimize the execution of assignments being carried out by contractors, suppliers or maintenance employees, and handles their warranties, work progress, invoices and billings based on the service module of SAP Business One.

- **General libraries** include information about contractors and service providers, article libraries and labor price lists.
- **Service calls** manages a maintenance related help-desk for malfunction reports intended for further inspections or repair. This feature uses the service module of SAP Business One and linked to the asset's inventory.
- **Routine maintenance** includes work orders, budget estimates, performance provisions, reports on actual performances and monitoring accounts.
- **Preventive and scheduled maintenance** manages standard treatment settings, periodical work plans and updated assignments.
- **Budgetary control** handles various budget accounts, assigned work orders, executions and budget use, using the budget module of SAP Business One.
- **Maintenance employees** handles employee task reports, performance summaries, assignment logs, exceptional and delays' reports, repeated assignments etc.
- **Graphic display** indicates the equipment's location and system status, with an option to open equipment specifications directly from the map's interface.