

Real Estate Business Requirement

Table of Content

1. SysConfig
 - a. Land Type
 - b. Activity Type
 - c. Activity
 - d. Cost Type
 - e. Income Type
 - f. Area Type
 - g. Parameters
 - h. Parameter Value
 - i. Reminder Parameters
2. Projects
 - a. New Project
 - b. Budget
 - c. Budget Transfer
 - d. Other Income
3. Project Development
 - a. Block Out
 - b. Budgeted Sales
 - c. Development Bills
 - d. Block Pricing
 - e. Cost Allocation
 - f. Common Area
 - g. Block Valuation
4. Inquiry
 - a. Make Inquiry
 - b. Inquiry Values
 - c. Match Inquiry
5. Reservation
 - a. Customer Creation
 - b. Make Reservation
 - c. Cancel Reservation
 - d. Transfer Reservation
6. Maintenance
 - a. Payment Details
 - b. Confirm Application
 - c. Direct Debit
 - d. Termination
 - e. Reminder Printing
 - f. Reminder Re-Printing
7. Information
 - a. Project Map
 - b. Site Map
 - c. Budgeted Cost
 - d. Project Inquiry
 - e. Tax Calculation
 - f. Block Profit
 - g. Block Cost/Profit
 - h. Age Analysis

- i. Block Cost Details
 - j. Info Console
- 8. Reports
 - a. Current Project
 - b. Evaluation Report
 - c. Price List
 - d. Land Stock
 - e. Cost/Profit Variance
 - f. Project Profitability
 - g. Age Analysis
 - h. Status Report
 - i. Client Statement
 - j. Profit Realized
 - k. Project Profit Analysis
 - l. Project Block Status
- 9. Administration

Project → New Project

Land Sales

Reference Projects Project Development Inquiry Reservation Maintenance Reminders Information Reports Administration

New Projects

Projects in Hand

Project No	Project Code	Description	Purchased Date	Development Cost	Budgeted Period	Recon
7	0000001	Test Project	01/01/2010	0.00	12.0	T

Project Code: 0000001 Project Serial No: 0000000007

Description: Test Project

Real Estate Type: DE

Location: TestAdd 1
TestAdd 2
TestAdd 3

Town: Test Town

Budgeted Period: 12.0 Months

Purchased Date: 01/01/2010

Purchased Cost: 12,000,000.00

Development Cost: 0.00 Total Cost: 12,000,000.00

Image Preview: Sorry!! No Image Found.

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

SmartFrame - RE10203.w

Projects - Activity Budget of the Project

Project Serial No: 000000

Real Estate Type: Budget Approval Status:

Activity Budget Details

Total Budgeted Cost: 0.00

Activity: Cost Type: Budgeted Amount: 0.00

Add Modify Delete Approve Budget Save Cancel Close

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

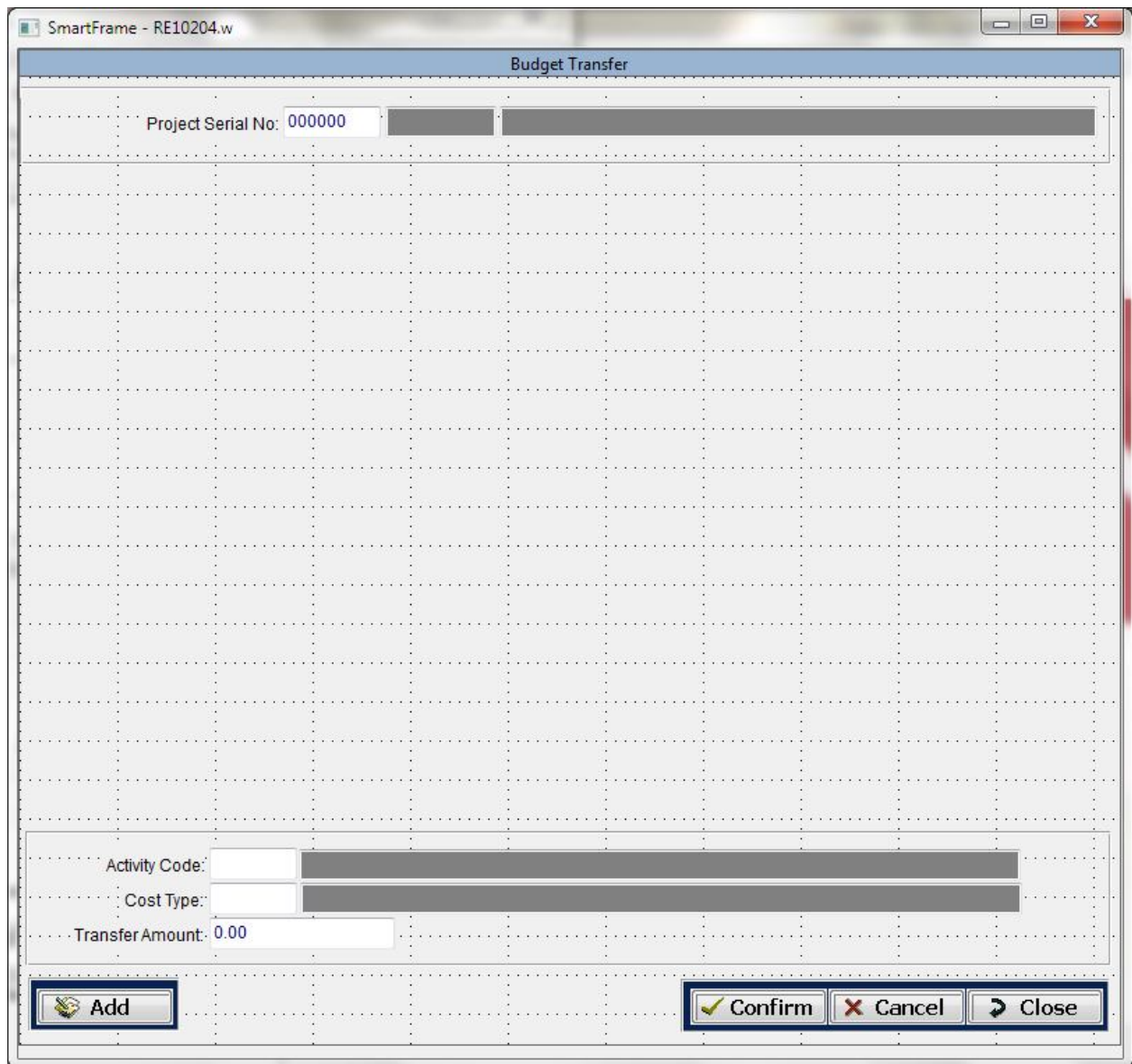
Activity Type

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



SmartFrame - RE10204.w

Budget Transfer

Project Serial No: 000000

Activity Code:

Cost Type:

Transfer Amount: 0.00

Add Confirm Cancel Close

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

[illegible]

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
Wages	1/15/2020	1000
Wages	2/15/2020	1000
Wages	3/15/2020	1000
Wages	4/15/2020	1000
Wages	5/15/2020	1000
Wages	6/15/2020	1000
Wages	7/15/2020	1000
Wages	8/15/2020	1000
Wages	9/15/2020	1000
Wages	10/15/2020	1000
Wages	11/15/2020	1000
Wages	12/15/2020	1000
Wages	1/15/2021	1000
Wages	2/15/2021	1000
Wages	3/15/2021	1000
Wages	4/15/2021	1000
Wages	5/15/2021	1000
Wages	6/15/2021	1000
Wages	7/15/2021	1000
Wages	8/15/2021	1000
Wages	9/15/2021	1000
Wages	10/15/2021	1000
Wages	11/15/2021	1000
Wages	12/15/2021	1000
Wages	1/15/2022	1000
Wages	2/15/2022	1000
Wages	3/15/2022	1000
Wages	4/15/2022	1000
Wages	5/15/2022	1000
Wages	6/15/2022	1000
Wages	7/15/2022	1000
Wages	8/15/2022	1000
Wages	9/15/2022	1000
Wages	10/15/2022	1000
Wages	11/15/2022	1000
Wages	12/15/2022	1000
Wages	1/15/2023	1000
Wages	2/15/2023	1000
Wages	3/15/2023	1000
Wages	4/15/2023	1000
Wages	5/15/2023	1000
Wages	6/15/2023	1000
Wages	7/15/2023	1000
Wages	8/15/2023	1000
Wages	9/15/2023	1000
Wages	10/15/2023	1000
Wages	11/15/2023	1000
Wages	12/15/2023	1000
Wages	1/15/2024	1000
Wages	2/15/2024	1000
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Wages	4/15/2024	1000
Wages	5/15/2024	1000
Wages	6/15/2024	1000
Wages	7/15/2024	1000
Wages	8/15/2024	1000
Wages	9/15/2024	1000
Wages	10/15/2024	1000
Wages	11/15/2024	1000
Wages	12/15/2024	1000
Wages	1/15/2025	1000
Wages	2/15/2025	1000
Wages	3/15/2025	1000
Wages	4/15/2025	1000
Wages	5/15/2025	1000
Wages	6/15/2025	1000
Wages	7/15/2025	1000
Wages	8/15/2025	1000
Wages	9/15/2025	1000
Wages	10/15/2025	1000
Wages	11/15/2025	1000
Wages	12/15/2025	1000
Wages	1/15/2026	1000
Wages	2/15/2026	1000
Wages	3/15/2026	1000
Wages	4/15/2026	1000
Wages	5/15/2026	1000
Wages	6/15/2026	1000
Wages	7/15/2026	1000
Wages	8/15/2026	1000
Wages	9/15/2026	1000
Wages	10/15/2026	1000
Wages	11/15/2026	1000
Wages	12/15/2026	1000
Wages	1/15/2027	1000
Wages	2/15/2027	1000
Wages	3/15/2027	1000
Wages	4/15/2027	1000
Wages	5/15/2027	1000
Wages	6/15/2027	1000
Wages	7/15/2027	1000
Wages	8/15/2027	1000
Wages	9/15/2027	1000
Wages	10/15/2027	1000
Wages	11/15/2027	1000
Wages	12/15/2027	1000
Wages	1/15/2028	1000
Wages	2/15/2028	1000
Wages	3/15/2028	1000
Wages	4/15/2028	1000
Wages	5/15/2028	

Project Development → Block Out

The screenshot shows the 'Land Sales' application window. The 'Project Development' tab is active. On the left is a map of a land area. The main area contains two tables: 'Project Details' and 'Project Block Details'. Below these tables is a form for adding or modifying blocks, and at the bottom are buttons for 'Add', 'Modify', 'Delete', 'Save', 'Cancel', and 'Close'.

Project Code	Project Serial	Description	Pr
0000001	7	Test Project	

Block No	Description	Lot Status
00000001	First Block 1	A
00000002	Block 2	A
00000003	First Block 3	A

Project Serial No: 0000007 0000001 Test Project Area No: 0
Real Estate Type: Develop Lnad Level No: 0
Block No: 00000001 Block Seq. No: 1
Description: First Block 1
Lot Status(R/A): A Available Mark on Blocks

This screen Allows users to Block 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 Map

Block Marker

Available

Reserved

Sold

Available: 3

Reserved: 0

Sold: 0

Total: 3

Block Marker

Remove Marker

Assign Block Nos

Save Blocks

Delete Block No.

Reserve

Clients Details

Project Ser No: 0000000007

Project Name: Test Project

Current Block No: 000000

Block Name: 0

Block Details

Description	Lot Property Value

Close

Project Development → Budgeted Sales

The screenshot displays the 'Land Sales' application window. The menu bar includes: Reference, Projects, Project Development, Inquiry, Reservation, Maintenance, Reminders, Information, Reports, and Administration. The 'Sales Proceeds' section contains the following fields:

- Project Serial No: 000007, 000000, Test Project
- Total Extent: 0.00
- ☒ Current Budget
- Revision: [dropdown]

The 'Budgeted Area' table is shown with the following columns: Area No, Description, Extent, and Perch Price. The table is currently empty.

At the bottom of the table, summary values are displayed: 0.00 for Extent and 0.00 for Perch Price.

Below the table, there are input fields for:

- Area No: 0
- Description: [text box]
- Extent: 0.00
- Perch Price: 0.00

The bottom of the window features a toolbar with the following buttons: Add, Modify, Delete, Save, Cancel, and Close.

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

[illegible]

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

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

[illegible]

Allocation Method

$$\text{Block Selling Price / Total Selling Price} * 100$$

Block Extent/Total Extent * 100

Project Development → Common Area

[illegible]

This screen allow users to define Common areas for the Project

Field List

Area Type

Allocating Extent

Project Development → Block Valuation

[illegible]

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

Find Project:

Project Details		Block Details	
Serial Project No	Description	Block No	Lot Status
7	0000001	Test Project	

Please Wait!!!

Project Serial No: 0000007 0000001 Test Project Selling

Block No: 0000000

Sales Officer:

Client Code:

Cost of the Block: 0.00

Selling Price: 0.00

Agreed Price: 0.00

Block Status:

Date:

Reserved Date:

Temporary Receipt No:

Reservation Amount: 0.00

Inquiry Ref. No: 000000

Re-Sale Details				
Block No	Client Name	Reserved Date	Cancel Date	Refund Amount

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

[illegible]

This screen allow users to enter reservation cancellation to the system

Filed List

Refund Amount

Reservation → Cancel Reservation

The screenshot shows a software window titled "Reservation Transfer". At the top, there are two radio buttons: "Client Transfer" (which is selected) and "Block Transfer". Below this, there are several input fields: "Project Serial No:" with the value "000000", "Application No:", "Client Code:", and "Address:". In the center, there are two side-by-side tables. The left table is titled "Blocks for the Application" and has columns: "Lot No", "Description", "Status", and "Selling Price". The right table is titled "Receipts for the Application" and has columns: "Receipt No", "Due Type", "Amount", and "Settlement". Below these tables, there are two sections: "New Client Details" and "New Block Details". The "New Client Details" section has a "Client Code:" field. The "New Block Details" section has fields for "Project Serial No:" (000000), "Lot No:", "Selling Price:" (0.00), "Agreed Price:" (0.00), and "Reservation Amount:" (0.00). At the bottom, there are four buttons: "Print", "Approve Price", "Transfer", and "Close". A status bar at the very bottom says "Enter data or press ESC to end."

Reservation Transfer			
<input checked="" type="radio"/> Client Transfer <input type="radio"/> Block Transfer			
Project Serial No:	000000		
Application No:			
Client Code:			
Address:			
Blocks for the Application			
Lot No	Description	Status	Selling Price
Receipts for the Application			
Receipt No	Due Type	Amount	Settlement
New Client Details			
Client Code:			
New Block Details			
Project Serial No:	000000		
Lot No:		Selling Price:	0.00
Agreed Price:	0.00		
Reservation Amount:	0.00		
<input type="button" value="Print"/> <input type="button" value="Approve Price"/> <input type="button" value="Transfer"/> <input type="button" value="Close"/>			
Enter data or press ESC to end.			

This screen allows users to transfer the reservation made by the customer for a block.
Reservation transfer could 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

Payment details

Payment Details

Project Serial No: 0000007 00000 Test Project

Application No:

Application No

Facility No

Client Code:

Address:

Block Details

Block No	Block Description	Block Price	Block Status

Cheque Details

Cheque No	Receipts No	Cheque Status

Bank:

Bank Branch:

Receipts Details

Receipts No	Receipts Date	Due type	Settled Amount

0.00

Margin Value

Margin %: 0.00

Margin Value: 0.00

Balance to be Paid: 0.00

Due Date:

Total Facility

Sale Value: 0.00

Remaining Value: 0.00

Balance to be Paid: 0.00

Due Date:

Confirm

Print Sold Note

Print Payment Details

Rental Schedule

Close

Press <F8> or click <Right Mouse> to select a <Application>.

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

[illegible]

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

Filed List

Debit Type

Debit amount

[illegible][illegible]

Maintenance → Reminder Re-Printing

[illegible]

This screen allows users to re-print the reminder.

Maintenance → Termination

Land Sales

Reference Projects Project Development Inquiry Reservation Maintenance Reminders Information Reports Administration

Facility Closure

Project Serial No: 000000

Facility No: / / / - - Closure Type: [v]

Client Code: []

Application No: []

Blocks For Facility				
Block	Block	Block		Block
Block No	Description	Extent	Value	Sale Value

Margin Value

Margin %: 0.00

Margin Value: 0.00

Balance to be Paid: 0.00

Due Date: []

Total Facility

Sale Value: 0.00

Agreed Value: 0.00

Balance to be Paid: 0.00

Due Date: []

Receipts For Facility

Sold Details

EP Details

Payment Details

Total Paid Amount: 0.00

Refunding Amount: 0.00

Print Confirm Close

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

Information Center

Information Center

Project Serial No: 0000007

Block No: 0

Application No:

Test Project

Get Details

Close

Project Details

Total Available Block	Reserved Block	Sold Block	Budgeted Amount	Utilized Amount	Available Amount
03	03	00	10,000.00	0.00	10,000.00

Blocks Details

Block Description	Block Status	Block Extent	Perch Price	Block Value	Seling Price	Reserved Price Date	Reserved Age
-------------------	--------------	--------------	-------------	-------------	--------------	---------------------	--------------

Application Details

Client Code	Client Name	Application Amount	Margine Amount	Balance Application Amount	Application Status	Margine Paid Amount	Balance Facility Paid Amount
-------------	-------------	--------------------	----------------	----------------------------	--------------------	---------------------	------------------------------

Due Details

Due Type	Due Amount	Paid Amount	Balance Amount
----------	------------	-------------	----------------

Receipt Details

Receipt Number	Receipt Amount	Receipt Date	User Id
----------------	----------------	--------------	---------

Enter data or press ESC to end.

User can view the all information for the block.

Information→ Site Map

Project Map

Block Marker

Available

Reserved

Sold

Available: 3

Reserved: 0

Sold: 0

Total: 3

Reserve

Client's Details

Project Ser No: 0000000007

Project Name: Test Project

Current Block No: 000000

Block Name: 0

Block Details

Description	Lot Property Value

Close

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

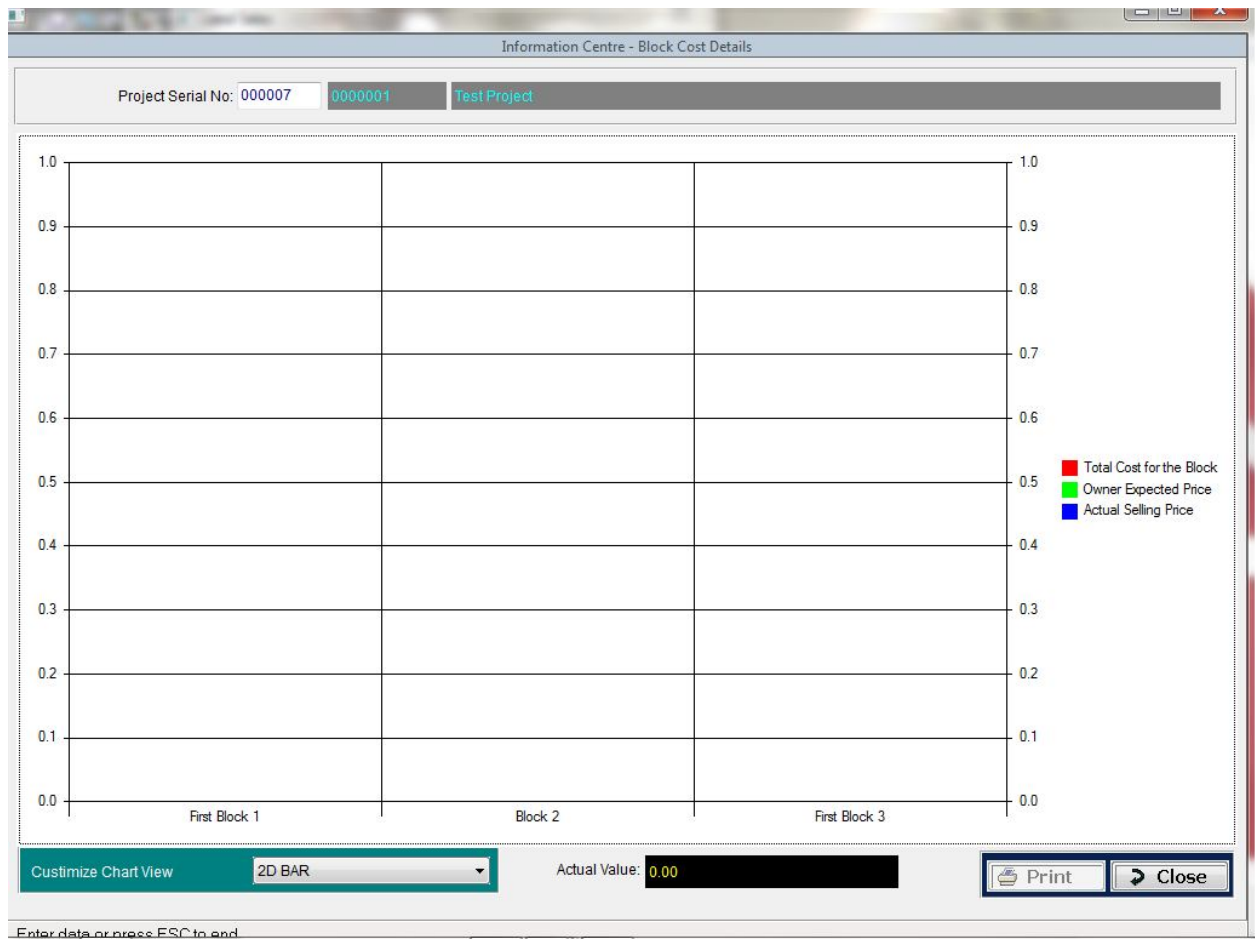
Variance: 0.00

Print

Close

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

Information → Age Analysis



Inquiry → Make Inquiry

[illegible]

[illegible]

Inquiry→ Match Inquiry

Inquiry Matching

Inquiry Reference No: 0000000000

Client Code:

Inquiry Details

Inquired Property	Minimum Value	Maximum Value	Project Serial No	Preferred 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

[illegible]

Reference→Activity Type

[illegible]

[illegible][illegible]

Reference → Income Type

[illegible]

Reference→Parameters

[illegible]

Reference→Parameter Values

Land Sales

Reference Projects Project Development Inquiry Reservation Maintenance Reminders Information Reports Administration

Real Estate Parameter Values

Parameter Code	Parameter Type	Description	Introduced Date	Last Used Date
ODR	N	OD Interest Rate	08/10/2004	
CBD	L	CREATE BALANCE DUE	31/08/2004	
ACP	I	AMOUNT COMPLETION PERIOD (30%)	17/02/2003	
CAM	C	COST ALLOCATION METHOD	15/07/2003	
DLT	C	Default Loan Type For RE EP Transfers	01/01/2006	
SCE	C	Sold	03/10/2005	
TAX	N	Value Added Tax (VAT)	23/07/2004	

Parameter Code	Parameter Value
CBD	Y

Parameter: **CBD** **CREATE BALANCE DUE**

Type: **L** **Logical**

Effective Date: 31/08/2004

Parameter Value: Y

Add Modify Delete Save Cancel Close

Reference→Real Estate Types

Land Sales

Reference Projects Project Development Inquiry Reservation Maintenance Reminders Information Reports Administration

Real Estate Types

Type of Real Estate	Description
DE	Develop Lnad
DL	Developed Land
FL	Flat Land
LH	Land & House
RE	Real Estate
TT	Test
UL	Undeveloped Land

Real Estate Type: DE

Description: Develop Lnad

Add Modify Delete Save Cancel Close

[illegible]