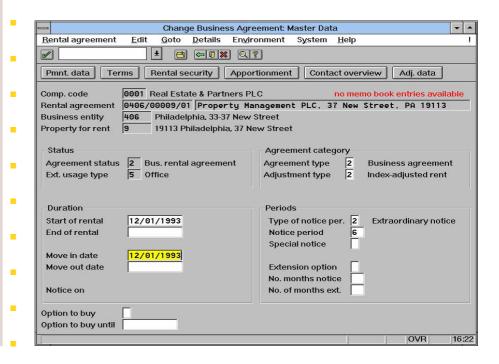# R/3 SYSTEM

Optimize your business activities by taking advantage of the benefits offered by the R/3 Real Estate Management application and its integration with other key R/3 components. It provides a constant data flow which guarantees optimum support throughout the entire life cycle of your asset portfolio.

IN FOCUS...

BROADEN YOUR HORIZONS: FROM BUILDING ADMINISTRATION TO OPERATIONAL REAL ESTATE MANAGEMENT

SAVE TIME AND MONEY THROUGH EFFICIENT REAL ESTATE MANAGEMENT

If you are the manager of a large property portfolio, your technical and business management areas will require effective support. A clear breakdown of business activities is as indispensible to you as a clear overview of the cost and revenue structure. The SAP® software package for real estate management seeks to provide you with a complete modular system with the functionality to support all your requirements.

DETAILED MASTER DATA AND FLEXIBILITY OF PROCESSING FACILITATE THE HANDLING OF CONTRACTS

All the functions available in the SAP Real Estate Management package are supported by comprehensive master data management. You are able to maintain object-related data on the following levels:

● Real estate

● Buildings

● Rental units and

● Rooms

Related objects are grouped together, along with any accompanying data, to form a business entity. The IS-IS Real Estate Management component caters for a wide range of requirements concerning the form your contract relationships take whilst simultaneously allowing you to access large amounts of real-time information. It provides you with the overview you need to manage both changes to contracts at specified dates and correspondence with your tenants.
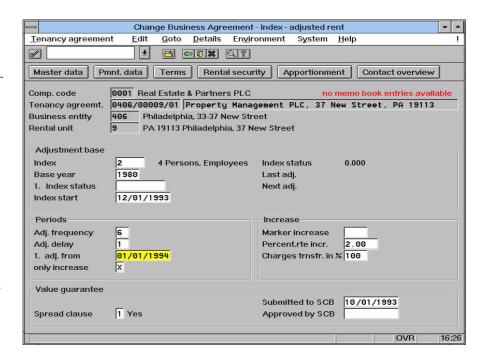
PRECISE PORTFOLIO MANAGEMENT: THE BASIS FOR OPERATIVE MANAGEMENT

The contractual terms in tenancy agreements periodically necessitate postings in FI Financial Accounting in order to record customer (tenant) payments. Moreover, you can monitor these terms as an open item list for each customer. The utility costs are either entered in the invoice on a flat-rate basis or processed as down payments. When settlement for incidental costs is made at the end of the agreed period, you clear the down payments made and post the balance as a credit memo or a receivable within accounting. FI supports all rental-related accounting activities, including payment transactions and dunning. As a real estate administrator, you require information concerning possible rent adjustments, which you then want to implement using the automatic adjustment procedure: the system takes due account of the legally prescribed periods and limitations. The system can monitor dates, so as to relieve you of the routine jobs. This is yet another area where the SAP Real Estate Management component provides a comprehensive solution.

INTEGRATION BETWEEN DATA PROCESSING AND REPORTING

You generate your evaluations on the basis of the information available in the system, thus fulfilling the statutory reporting requirements. This involves having cover funds and the insurance supporting documents and statistics required by FISO.

COMPREHENSIVE CONTROLLING / PROFIT CENTER ANALYSES

You can assign the incurred cost postings directly to the appropriate objects or collect them together at business entity level by using individual cost distribution keys and then distribute them accordingly. You assign a profit center to all objects which is automatically updated when you post costs or revenue. You define your own criteria for the assignment of costs. If assets within the asset accounting area have to be activated again at a later date as a result of cost postings or need to be settled to cost centers, you can utilize the comprehensive cost settlement functionality offered by the CO-Controlling component.

REAL-TIME PROJECT MANAGEMENT AND INTEGRATED PLANT MAINTENANCE

If you want to control maintenance work and repairs in more detail, the PM Plant Maintenance component offers you various possibilities for planning and carrying out these tasks. By assigning objects to business entities, buildings and rental units, you can control the tasks in hand. Maintenance orders are used to accurately control dates and costs. Planning and real-time monitoring of new housing construction are as important to you as control of current maintenance work for running your business efficiently. By working on an integrated basis with the PS Project System application, you can successfully control important aspects such as dates, budget, costs and quality. You can increase efficiency through early recognition of risk factors and an accurate control of costs.