

# EFFECTIVE PROPERTY & ASSET MANAGEMENT THROUGH THE...

## PREMIERTEC ASSET LIFECYCLE MANAGEMENT SOLUTION

### INTRODUCTION

In the current economic climate organisations are constantly striving to reduce their costs whilst maximising their returns from their existing asset base. One of the largest assets any organisation has on their books, both by value and size, is their property base; however, most organisations fail to focus on maximising the returns from their property portfolios. Instead many organisations see their property base as a necessary overhead which distracts them from their core focus whilst requiring continual maintenance and review of internal occupancy levels.

Premiertec recognises that the core focus for most organisations is not the management of their property portfolio. They recognise that the majority of organisations struggle to gather sufficient concise information about their properties, their associated occupancy levels and their maintenance requirements. As a result, organisations fail both to manage their properties in an effective and efficient manner and maximise the return from their property base.

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Premiertec also identified that many of these organisations are existing Oracle E-Business clients, operating existing Oracle Financials solutions, and so could quickly benefit from the integration of the Oracle Property Manager module into their existing Oracle environment. In addition, with the optional integration of the Oracle Enterprise Asset Management (EAM) module, directed at maintaining fixtures within these premises, Premiertec recognises that these organisations can also benefit from a solution that combines the efficient management of an organisations property with the ability to manage its associated maintenance.

In response to this requirement, Premiertec has developed an integrated solution, known as the Premiertec Property Solution (or PPS). The PPS provides an integrated Oracle Financials/Oracle Property Manager/Oracle EAM solution, which enables organisations to minimise the associated costs of managing and maintaining their properties, whilst maximising their property related returns, and therefore allowing an organisation to re-focus on its primary objectives.

## PPS - THE PREMIERTEC PROPERTY SOLUTION

The Premiertec Property Solution (PPS) is targeted at organisations that are existing Oracle customers running the Oracle Accounts Payable, Accounts Receivable and General Ledger modules. Organisations running these Oracle Financials modules are able to 'plug' the Premiertec Property Solution into their existing Production Oracle E-Business systems.

The Premiertec Property Solution focuses on the two key areas identified by organisations as being core to their Property and Property Maintenance solutions.

These solutions:

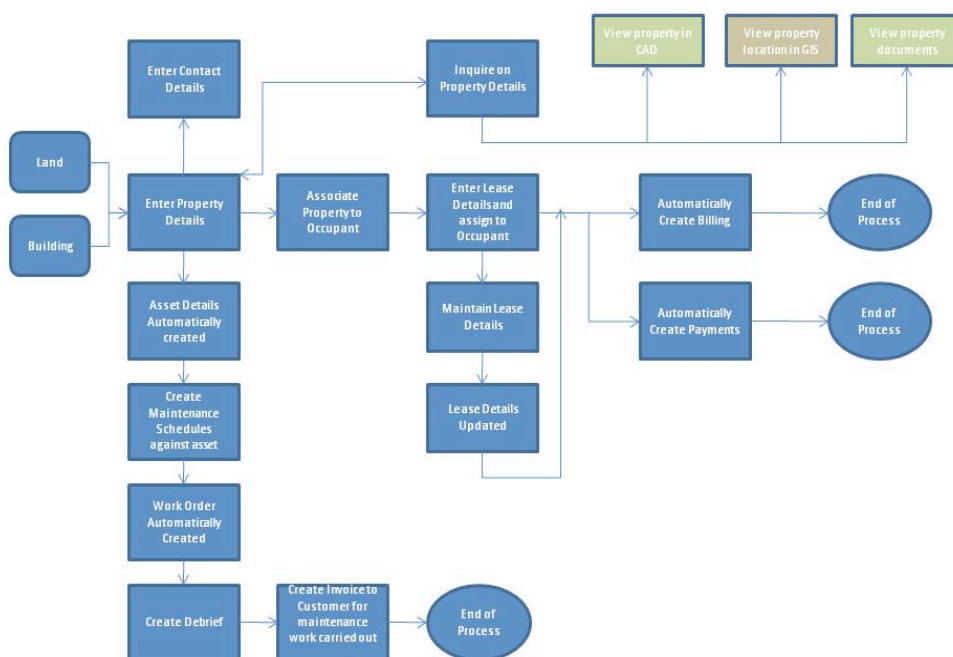
1) Provide a Clear and Concise View of an Organisations Property Portfolio including concise definitions of the buildings and land, their associated leases and any associated fixtures requiring regular maintenance.

2) Minimise Costs associated with a Property Portfolio through the automated processing of lease related transactions, the generation of work schedules for maintenance works and the efficient monitoring and allocation of costs to occupants.

The PPS leverages the existing functionality already contained in your organisations Oracle E-Business solution allowing you to quickly, cheaply and easily implement a Property Management solution for your Organisation.

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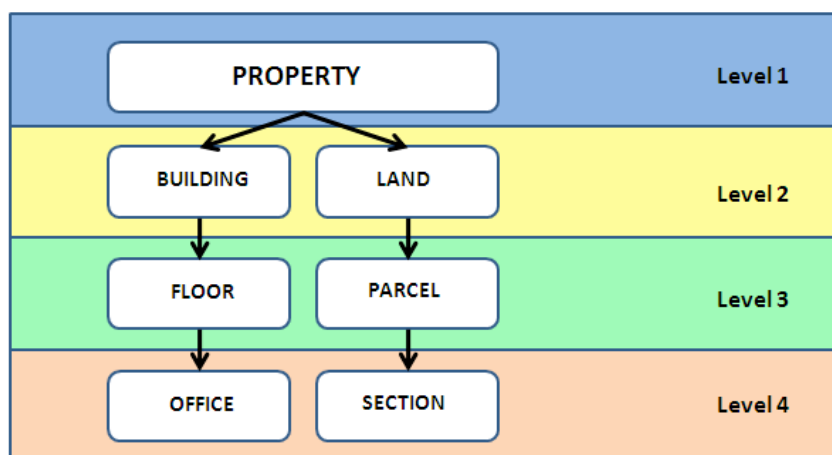
### Premiertec Property Solution



# A CLEAR & CONCISE PROPERTY VIEW

## CREATION OF A CENTRAL REAL ESTATE REGISTER

The PPS starts by allowing you to record all your property and land real estate portfolios in a central database. Utilizing the flexibility within the Oracle Property Manager module, it provides tools which allow you to configure a tailored solution able to capture your property and land asset records, based on your internally recognised property structures.



### **Shared Access to Central Estate Database**

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Once the data has been stored in a central database using the hierarchy shown, the solution provides all designated departments with web access so that the same data and any associated documents attached to the record can be shared; this enables your organisation to search and inquire on all properties, based on a comprehensive list of attributes. Where desired, update access can also be granted to authorised users so that they can update and maintain property data.

### **Manage your Lease Details Centrally**

The PPS allows you to store your property lease information in one system, recording all the pertinent details such as start and end dates, extension end dates, contact details for your leases, locations covered, insurance details, any rights and obligations, lease options, payment schedules and any additional notes. Utilising the attachment functionality you can easily store any scanned documents of signed contracts against the lease. Again, as all these details are stored centrally the information can be shared between all relevant departments within your organisation.

### **Track Equipment via a Global Asset Repository**

The PPS integrates the Oracle Property Manager module with the Oracle Enterprise Asset Management's Global Asset Repository allowing your organisation's wide range of Property Fixtures, which require scheduled maintenance, to be tracked. These fixtures can then be linked to a Property within your portfolio and can be tracked should they be moved during their lifecycle. All service histories, work requests preventative maintenance schedules and safety histories can be defined and held in the repository against the relevant fixture.

## MINIMISE COSTS ASSOCIATED WITH YOUR PROPERTIES

### **Automate your Lease Administration Process**

Once your organisation's Lease details have been entered, you can record all the billing or payment details associated with these Leases, whether you are acting as the Landlord or Tenant. This Lease definition automatically creates the necessary billing or payment schedules and interfaces the associated transactions either to the Oracle Receivables module or Oracle Payables module for Billing or Payment.

### **Maximise Space Utilisation & Allocation**

The PPS not only allows you to accurately record all your real estate structures centrally, but also enables your organisation to record occupancy rates within each property to determine whether properties are underutilized. Having this information readily available at any time is crucial to your property management team and enables them to make informed decisions as to whether to move resources to increase utilization or dispose of properties.

Where spaces are common to multiple occupants and have associated shared maintenance costs, such common charges can be automatically allocated to these occupants and automated bills generated.

### **Automated Rental Increases**

The calculation and application of index-based rent adjustments can be complex and time consuming for your organisation. The PPS automatically assesses and generates the appropriate increases based on fluctuations of various indices. The flexibility of user-defined index tables provides unlimited support for calculating increases on any type of index and allows different indices to be used on a single lease.

### **Minimise Asset Maintenance Costs**

Asset Maintenance is a high cost area for any organization that is responsible for maintenance of key plant and equipment in a large number of high profile disparate properties. Ensuring that all plant and equipment is maintained in accordance with agreed maintenance schedules is not only a priority for your organisation, it also helps to ensure that repair costs can be minimized.

The PPS harnesses the functionality provided by the Oracle Enterprise Asset Management module to assist you in planning preventative maintenance schedules against your plant and equipment, ensuring that your assets are serviced regularly and on-time. In addition, maintenance costs and any associated material can be tracked and budgeted ensuring that maintenance costs remain controlled.

### **Standard Integration with your Oracle Financials Systems**

The PPS integrates seamlessly with your Oracle Payables, Oracle Receivables and Oracle General Ledger applications to make the best use of existing functionality. Direct standard integration with the property solution ensures that payments to your landlords can be processed through your existing Oracle Payables systems, whilst further standard integration ensures that bills to tenants can be raised from your Property solution to the your Oracle Receivables ledger.

Further, to assist in dealing with any charges against work orders, the standard integration with the Oracle Receivables modules allows you to bill customers or third parties for any of the cost of materials or other resources used in the maintenance process.

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