Real Estate Business Requirement

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Project →New Project

Creating New Project once the Evaluation done for the land that the company looking for

Field List
Project Code
Description
RealEstate Type
Location → Address Line 1, Address Line 2, Address Line 3, Town
Budgeted Period
Purchase Cost
Purchase Date
Land Image
Extent
Cost of Capital Rate
Discount
Perch Price
Owner's Name
Introducer's Name

Project → Budget

Budget for the Project, this will defines the budgeted cost for each item that the company has to work on to develop the land that they have purchased.

Also this budget has to be approved once the all Cost item are entered, this budget approval has be go through a Levels of Approvals as follows

Total Budget >1M <=2M 1 Set Of officers
Total Budget >2M <=3M 2 Set Of officers etc

Once the Budget approved we need to pass the GL Entries to the General Ledger
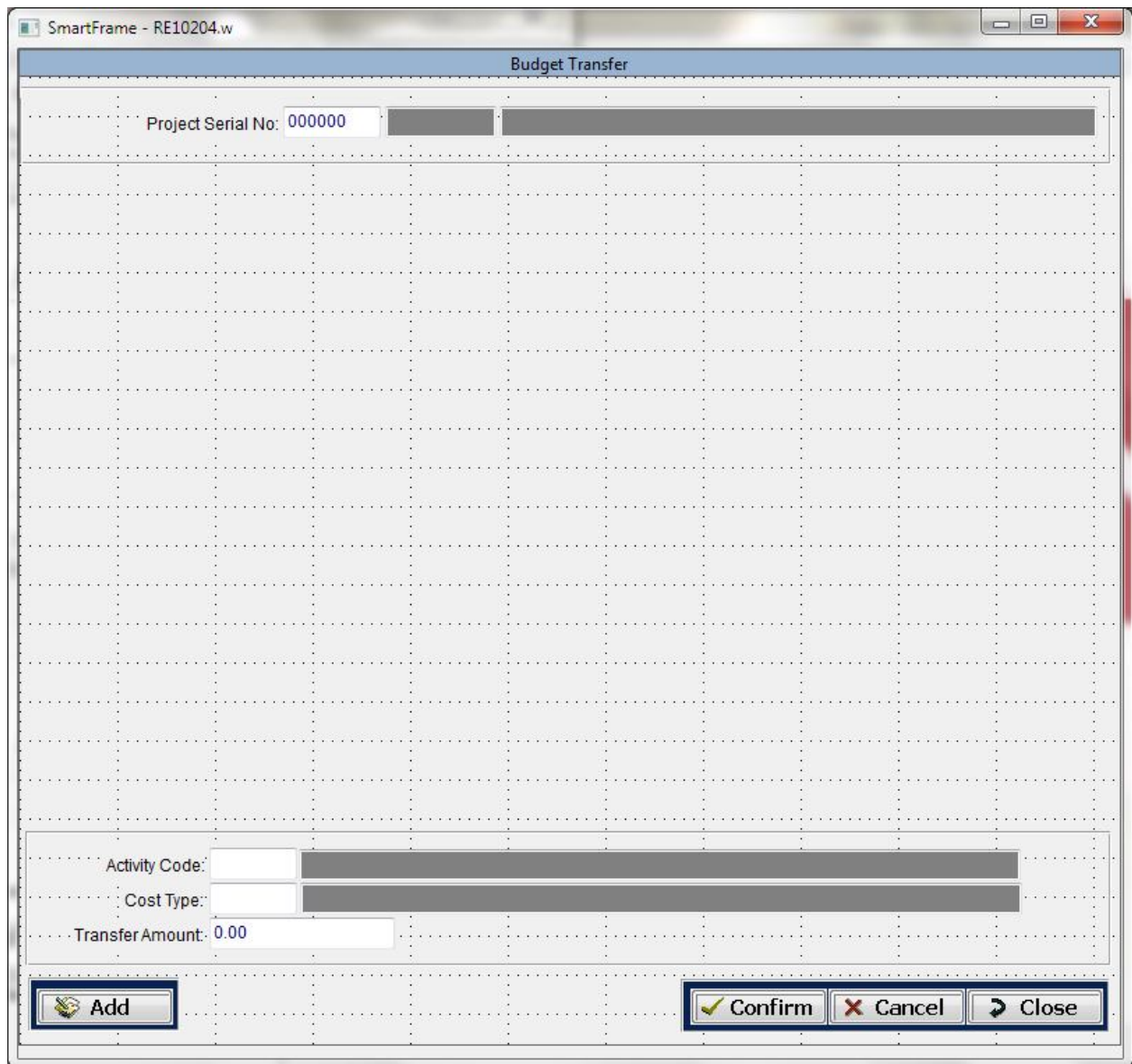
Field List
Activity Type
Cost Type
Budgeted Amount

Once the budget approved users can't make changes to the Budget but if user needs to do a budget increment then they has to go through a budget Revision

Project →Budget Transfer

This screen allows user to transfer the budgeted amount among the Items but not among the Budget or the Project

Field List
Activity Type
Cost Type
Budgeted Amount

Project→Other Income

This screen allows users to enter other income that have incurred from the land this can be Jack Tree, Teak Tree, Building

Field List
Income Type
Date Incurred
Amount

Project Development→ Block Out

This screen Allows users to Bock out the Land that they have purchased, when creating the Block numbers 13 number should be eliminated, also this enables the users to mark the Block on the Image that they have imported to the system

Field list
Block Description
Block Extent
Perch Price

Also User can Mark the Block on the Block out Image

Project Development→ Budgeted Sales

Before starting the Land Sales after Land Development users can enter the budgeted Sales actually this is the target Sales for the Project

Field List
Project Serial
Revision
Description
Area No
Extent
Perch Price

Project Development→ Development Bills

This screen Allow users to enter development Bills for the Project also each development bill need a Authorized persons approval.

Once the Authorized Person Approves the bills system automatically passes the Ledger Entries for the particular Bill and it'll be available in Payment Voucher to pay the Cheque for Supplier or the Vender

Once the Bill enters in to the System the bill amount should be deducted from the budgeted cost from the cost type

Field List
Project Serial
Block No
Activity
Cost Type
Date Incurred
Payment Status
Invoice No
Manual Invoice No
Cost Value
Supply Code
Authorized Office
Bill Description
TAX Amount
WHT Amount

Project Development →Cost Alocation

This Screen allows user to allocate all cost of the Project to the each Block, there are two types of cost, Development Cost and Capital Cost

Allocation Method
Proportionately for Selling Price
Block Selling Price /Total Selling Price * 100
Proportionately for Extent
Block Extent/Total Extent * 100

Project Development→Common Area

This screen allow users to define Common areas for the Project

Field List
Area Type
Allocating Extent

Project Development→ Block Valuation

This Screen allows user to enter Block Valuation for the particular value for the block

Field List
Project Serial
Block Serial
Value

Reservation → Make Reservation

This screen allow users to enters the customers reservation for the block, user can enter the agreed value but if it is less than the budgeted selling price there should be an authorization

Field List
Sales Officer
Customer Code
Date
Reserve Date
Temporary Receipt Date
Reservation Date
Agreed Price

Reservation→ Cancel Reservation

This screen allow users to enter reservation cancellation to the system
Filed List

Refund Amount

Reservation→ Cancel Reservation

This screen allows users to transfer the reservation made by the customer for a block.
 Reservation transfer could be happen two ways.
❖ Customer transfer
❖ Block transfer

Customer Transfer
Whenever customer needs to transfer the block reservation to another customer, this screen allows users to select the new customer detail and save for the particular block reservation.

Block Transfer
Whenever customer needs to transfer the block reservation to another block in the same project, this screen allows users to select the new block and enter the reservation amount, agreed price. Whenever the agreed price goes less than the budgeted selling price, there should be a secondary authorization.

Maintenance→ Payment Details

This screen allows users to view the payment details of the reserved block. Also user can print the payment detail report as well as the sole note report.
Sole note will be available once the customer pay 30% of the total agreed price.

Maintenance→ Direct Debit

This screen allows users to debit other chargers to the customer.

Filed List
Debit Type
Debit amount

Maintenance→ Reminder Printing

Reminders are generated during the day end process and generated reminders are kept in a pool. Any user can log in to the system retrieve the reminders from the pool and print.

Maintenance→ Reminder Re-Printing

This screen allows users to re-print the reminder.

Maintenance→ Termination

At any given stage customer can cancel the block reservation. Therefore company has to decide the payment refund for the customer.

Filed List
Refund amount.

Information→ Info Console

User can view the all information for the block.

Information→ Site Map

Information→ Actual Vs Budgeted

Actual and Budgeted Cost

Project Actual and Budgeted Cost

Project Serial No: 000000

Real Estate Type:

Budgeted Costs of the Project

Development Activity	Cost Code	Budgeted Amount	Used Amount	Variance

Actual Costs of the Project

Invoice Ref No.	Activity Code	Cost Code	Cost Type	Amount Status

Block No: 0000000

Total: 0.00

○ Selected Cost
◉ All Costs

Total Budgeted Cost: 0.00

Total Actual Cost: 0.00

Variance: 0.00

[Print] [Close]

Press <F8> or click <Right Mouse> to select a <Project>

Information→ Age Analysis

Inquiry→ Make Inquiry

Inquiry→ Inquiry Properties

The screenshot shows the "Inquiry Properties" window with the following fields:

- Inquiry Reference No: 00000000
- Client Code:
- Client Address:

Inquiry Details section with columns:

Property Des.	Minimum Value	Maximum Value	Project No	Valid Data
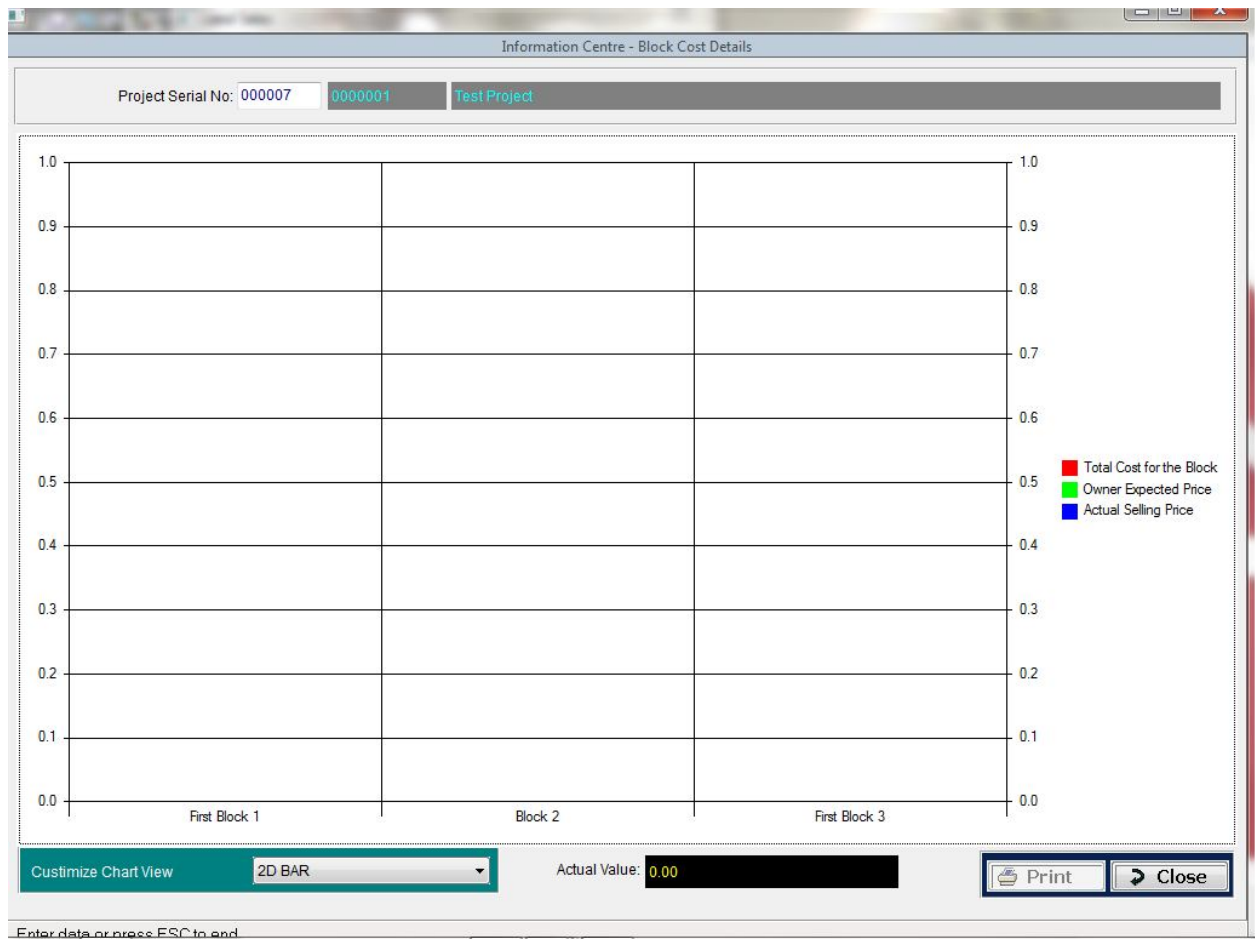
Match Inquiry

Inquiry→ Match Inquiry

Inquiry Matching

Inquiry Matching

Inquiry Reference No: 0000000000

Client Code:

Inquiry Details

Inquired Property	Minimum Value	Maximum Value	Project Serial No	Prefered Values (Valid Data Set)

[Match]

Matching Blocks Available

Project Serial No	Project Name	Block No	Description	Status	

Project Details

Real Estate Property	Real Estate Property Value

[Reserve]
[Save]
[Cancel]
[Close]

Press <F8> or click <Right Mouse> to select a <Inquiry Referenc

Reference→Activity

Reference→Activity Type

Reference→Area Type

Reference→Cost Type

Reference→Income Type

Reference→Parameters

Reference➔Parameter Values

Reference➔Real Estate Types

Reference→Reminder Parameters