

PREMIERTEC ENABLES EFFECTIVE PROPERTY & ASSET MANAGEMENT

WITH ORACLE'S INTEGRATED WORKPLACE MANAGEMENT SOLUTION

INTRODUCTION

In the current economic climate Local Authorities are being pushed harder than ever to give taxpayers value for money for their services.

At the same time they are responsible for managing a large, complex and costly portfolio of assets from land and property, to plant, equipment, roads and municipal furniture. Government initiatives such as the 'Property Benchmarking Project' have highlighted the need for Local Authorities to adopt systems capable of tracking an authority's property portfolio whilst focusing on minimising the costs of holding property.

Premiertec recognised the need for Local Authorities to adopt Property solutions which would facilitate them being able to track their property portfolio whilst at the same time allowing them to focus on minimising the costs and maximising their income from their property portfolio.

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- > *application configuration*
- > *application development*
- > *reporting*
- > *support*
- > *education & training*
- > *project management*
- > *offshore management*

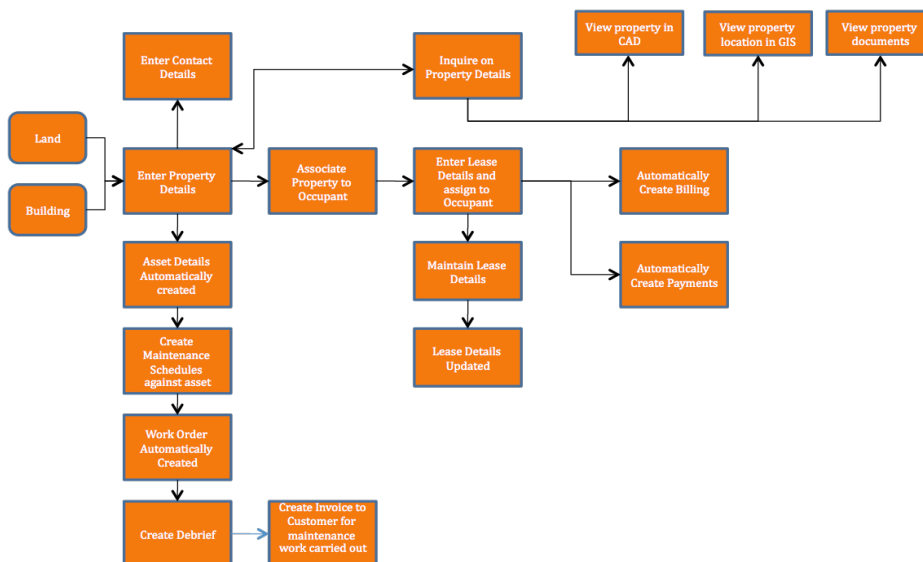
Adopting an integrated approach based on the Oracle Property Manager and Oracle Enterprise Asset Management modules, integrated with an authorities existing Oracle Financials modules, Premiertec have designed a solution capable of providing the transparency for an authority's Property Portfolio whilst allowing them to focus on maximising the returns from this portfolio.

THE PREMIERTEC IWMS SOLUTION

The Premiertec solution is targeted at Local Authorities who are existing Oracle Customers running the Oracle Accounts Payable, Accounts Receivable and General Ledger modules. Those authorities running the Oracle Financials modules are able to benefit from the minimal effort involved in 'plugging' the Property Management solution into their existing production systems, whilst leveraging the functionality of their existing financial applications to handle all of the accounting related transactions.

The solution focuses on the two key areas which the Government has identified as being critical to a Local Authorities' ability to manage their property portfolios and core to their property solutions; it delivers functionality that:

- 1) Provides full transparency of a Property Portfolio
- 2) Minimises costs associated with a Property Portfolio



PROPERTY REPOSITORY

CREATION OF A CENTRAL REAL ESTATE REGISTER

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

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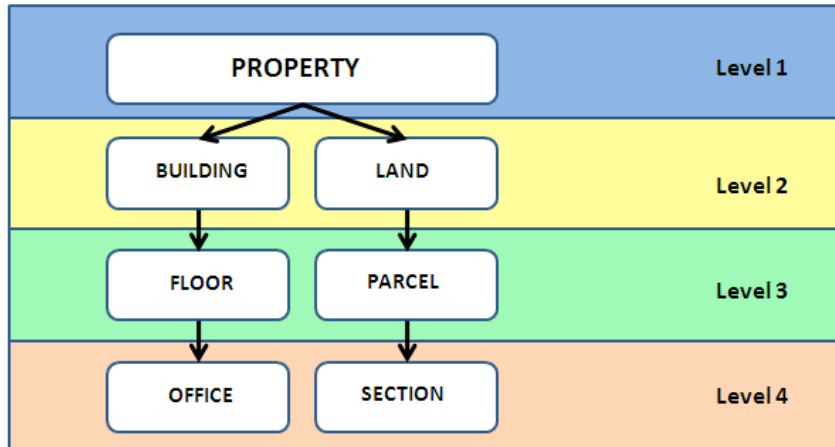


FIG.2 DEFINING YOUR PROPERTY

SHARED ACCESS TO CENTRAL ESTATE DATABASE

Once the data has been stored in a central database using the hierarchy shown, the solution provides all designated departments with web access to enable the sharing of data and any associated attached documents. In addition, it provides the ability to search and inquire on all properties, based on a comprehensive list of attributes. Where desired, update access can be granted to authorized users so that they can update / maintain the data

A CLEAR & CONCISE PROPERTY VIEW

MANAGE YOUR LEASE DETAILS CENTRALLY

The solution allows you to store your lease information in one system, recording all the pertinent details such as start and end dates, extension end dates, contact details for the lease, 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 or contracts signed against the lease. Again, as all these details are stored centrally the information can be shared easily between all relevant departments.

TRACK EQUIPMENT VIA GLOBAL ASSET REPOSITORY

Integration with Oracle Enterprise Asset Management's Global Asset Repository allows your organization to track the wide range of assets that need to be maintained. Assets are linked to a property within your portfolio and can then be tracked should they be moved during their lifecycle. All service histories, work requests, preventative maintenance schedules and safety histories are held in the Asset Repository against the Asset.

MINIMISE COSTS

AUTOMATE YOUR LEASE ADMINISTRATION PROCESS

Once the Lease details have been entered, you can record all the billing or payment details depending on whether you are acting as the Landlord or Tenant. This will automatically create the necessary billing or payment schedules and interface the transaction either to the Oracle Receivables module or Oracle Payables module.

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MAXIMISE SPACE UTILISATION & ALLOCATION

The Premiartec solution not only allows you to accurately record all your real estate structures centrally, it also enables you 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 asset management team and enables them to make informed decisions, whether to move resources to increase utilization or dispose of properties.

Where spaces are common to multiple users and have associated shared costs such as maintenance, these charges can be automatically re-allocated to third parties and automated bills generated.

AUTOMATED RENT INCREASES

The calculation and application of index-based rent adjustments can be complex and time consuming. The Premiertec solution 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 of any organization particularly Local Authorities who are responsible for maintenance of key plant and equipment in a large number of high profile disparate properties such as schools and libraries. Ensuring that all plant and equipment is maintained in accordance with agreed maintenance schedules is not only a priority for Local Authorities, but also helps to ensure that repair costs can be minimized.

The Premiertec solution 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

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Premiertec's solution 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.

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.