## PROGRAM DEFINITION

|  |
| --- |
|  |
|  |

## RELATED TABLES

|  |  |
| --- | --- |
|  | **Access** |
|  | RW |

## RELATED PROGRAMS

|  |  |
| --- | --- |
|  | **Access** |
|  |  |

## ROLES

|  |  |
| --- | --- |
|  | **Test** |
|  |  |

## INITIAL PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * VAR\_PROGRAM\_ID = ‘PMT01300’ * VAR\_TRANS\_CODE\_LOC = ‘802051’ * VAR\_DRAFT\_STS = ‘00’ * VAR\_OPEN\_STS = ‘10’ * VAR\_APPROVED\_STS = ‘30’ * VAR\_CLOSED\_STS = ‘80’ * VAR\_CANCELLED\_STS = ‘98’ * Get Property List [PROPERTY\_LIST]:   EXEC RSP\_GS\_GET\_PROPERTY\_LIST 'Login Company Id', 'Login User Id'  Set Value : CPROPERTY\_NAME  As Parameter: CPROPERTY\_ID |  |
| * Jalankan RSP\_GS\_GET\_TRANS\_CODE\_INFO dengan parameter, simpan hasil ke VAR\_GSM\_TRANS\_CODE\_LOI   + VAR\_COMPANY\_ID   + VAR\_TRANS\_CODE 🡪 802061 |  |

## TAB – LOI LIST

### USER INTERFACE

**[CR02]**





### BUTTON DEFINITION

|  |  |
| --- | --- |
|  | **Test** |
| **[CR01]**   * Print   Go to Print Process   * Submit   Go to Submit Process, enable jika CTRANS\_STATUS = VAR\_DRAFT\_STS   * Redraft   Go to Redraft Process, enable jika CTRANS\_STATUS = VAR\_OPEN\_STS  **[/CR01]**  **[CR03]**   * Cancel LOI   Go to Cancel LOI Process, enable jika CTRANS\_STATUS = VAR\_APPROVED\_STS   * Close LOI   Go to Close LOI Process, enable jika CTRANS\_STATUS = VAR\_APPROVED\_STS  **[/CR03]** |  |

### DISPLAY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| **[CR02]**   * Filter   + "Status"     - Radio Button     - Field = CPAR\_TRANS\_STS     - Value =       * ‘00,10,20’ - Draft/Open/In Progress       * ‘30’ – Approved       * ‘80’ – Closed       * ’90,98’ – Cancelled/Rejected     - Default Value = ‘30’   **[/CR02]**   * Load LOI List   EXEC RSP\_PM\_GET\_AGREEMENT\_LIST 'Login Company Id', 'Selected Property Id', VAR\_GSM\_TRANS\_CODE\_LOI.CTRANS\_CODE, ‘’, **[CR02]** CPAR\_TRANS\_STS, 'Login User Id'   * + "Department"     - Textbox     - Field = CDEPT\_NAME     - Disabled   + "Ref No"     - Textbox     - Field = CREF\_NO     - Disabled      * + "Ref Date"     - Textbox     - Field = CREF\_DATE     - Disabled      * + "Tenant"     - Textbox     - Field = CTENANT\_NAME     - Disabled   + "Salesman"     - Textbox     - Field = CSALESMAN\_NAME     - Disabled   + "Booking Fee"     - Textbox     - Field = NBOOKING\_FEE     - Disabled   + "Paid"     - Checkbox     - Field = LPAID     - Value = [0] Unchecked / [1] Checked     - Disabled   + "Status"     - Textbox     - Field = CTRANS\_STATUS\_DESCR     - Disabled   + "Document"     - Textbox     - Field = CDOC\_TYPE     - Disabled   + "Actual HO Date"     - Textbox     - Field = CHO\_ACTUAL\_DATE     - Disabled   + "Opening Date"     - Textbox     - Field = COPEN\_DATE     - Disabled   + "Unit Name"     - Textbox     - Field = CUNIT\_NAME     - Disabled   + "Updated By"     - Textbox     - Display = CUPDATE\_BY     - Disabled   + "Updated Date"     - Textbox     - Display = DUPDATE\_DATE     - Disabled   + "Created By"     - Textbox     - Display = CCREATE\_BY     - Disabled   + "Created Date"     - Textbox     - Display = DCREATE\_DATE     - Disabled |  |
| * Load Unit List   EXEC RSP\_PM\_GET\_AGREEMENT\_UNIT\_INFO\_LIST 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Reference No, 'Login User Id'   * + "Floor"     - Textbox     - Field = CFLOOR\_ID     - Disabled   + "Unit Id"     - Textbox     - Field = CUNIT\_ID     - Disabled      * + "Unit Type"     - Textbox     - Field = CUNIT\_TYPE\_ID     - Disabled   + "Gross"     - Textbox     - Field = NGROSS\_AREA\_SIZE     - Disabled   + "Net"     - Textbox     - Field = NNET\_AREA\_SIZE     - Disabled |  |
| * Proses   + - * + "Print" 🡪 Go to Print Process         + "Submit" 🡪 Go to Submit Process         + "Redraft" 🡪 Go to Redraft Process |  |

### SUBMIT PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Display confirmation message ‘Are you sure want to submit this LOI? [Yes/No]’ * IF Yes THEN Continue Process ELSE Kembali ke form * Jalankan RSP\_PM\_UPDATE\_AGREEMENT\_TRANS\_STS dengan parameter   "Login Company Id"  , "Property Id"  , "Department\*" Code  , 'Selected Transaction Code'  , "Ref No\*"  , Login User Id  , VAR\_OPEN\_STS   * IF Success   + Display message ‘LOI Submitted Successfully!’ * ELSE   + Display Error Message * Jalankan REFRESH FORM PROCESS |  |

### REDRAFT PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Display confirmation message ‘Are you sure want to redraft this LOI? [Yes/No]’ * IF Yes THEN Continue Process ELSE Kembali ke form * Jalankan RSP\_PM\_UPDATE\_AGREEMENT\_TRANS\_STS dengan parameter   "Login Company Id"  , "Property Id"  , "Department\*" Code  , 'Selected Transaction Code'  , "Ref No\*"  , Login User Id  , VAR\_DRAFT\_STS   * IF Success   + Display message ‘LOI Redraft Successfully!’ * ELSE   + Display Error Message * Jalankan REFRESH FORM PROCESS |  |

### CANCEL LOI PROCESS [CR03]

|  |  |
| --- | --- |
|  | **Test** |
| * Display confirmation message ‘Are you sure want to cancel this LOI? [Yes/No]’ * IF Yes THEN Continue Process ELSE Kembali ke form * Jalankan RSP\_PM\_UPDATE\_AGREEMENT\_TRANS\_STS dengan parameter   "Login Company Id"  , "Property Id"  , "Department\*" Code  , 'Selected Transaction Code'  , "Ref No\*"  , Login User Id  , VAR\_CANCELLED\_STS   * IF Success   + Display message ‘LOI Cancelled Successfully!’ * ELSE   + Display Error Message * Jalankan REFRESH FORM PROCESS |  |

### CLOSE LOI PROCESS [CR03]

|  |  |
| --- | --- |
|  | **Test** |
| * Display confirmation message ‘Are you sure want to close this LOI? [Yes/No]’ * IF Yes THEN Continue Process ELSE Kembali ke form * Jalankan RSP\_PM\_UPDATE\_AGREEMENT\_TRANS\_STS dengan parameter   "Login Company Id"  , "Property Id"  , "Department\*" Code  , 'Selected Transaction Code'  , "Ref No\*"  , Login User Id  , VAR\_CLOSED\_STS   * IF Success   + Display message ‘LOI Closed Successfully!’ * ELSE   + Display Error Message * Jalankan REFRESH FORM PROCESS |  |

## TAB – LOI

### USER INTERFACE

**[CR07]**





### BUTTON DEFINITION

|  |  |
| --- | --- |
|  | **Test** |
| **[CR03]**   * Add   Go to Add Process   * Edit   Go to Modify Process, enable jika CTRANS\_STATUS = VAR\_DRAFT\_STS   * Delete   Go to Delete Process, enable jika CTRANS\_STATUS = VAR\_DRAFT\_STS  **[/CR03]**  **[CR01]**   * Print   Go to Print Process   * Submit   Go to Submit Process, enable jika CTRANS\_STATUS = VAR\_DRAFT\_STS   * Redraft   Go to Redraft Process, enable jika CTRANS\_STATUS = VAR\_OPEN\_STS  **[/CR01]**  **[CR03]**   * Cancel LOI   Go to Cancel LOI Process, enable jika CTRANS\_STATUS = VAR\_APPROVED\_STS   * Close LOI   Go to Close LOI Process, enable jika CTRANS\_STATUS = VAR\_APPROVED\_STS  **[/CR03]** |  |

### DISPLAY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Load Selected LOI   EXEC RSP\_PM\_GET\_AGREEMENT\_DETAIL 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Login User Id'   * + "Ref No\*"     - Textbox     - Field = CREF\_NO     - Enabled IF VAR\_GSM\_TRANS\_CODE\_LOI.LINCREMENT\_FLAG = 0 ELSE Disabled     - Maks 30 Character   + "LOC Trans Code"     - Hide   + "From LOC Ref No"     - Lookup     - Field = CLINK\_REF\_NO     - Value = Lookup PM - **PML00800 – AGREEMENT LOOKUP**   With Parameter:   * + - * Login Company Id       * Selected Property Id       * Selected Dept Code       * Agreement Status = '00,02'       * Language Id dari Login User       * Trans Code = ‘802051’       * @CTRANS\_STATUS = VAR\_APPROVED\_STS       * **[CR06]**@CUSER\_ID = Login User Id     - On Value Change, Load Selected LOC   EXEC RSP\_PM\_GET\_AGREEMENT\_DETAIL 'Login Company Id', 'LOC Property Id', 'LOC Dept Code', 'LOC Transaction Code', 'LOC Ref No', 'Login User Id'  Set "LOC Trans Code", **[CR06]**"Department", “Tenant”, “Building”, ”Salesman”, "Years", "Months", "Days", "Plan Start Date", "Plan End Date", "Plan HO Date", "With FO", "Unit Description", "Note", "Currency", "Lease Mode", "Charge Mode", "Billing Rule", "Booking Fee", "T&C"  Disabled fields: "Tenant", "Building", "Department", “Salesman”   * + "Ref Date\*"     - Datetime Picker     - Field = CREF\_DATE     - Default Value = Today Date   + "Follow Up Date"     - Datetime Picker     - Field = CFOLLOW\_UP\_DATE     - Default Value = Today Date   + "Department\*"     - Lookup     - Display = CDEPT\_CODE, CDEPT\_NAME     - Value = Lookup GS - **GSL00710 – DEPARTMENT PROPERTY LOOKUP**   With Parameter:   * + - * Login Company Id       * Selected Property Id       * Login User Id     - **[CR06]** Disabled if "From LOC Ref No" is not empty   + "Tenant"     - Lookup     - Field = CTENANT\_ID, CTENANT\_NAME     - VARCHAR(20), VARCHAR(100)     - Value = Lookup PM – **PML00600 – Tenant Lookup**   With Parameter:   * + - * Login Company Id       * Selected Property Id       * '01' Tenant       * Login User Id     - **[CR06]** Disabled if "From LOC Ref No" is not empty   + "Building"     - Lookup     - Field = CBUILDING\_ID, CBUILDING\_NAME     - Value = Lookup GS - **GSL02200 – BUILDING LOOKUP**   With Parameter:   * + - * Login Company Id       * Selected Property Id       * Login User Id     - **[CR06]** Disabled if "From LOC Ref No" is not empty   + "Salesman\*"     - Lookup     - Field = CSALESMAN\_ID, CSALESMAN\_NAME     - Value = Lookup PM - **PML00500 – SALESMAN LOOKUP**   With Parameter:   * + - * Login Company Id       * Selected Property Id       * Login User Id     - **[CR06]** Disabled if "From LOC Ref No" is not empty   + "Plan HO Date"     - Datetime Picker     - Field = CHO\_PLAN\_DATE     - Default = Today Date   + "With FO"     - Checkbox     - Field = LWITH\_FO     - Value = [0] Unchecked / [1] Checked   **[CR01]**   * + "HO Date"     - Datetime Picker     - Field = CHO\_ACTUAL\_DATE     - Disabled   **[/CR01]**   * + "Years"     - Textbox     - Field = IYEARS     - Default Value = 1     - Numeric Input Only     - On Value Change, update column "Plan End Date\*"   + "Months"     - Textbox     - Field = IMONTHS     - Numeric Input Only     - On Value Change, update column "Plan End Date\*"   + "Days"     - Textbox     - Field = IDAYS     - Numeric Input Only     - On Value Change, update column "Plan End Date\*"   + "Plan Start Date"     - Datetime Picker     - Field = CSTART\_DATE     - Default = Today Date     - On Value Change, update column "Plan End Date\*"   + "Plan End Date"     - Datetime Picker     - Field = CEND\_DATE     - On Value Change, update "Year", "Month", "Day"   **[CR01]**   * + "Start Date"     - Datetime Picker     - Field = CACTUAL\_START\_DATE     - Disabled   + "End Date"     - Datetime Picker     - Field = CACTUAL\_END\_DATE     - Disabled   **[/CR01]**   * + "Unit Description\*"     - Textbox     - Field = CUNIT\_DESCRIPTION   + "Note"     - Textbox     - Field = CNOTES   + "Trx Status"     - Textbox     - Field = CTRANS\_STATUS\_DESCR     - Disabled   + "Document Status"     - Textbox     - Field = CAGREEMENT\_STATUS\_DESCR     - Disabled   + "Currency\*"     - Lookup     - Field = CCURENCY\_CODE     - Value = Lookup GS - **GSL00300 – CURRENCY LOOKUP**   With Parameter:   * + - * Login Company Id       * Login User Id   + "Lease Mode\*"     - Combobox     - Field = CLEASE\_MODE     - Display = CLEASE\_MODE\_DESCR     - Value =   SELECT CCODE, CDESCRIPTION FROM RFT\_GET\_GSB\_CODE\_INFO  ('BIMASAKTI', 'Login Company Id', '\_BS\_LEASE\_MODE', '', 'Login Language Id')   * + "Charge Mode\*"     - Combobox     - Field = CCHARGES\_MODE     - Display = CCHARGES\_MODE\_DESCR     - Value =   SELECT CCODE, CDESCRIPTION FROM RFT\_GET\_GSB\_CODE\_INFO  ('BIMASAKTI', 'Login Company Id', '\_BS\_CHARGE\_MODE', '', 'Login Language Id')  **[CR07]**   * + "Payment online include penalty"     - Checkbox     - Field = LPAY\_OL\_INCL\_PENALTY     - Value = [0] Unchecked / [1] Checked   **[/CR07]**   * + "Billing Rule\*"     - Lookup     - Field = CBILLING\_RULE\_CODE, CBILLING\_RULE\_NAME     - Value = Lookup PM – PM**L01000 – BILLING RULE LOOKUP**   With Parameter:   * + - * Login Company Id       * Selected Property Id       * @CBILLING\_RULE\_TYPE = ‘02’       * Selected Unit Type Category       * @LACTIVE\_ONLY = 1       * Login User Id   + "Booking Fee\*"     - Textbox     - Field = NBOOKING\_FEE   + "T&C"     - Lookup     - Field = CTC\_CODE     - Value = Lookup PM – PM**L01100 – T & C LOOKUP**   With Parameter:   * + - * Login Company Id       * Selected Property Id       * Login User Id |  |
| * Proses   + - * + "Print" 🡪 Go to Print Process         + "Submit" 🡪 Go to Submit Process         + "Redraft" 🡪 Go to Redraft Process |  |
|  |  |

### ADD NEW PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = NEW * Enabled fields: All Field except disabled fields. * Disabled fields: “HO Date”, “Start Date”, “End Date”, "Trx Status", "Document Status" * Set focus to column: "Ref No" |  |
| * Proses   + - * + “Save” 🡪 Go to SAVE & VALIDATION PROCESS         + “Cancel”🡪 Go to DISPLAY PROCESS |  |

### MODIFY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = EDIT * Enabled fields: All Field except disabled fields. * Disabled fields: "Tenant", "Building", "Department", “Salesman”, “LOC Ref No”, “Ref No”, “Ref Date”, “HO Date”, “Start Date”, “End Date”, "Trx Status", "Document Status" * Set focus to column: "Follow Up Date" |  |
| * Proses   + - * + “Save” 🡪 Go to SAVE & VALIDATION PROCESS         + “Cancel”🡪 Go to DISPLAY PROCESS |  |

### SAVE & VALIDATION PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Mandatory Field cannot be empty * “Plan Start Date” must be less than “Plan End Date” |  |
| * **EXEC RSP\_PM\_MAINTAIN\_AGREEMENT**   "Login Company Id"  , "Property Id"  , "Department\*" Code  , VAR\_GSM\_TRANS\_CODE\_LOI.CTRANS\_CODE  , "Ref No\*"  , "Ref Date\*"  , "Building Id"  , "Document No"  , "Document Date"  , "Start Date\*"  , "End Date\*"  , "Days"  , "Months"  , "Years"  , "Salesman\*"  , "Tenant\*"  , "Unit Description\*"  , "Note"  , "Currency\*"  , "Lease Mode\*"  , "Charge Mode\*"  , “Original Ref No” = ‘’  , “Follow Up Date”  , “Expired Date”  , “With FO”  , “Plan HO Date”  , “Billing Rule Type”  , “Billing Rule”  , “Booking Fee”  , @NACTUAL\_PRICE = 0  , “T&C”  , “LOC Trans Code”  , “LOC Ref No”  , **[CR07]** @LPAY\_OL\_INCL\_PENALTY = "Payment online include penalty"  , **VAR\_SAVE\_MODE**  , Login User Id |  |
| * Go to DISPLAY PROCESS |  |

### CANCEL PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Tutup program dan kembali ke Agreement Display |  |

### SUBMIT PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Display confirmation message ‘Are you sure want to submit this LOI? [Yes/No]’ * IF Yes THEN Continue Process ELSE Kembali ke form * Jalankan RSP\_PM\_UPDATE\_AGREEMENT\_TRANS\_STS dengan parameter   "Login Company Id"  , "Property Id"  , "Department\*" Code  , 'Selected Transaction Code'  , "Offer No\*"  , Login User Id  , VAR\_OPEN\_STS   * IF Success   + Display message ‘LOI Submitted Successfully!’ * ELSE   + Display Error Message * Jalankan REFRESH FORM PROCESS |  |

### REDRAFT PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Display confirmation message ‘Are you sure want to redraft this LOI? [Yes/No]’ * IF Yes THEN Continue Process ELSE Kembali ke form * Jalankan RSP\_PM\_UPDATE\_AGREEMENT\_TRANS\_STS dengan parameter   "Login Company Id"  , "Property Id"  , "Department\*" Code  , 'Selected Transaction Code'  , "Offer No\*"  , Login User Id  , VAR\_DRAFT\_STS   * IF Success   + Display message ‘LOI Redraft Successfully!’ * ELSE   + Display Error Message * Jalankan REFRESH FORM PROCESS |  |

### CANCEL LOI PROCESS [CR03]

|  |  |
| --- | --- |
|  | **Test** |
| * Display confirmation message ‘Are you sure want to cancel this LOI? [Yes/No]’ * IF Yes THEN Continue Process ELSE Kembali ke form * Jalankan RSP\_PM\_UPDATE\_AGREEMENT\_TRANS\_STS dengan parameter   "Login Company Id"  , "Property Id"  , "Department\*" Code  , 'Selected Transaction Code'  , "Ref No\*"  , Login User Id  , VAR\_CANCELLED\_STS   * IF Success   + Display message ‘LOI Cancelled Successfully!’ * ELSE   + Display Error Message * Jalankan REFRESH FORM PROCESS |  |

### CLOSE LOI PROCESS [CR03]

|  |  |
| --- | --- |
|  | **Test** |
| * Display confirmation message ‘Are you sure want to close this LOI? [Yes/No]’ * IF Yes THEN Continue Process ELSE Kembali ke form * Jalankan RSP\_PM\_UPDATE\_AGREEMENT\_TRANS\_STS dengan parameter   "Login Company Id"  , "Property Id"  , "Department\*" Code  , 'Selected Transaction Code'  , "Ref No\*"  , Login User Id  , VAR\_CLOSED\_STS   * IF Success   + Display message ‘LOI Closed Successfully!’ * ELSE   + Display Error Message * Jalankan REFRESH FORM PROCESS |  |

## TAB – UNIT & CHARGES

### TAB – UNIT & UTILITIES

#### USER INTERFACE

**[CR02]**





#### BUTTON DEFINITION

|  |  |
| --- | --- |
|  | **Test** |
| **[CR03]**   * Add   Go to Add Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS   * Edit   Go to Modify Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS   * Delete   Go to Delete Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS  **[/CR03]** |  |

#### DISPLAY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Load Unit & Charges Haeder   EXEC RSP\_PM\_GET\_AGREEMENT\_DETAIL 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Login User Id'   * + "Offer No"     - Textbox     - Field = CREF\_NO   + "Tenant"     - Textbox     - Field = CTENANT\_ID, CTENANT\_NAME   + "Building"     - Textbox     - Field = CBUILDING\_ID, CBUILDING\_NAME   + "Total Net Size"     - Textbox     - Display = NTOTAL\_NET\_AREA   + "Taxable Type"     - Hide     - Field = CTAXABLE\_TYPE   " Tenure"   * + "Years"     - Textbox     - Field = IYEARS     - Numeric Input Only     - On Value Change, update column "End Date\*"   + "Months"     - Textbox     - Field = IMONTHS     - Numeric Input Only     - On Value Change, update column "End Date\*"   + "Days"     - Textbox     - Field = IDAYS     - Numeric Input Only     - On Value Change, update column "End Date\*" |  |
| * Load Unit Info List   EXEC RSP\_PM\_GET\_AGREEMENT\_UNIT\_INFO\_LIST 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Login User Id'   * Load Unit Info Detail   EXEC RSP\_PM\_GET\_AGREEMENT\_UNIT\_INFO\_DT 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Selected Unit', 'Selected Floor', 'Selected Building', 'Login User Id'   * + "Unit Id"     - Lookup     - Field = CUNIT\_ID, CUNIT\_NAME     - Value = Lookup GS - **GSL02300 – UNIT LOOKUP**   With Parameter:   * + - * Login Company Id       * Selected Property Id       * Selected Building Id       * Login User Id       * **[CR03]** @CUNIT\_CATEGORY\_LIST = '02,03’       * **[CR04]** @CLEASE\_STATUS\_LIST = '01,02’       * **~~[CR04]~~** ~~@CPROGRAM\_ID = VAR\_PROGRAM\_ID~~       * **[CR04]** @CUNIT\_TYPE\_ID = TOP 1 CUNIT\_TYPE\_ID di list       * **[CR04]** @LAGREEMENT = 0       * **[CR04]** @CFLOOR\_ID = Lookup GS - **GSL02400 - FLOOR LOOKUP**   With Parameter:   * + - * Login Company Id       * Selected Property Id       * Selected Building Id       * Login User Id       * @LAGREEMENT = 0   + "Floor"     - Textbox     - Field = CFLOOR\_ID     - Disabled   + "Unit Type"     - Textbox     - Field = CUNIT\_TYPE\_NAME     - Disabled   + "Gross"     - Textbox     - Field = NGROSS\_AREA\_SIZE     - Disabled   + "Net"     - Textbox     - Field = NNET\_AREA\_SIZE     - Disabled   + "Actual"     - Textbox     - Field = NACTUAL\_AREA\_SIZE     - Disabled   + "Updated By"     - Textbox     - Display = CUPDATE\_BY     - Disabled   + Updated "Date"     - Textbox     - Display = DUPDATE\_DATE     - Disabled   + "Created By"     - Textbox     - Display = CCREATE\_BY     - Disabled   + Created "Date"     - Textbox     - Display = DCREATE\_DATE     - Disabled |  |
| * Load Utilities List   EXEC RSP\_PM\_GET\_AGREEMENT\_UTILITIES\_LIST 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code’, 'Selected Ref No', 'Selected Unit Id', 'Selected Floor Id', 'Selected Building Id', 'Login User Id'   * Load Utilities Detail   EXEC RSP\_PM\_GET\_AGREEMENT\_UTILITIES\_DT 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code’, 'Selected Ref No', 'Selected Unit Id', 'Selected Floor Id', 'Selected Building Id', 'Selected Utility Type', 'Selected Charge Id', 'Selected Seq No', 'Login User Id'   * + "Utility Type\*"     - Combobox     - Field = CCHARGES\_TYPE     - Display = CCHARGES\_TYPE\_DESCR     - Value =   SELECT CCODE, CDESCRIPTION FROM RFT\_GET\_GSB\_CODE\_INFO  ('BIMASAKTI', 'Login Company Id', '\_BS\_UTILITY\_CHARGES\_TYPE', '01,02,03,04,05,06,07', 'Login Language Id')   * + "Meter No\*"     - Combobox     - Field = CMETER\_NO     - Value = Get CMETER\_NO from   EXEC RSP\_GS\_GET\_BUILDING\_UTILITIES\_LIST [Login Company Id]  , [Selected Property Id]  , [Selected Building Id]  , [Selected Floor Id]  , [Selected Unit Id]  , [Selected Utility Type]  , [Login User Id]   * + "Capacity"     - Textbox     - Field = NCAPACITY     - Default Value = Get NCAPACITY from “Meter No”     - Disabled   + "CF"     - Textbox     - Field = NCALCULATION\_FACTOR     - Default Value = Get NCALCULATION\_FACTOR from “Meter No”     - Disabled   + "Charge Id\*"     - Lookup     - Field = CCHARGES\_ID, CCHARGES\_NAME     - Value = Lookup PM - **PML00400 – UTILITY CHARGES LOOKUP**   With Parameter:   * + - * Login Company Id       * Selected Property Id       * Utility Type Id       * User Id       * **[CR09]** "Taxable Type"       * CACTIVE\_TYPE = 1   **[CR02]**   * + "Tax Id"     - Lookup     - Field = CTAX\_ID, CTAX\_NAME     - Value = Lookup GS - **GSL00110 – TAX BY DATE LOOKUP**     - With Parameter:       * Login Company Id       * Tax Date 🡪 Today Date       * Login User Id     - Enable IF selected “Charge Id”. LTAXABLE = 1 OR .LADMIN\_FEE\_TAX = 1   **[/CR02]**   * + "Status"     - Textbox     - Field = CSTATUS\_DESCR     - Disabled   + "Updated By"     - Textbox     - Display = CUPDATE\_BY     - Disabled   + Updated "Date"     - Textbox     - Display = DUPDATE\_DATE     - Disabled   + "Created By"     - Textbox     - Display = CCREATE\_BY     - Disabled   + Created "Date"     - Textbox     - Display = DCREATE\_DATE     - Disabled |  |
| * Proses   + - * + "Add New" 🡪 Go to ADD NEW PROCESS         + "Modify"🡪 Go to EDIT PROCESS         + "Delete"🡪 Go to DELETE PROCESS |  |

#### UNIT PROCESS

##### ADD NEW PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = NEW * Enabled fields: "Unit Id" * Disabled fields: All Field except Enabled Field * Set focus to column: "Unit Id" |  |
| * Proses   + - * + “Save” 🡪 Go to SAVE & VALIDATION PROCESS         + “Cancel”🡪 Go to DISPLAY PROCESS |  |

##### DELETE PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = DELETE |  |
| * DELETE PROCESS   EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_UNIT  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Offer No\*"  , "Unit Id"  , "Common Area"  , "Actual Area"  , **VAR\_SAVE\_MODE**  , Login User Id |  |

##### SAVE & VALIDATION PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * SAVE PROCESS   EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_UNIT  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Offer No\*"  , "Unit Id"  , Selected "Floor Id"  , Selected "Building Id"  , "Common Area"  , "Actual Area"  , **VAR\_SAVE\_MODE**  , Login User Id |  |
| * Go to DISPLAY PROCESS |  |

#### UTILITIES PROCESS

##### ADD NEW PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = NEW * Enabled fields: All Field except Disabled Field * Disabled fields: “Capacity”, “CF”, "Status" * Set focus to column: "Utility Type\*" |  |
| * Proses   + - * + “Save” 🡪 Go to SAVE & VALIDATION PROCESS         + “Cancel”🡪 Go to DISPLAY PROCESS |  |

##### MODIFY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = EDIT * Enabled fields: All Field except disabled fields * Disabled fields: "Utility Type", “Capacity”, “CF”, "Charge", "Status" * Set focus to column: "Meter No" |  |
| * Proses   + - * + “Save” 🡪 Go to SAVE & VALIDATION PROCESS         + “Cancel”🡪 Go to DISPLAY PROCESS |  |

##### DELETE PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = DELETE |  |
| * DELETE PROCESS   EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_UTILITIES  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Offer No\*"  , “Unit Id”  , “Floor Id”  , “Building Id”  , "Utility Type\*"  , "Charge\*"  , "Tax Id"  , Selected "Seq No"  , "Meter No\*"  , "Meter Start" = ‘’  , "Start Invoice Period\*" = ‘’  , **VAR\_SAVE\_MODE**  , Login User Id |  |

##### SAVE & VALIDATION PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * SAVE PROCESS   EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_UTILITIES  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Offer No\*"  , “Unit Id”  , “Floor Id”  , “Building Id”  , "Utility Type\*"  , "Charge\*"  , "Tax Id"  , IFF ADD set '' ELSE Selected "Seq No"  , "Meter No\*"  , "Meter Start" = ‘’  , "Start Invoice Period\*" = ‘’  , **VAR\_SAVE\_MODE**  , Login User Id |  |
| * Go to DISPLAY PROCESS |  |

##### ACTIVE / INACTIVE PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Jalankan GFF00900 – Activity Approval dengan parameter:   CACTION\_CODE = 'PMT01300'   * Jika success, jalankan process ACTIVE / INACTIVE PROCESS * ACTIVE / INACTIVE PROCESS   EXEC RSP\_PM\_ACTIVE\_INACTIVE\_AGRMT\_UTILITY  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Ref No\*"  , “Building”  , “Floor”  , “Unit”  , “Utility Type”  , "Seq No"  , Flag Active [True] / [False]  , Login User Id |  |

#### CANCEL PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Tutup program dan kembali ke Unit Info Display |  |

### TAB – CHARGES

#### USER INTERFACE

**[CR02]**





#### BUTTON DEFINITION

|  |  |
| --- | --- |
|  | **Test** |
| **[CR03]**   * Add   Go to Add Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS   * Edit   Go to Modify Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS   * Delete   Go to Delete Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS  **[/CR03]** |  |

#### DISPLAY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Load Charges List   EXEC RSP\_PM\_GET\_AGREEMENT\_CHARGES\_LIST 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', ‘Selected Charge Mode’, ‘Selected Building Id’, ‘Selected Floor Id’, ‘Selected Unit Id’, 'Login User Id'   * + "Seq No"     - Textbox     - Field = CSEQ\_NO   + "Charge Type"     - Textbox     - Field = CCHARGES\_TYPE\_DESCR   + "Charge"     - Textbox     - Field = CCHARGES\_NAME(CCHARGES\_ID)   + "\*"     - Checkbox     - Field = LBASED\_OPEN\_DATE     - Value = [0] Unchecked / [1] Checked   + "Start Date"     - Textbox     - Field = CSTART\_DATE     - Default Value = LOI Plan Start Date   + "End Date"     - Textbox     - Field = CEND\_DATE     - Default Value = LOI Plan End Date   + "Interval"     - Textbox     - Field = IINTERVAL   + "Period Mode"     - Textbox     - Field = CPERIOD\_MODE   + "Fee Amount"     - Textbox     - Field = NFEE\_AMT   + "Invoice Amount"     - Textbox     - Field = NINVOICE\_AMT   + "Total Amount"     - Textbox     - Field = NTOTAL\_AMT   + "Updated By"     - Textbox     - Display = CUPDATE\_BY     - Disabled   + Updated "Date"     - Textbox     - Display = DUPDATE\_DATE     - Disabled   + "Created By"     - Textbox     - Display = CCREATE\_BY     - Disabled   + Created "Date"     - Textbox     - Display = DCREATE\_DATE     - Disabled |  |
| * Load Charges Detail   EXEC RSP\_PM\_GET\_AGREEMENT\_CHARGES\_DT 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Selected Seq No', 'Login User Id'   * + "Seq No"     - Textbox     - Field = CSEQ\_NO     - Disabled   + "Charge Type"     - Textbox     - Field = CCHARGES\_TYPE, CCHARGES\_TYPE\_DESCR     - Disabled   + "Charge Id\*"     - Lookup     - Field = CCHARGES\_ID, CCHARGES\_DESCR     - Value = Lookup PM - **PML00200 – UNIT CHARGES LOOKUP**     - With Parameter:       * Login Company Id       * Selected Property Id       * CCHARGES\_TYPE\_ID = '01,02,05'       * User Id       * **[CR09]** "Taxable Type"       * CACTIVE\_TYPE = 1   + "Invoice Group"     - Textbox     - Field = CINVGRP\_CODE, CINVGRP\_NAME     - Disabled   **[CR02]**   * + "Tax Id"     - Lookup     - Field = CTAX\_ID, CTAX\_NAME     - Value = Lookup GS - **GSL00110 – TAX BY DATE LOOKUP**     - With Parameter:       * Login Company Id       * Tax Date 🡪 Today Date       * Login User Id     - Enable IF selected “Charge Id”. LTAXABLE = 1   **[/CR02]**   * + "Year"     - Textbox     - Field = IYEARS   + "Month"     - Textbox     - Field = IMONTHS   + "Day"     - Textbox     - Field = IDAYS   **[CR01]**   * + "Based on Opening Date"     - Checkbox     - Field = LBASED\_OPEN\_DATE     - Value = [0] Unchecked / [1] Checked   **[/CR01]**   * + "Start Date\*"     - Datetime Picker     - Field = CSTART\_DATE     - Default Value = LOI Plan Start Date   + "End Date\*"     - Datetime Picker     - Field = CEND\_DATE     - Default Value = LOI Plan End Date   + "Billing Mode"     - Radio Button     - Field = CBILLING\_MODE     - Value =       * 01 - DP       * 02 – By Period   + "Currency\*"     - Lookup     - Field = CCURENCY\_CODE     - Value = Lookup GS - **GSL00300 – CURRENCY LOOKUP**   With Parameter:   * + - * Login Company Id       * Login User Id   + "Fee Method\*"     - Combobox     - Field = CFEE\_METHOD     - Value =   SELECT CCODE, CDESCRIPTION FROM RFT\_GET\_GSB\_CODE\_INFO  ('BIMASAKTI', 'Login Company Id', '\_BS\_FEE\_METHOD', '', 'Login Language Id')   * + "Fee Amount"     - Textbox     - Field = NFEE\_AMT     - Numeric Input Only   + "Period Mode"     - Combobox     - Field = CPERIOD\_MODE   SELECT CCODE, CDESCRIPTION FROM RFT\_GET\_GSB\_CODE\_INFO  ('BIMASAKTI', 'Login Company Id', '\_BS\_FEE\_METHOD', '', 'Login Language Id')  **[CR01]**   * + "Prorate"     - Checkbox     - Field = LPRORATE     - Value = [0] Unchecked / [1] Checked   **[/CR01]**   * + "Invoice Amount"     - Textbox     - Field = NINVOICE\_AMT     - Disabled   + "Description"     - Textbox     - Field = CDESCRIPTION   + "For Total Area"     - Checkbox     - Field = LCAL\_UNIT     - Value = [0] Unchecked / [1] Checked   "For Total Area", Enable If LCAL\_UNIT = 1  EXEC RSP\_PM\_GET\_AGREEMENT\_CHARGES\_CAL\_UNIT 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Selected Seq No', 'Login User Id'   * + "Unit Id"     - Textbox     - Field = CUNIT\_ID   + "Total Area"     - Textbox     - Field = NTOTAL\_AREA     - Numeric Input Only      * + "Fee/Area"     - Textbox     - Field = NFEE\_PER\_AREA     - Numeric Input Only |  |
| * Proses   + - * + "Add New" 🡪 Go to ADD NEW PROCESS         + "Modify"🡪 Go to EDIT PROCESS         + "Delete"🡪 Go to DELETE PROCESS |  |

#### ADD NEW PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = NEW * Enabled fields: "Charge Id\*", "Start Date\*", "Year", "Month", "Day", "End Date\*", “Billing Mode”, "Fee Method\*", "Fee Amount", "Period Mode", "Description" * Disabled fields: All Field except Enabled Field * Set focus to column: "Charges Id" |  |
| * Proses   + - * + “Save” 🡪 Go to SAVE & VALIDATION PROCESS         + “Cancel”🡪 Go to DISPLAY PROCESS |  |

#### MODIFY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = EDIT * Enabled fields: "Start Date\*", "Year", "Month", "Day", "End Date\*", “Billing Mode”, "Fee Method\*", "Fee Amount", "Period Mode", "Description" * Disabled fields: All Field except Enabled Field * Set focus to column: "Start Date" |  |
| * Proses   + - * + “Save” 🡪 Go to SAVE & VALIDATION PROCESS         + “Cancel”🡪 Go to DISPLAY PROCESS |  |

#### DELETE PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = DELETE |  |
| * DELETE PROCESS   EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_CHARGES  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Agreement No\*"  , "Seq No"  , “Charge Mode” = ‘’  , Selected "Building Id"  , Selected "Floor Id"  , Selected "Unit Id"  , "Charges Type"  , "Charge Id\*"  , "Tax Id"  , "Start Date\*"  , "Year"  , "Month"  , "End Date\*"  , "Billing Mode"  , "Fee Method\*"  , "Fee Amount"  , "Invoice Period"  , "Invoice Amount"  , "Description"  , “For Total Area”  , **VAR\_SAVE\_MODE**  , Login User Id |  |

#### SAVE & VALIDATION PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * SAVE PROCESS   Jika “For Total Area” = True, copy bulk data ke temp table #CHARGES\_CAL\_UNIT  CREATE TABLE #CHARGES\_CAL\_UNIT (  CUNIT\_ID VARCHAR(20)  CFLOOR\_ID VARCHAR(20)  CBUILDING\_ID VARCHAR(20)  NTOTAL\_AREA NUMERIC(6,2)  NFEE\_PER\_AREA NUMERIC(16,2)  )  Jalankan RSP\_PM\_MAINTAIN\_AGREEMENT\_CHARGES  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Agreement No\*"  , "Seq No"  , “Charge Mode”  , Selected "Building Id"  , Selected "Floor Id"  , Selected "Unit Id"  , "Charges Type"  , "Charge Id\*"  , "Tax Id"  , "Start Date\*"  , "Year"  , "Month"  , "Day"  , "End Date\*"  , “Currency”  , "Billing Mode"  , "Fee Method\*"  , "Fee Amount"  , "Invoice Period"  , "Invoice Amount"  , "Description"  , “For Total Area”  , @LBASED\_OPEN\_DATE  , “Prorate”  , **VAR\_SAVE\_MODE**  , Login User Id |  |
|  |  |
| * Go to DISPLAY PROCESS |  |

#### CANCEL PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Tutup program dan kembali ke Utilities Info Display |  |

#### ACTIVE / INACTIVE PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Jalankan GFF00900 – Activity Approval dengan parameter:   CACTION\_CODE = 'PMT01301'   * Jika success, jalankan process ACTIVE / INACTIVE PROCESS * ACTIVE / INACTIVE PROCESS   EXEC RSP\_PM\_ACTIVE\_INACTIVE\_AGREEMENT\_CHARGES  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Ref No\*"  , "Seq No"  , Flag Active [True] / [False]  , Login User Id |  |

#### REVENUE SHARING PROCESS

##### USER INTERFACE



##### BUTTON DEFINITION

|  |  |
| --- | --- |
|  | **Test** |
| **[CR03]**   * Add   Go to Add Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS   * Edit   Go to Modify Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS   * Delete   Go to Delete Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS  **[/CR03]** |  |

##### DISPLAY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Load Revenue Sharing HD   EXEC RSP\_PM\_GET\_AGREEMENT\_CHARGES\_REVENUE\_HD 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Trans Code', 'Selected Ref No', 'Selected Charge Seq No', 'Login User Id'   * + "Revenue Sharing Id"     - Textbox     - Field = CREVENUE\_SHARING\_ID     - Varchar(20)   + "Revenue Sharing Name"     - Textbox     - Field = CREVENUE\_SHARING\_NAME     - Varchar(100)      * Load Revenue Sharing Scheme   EXEC RSP\_PM\_GET\_AGREEMENT\_CHARGES\_REVENUE 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Trans Code', 'Selected Ref No', 'Login User Id'   * + Monthly Revenue "From"     - Textbox     - Field = NREVENUE\_SHARING\_FROM     - Numeric Input Only   + Monthly Revenue "To"     - Textbox     - Display = NREVENUE\_SHARING\_TO     - Numeric Input Only   + "Land Lord Share(%)"     - Textbox     - Display = NSHARE\_PCT     - Numeric Input Only |  |
| * Load Revenue Minimum Rent   EXEC RSP\_PM\_GET\_REVENUE\_MIN\_RENT 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Trans Code', 'Selected Ref No', 'Selected Charges Id', 'Login User Id'   * + "Year"     - Textbox     - Field = IYEAR     - Disabled   + "Rent Rate"     - Textbox     - Display = NRENT\_RATE     - Numeric Input Only   + "Minimum Rent"     - Textbox     - Display = NMINIMUM\_RENT     - Numeric Input Only |  |

##### ADD NEW PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = ADD * Enabled fields: Enabled All Field * Disabled fields: All Field except Enabled Field * Set focus to column   + Revenue Sharing HD: "Revenue Sharing Id"   + Revenue Sharing Scheme: "From" |  |
| * Proses   + - * + “Save” 🡪 Go to SAVE & VALIDATION PROCESS         + “Cancel”🡪 Go to DISPLAY PROCESS |  |

##### MODIFY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = EDIT * Enabled fields:   + Revenue Sharing HD: "Revenue Sharing Name"   + Revenue Sharing Scheme: "Share(%)"   + Minimum Rent: “Rent Rate”, “Minimum Rent” * Disabled fields: All Field except Enabled Field * Set focus to column:   + Revenue Sharing HD: "Revenue Sharing Name"   + Revenue Sharing Scheme: "Share(%)"   + Minimum Rent: “Rent Rate” |  |
| * Proses   + - * + “Save” 🡪 Go to SAVE & VALIDATION PROCESS         + “Cancel”🡪 Go to DISPLAY PROCESS |  |

##### DELETE PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = DELETE |  |
| * DELETE PROCESS   Revenue Sharing HD  EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_CHARGES\_REVENUE\_HD  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Agreement No\*"  , Selected Seq No  , ”Revenue Sharing Id"  , “Revenue Sharing Name"  , **VAR\_SAVE\_MODE**  , Login User Id  Revenue Sharing Scheme  EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_CHARGES\_REVENUE  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Agreement No\*"  , Selected Seq No  , Monthly Revenue "From"  , Monthly Revenue "To"  , "Land Lord Share(%)"  , **VAR\_SAVE\_MODE**  , Login User Id |  |

##### SAVE & VALIDATION PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * SAVE PROCESS   Revenue Sharing HD  EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_CHARGES\_REVENUE\_HD  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Agreement No\*"  , Selected Seq No  , ”Revenue Sharing Id"  , “Revenue Sharing Name"  , **VAR\_SAVE\_MODE**  , Login User Id    Revenue Sharing Scheme  EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_CHARGES\_REVENUE  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Agreement No\*"  , Selected Seq No 🡪 If ADD = ''  , Monthly Revenue "From"  , Monthly Revenue "To"  , "Land Lord Share(%)"  , **VAR\_SAVE\_MODE**  , Login User Id  Minimum Rent  EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_MIN\_RENT  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Agreement No\*"  , “Year”  , “Rent Rate"  , "Minimum Rent"  , **VAR\_SAVE\_MODE**  , Login User Id |  |
| * Go to DISPLAY PROCESS |  |

## TAB – INVOICE PLAN

### USER INTERFACE

**[CR05]**







### DISPLAY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Load Invoice Plan Haeder   EXEC RSP\_PM\_GET\_AGREEMENT\_DETAIL 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Login User Id'   * + "Ref No"     - Textbox     - Field = CREF\_NO     - Disabled   + "Tenant"     - Textbox     - Field = CTENANT\_ID, CTENANT\_NAME     - Disabled   + "Building"     - Textbox     - Field = CBUILDING\_ID, CBUILDING\_NAME     - Disabled   " Tenure"   * + "Years"     - Textbox     - Field = IYEARS     - Numeric Input Only     - Disabled   + "Months"     - Textbox     - Field = IMONTHS     - Numeric Input Only     - Disabled   + "Days"     - Textbox     - Field = IDAYS     - Numeric Input Only     - Disabled   + "Start Date"     - Textbox     - Field = CSTART\_DATE     - Disabled   + "End Date"     - Textbox     - Field = CEND\_DATE     - Disabled   + "Total Gross Area"     - Textbox     - Display = NTOTAL\_GROSS\_AREA     - Disabled   + "Total Net Area"     - Textbox     - Display = NTOTAL\_NET\_AREA     - Disabled   + "LOI Rec Id"     - Textbox     - Field = CREC\_ID     - Hide |  |
| * Load Charges List   **[CR05]** EXEC RSP\_PM\_GET\_AGREEMENT\_INV\_PLAN\_CHARGES\_LIST 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Login User Id'   * + "Charges"     - Textbox     - Field = CCHARGES\_NAME (CCHARGES\_ID)     - Disabled |  |
| * Load Invoice Plan List   EXEC RSP\_PM\_GET\_AGREEMENT\_INV\_PLAN\_LIST 'Selected LOI Rec Id', '', 'Selected Charges Id', 'Login User Id'   * + "Total"     - Textbox     - Seq No = count semua data     - Amount = sum NTOTAL\_AMOUNT semua data     - Disabled   + "Invoiced"     - Textbox     - Seq No = count data dengan status LINVOICED = 1     - Amount = sum NTOTAL\_AMOUNT semua data dengan status LINVOICED = 1     - Disabled   + "Paid"     - Textbox     - Seq No = count data dengan status LPAYMENT = 1     - Amount = sum NTOTAL\_AMOUNT semua data dengan status LPAYMENT = 1     - Disabled   Data Grid   * + "Seq No"     - Textbox     - Field = CSEQ\_NO     - Disabled   + "Start Date"     - Textbox     - Field = CSTART\_DATE     - Disabled   + "End Date"     - Textbox     - Field = CEND\_DATE     - Disabled   + "Period"     - Textbox     - Field = CINV\_PERIOD     - Disabled   **[CR05]**   * + "Revenue Sharing Id"     - Textbox     - Field = CREVENUE\_SHARING\_ID     - Disabled   + "Sales Amount"     - Textbox     - Field = NSALES\_AMOUNT     - Disabled   **[/CR05]**   * + "Amount"     - Textbox     - Field = NAMOUNT     - Disabled   **[CR05]**   * + "Discount"     - Textbox     - Field = NDISCOUNT     - Disabled   **[/CR05]**   * + "Tax Amount"     - Textbox     - Field = NTAX\_AMOUNT     - Disabled   + "After Tax Amount"     - Textbox     - Field = NAFTER\_TAX\_AMOUNT     - Disabled   + "Booking Amount"     - Textbox     - Field = NBOOKING\_AMOUNT     - Disabled   + "Total Amount"     - Textbox     - Field = NTOTAL\_AMOUNT     - Disabled   + "Status"     - Textbox     - Field = CSTATUS\_DESCR     - Disabled   + "Invoiced"     - Checkbox     - Field = LINVOICED     - Disabled   + "Invoice No"     - Textbox     - Field = CINV\_NO     - Disabled   + "Payment"     - Checkbox     - Field = LPAYMENT     - Disabled   + "Payment No"     - Textbox     - Field = CPAYMENT\_NO     - Disabled   + "Payment Amount"     - Textbox     - Field = NPAYMENT\_AMOUNT     - Disabled   + "Description"     - Textbox     - Field = CDESCRIPTION     - Disabled |  |
|  |  |

## TAB – DEPOSIT

### USER INTERFACE

**[CR05]**





### BUTTON DEFINITION

|  |  |
| --- | --- |
|  | **Test** |
| **[CR03]**   * Add   Go to Add Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS   * Edit   Go to Modify Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS   * Delete   Go to Delete Process, disabled if CTRANS\_STATUS >= VAR\_CLOSED\_STS  **[/CR03]** |  |

### DISPLAY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Load Deposit Header   EXEC RSP\_PM\_GET\_AGREEMENT\_DETAIL 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Login User Id'   * + "Ref No"     - Textbox     - Field = CREF\_NO   + "Tenant"     - Textbox     - Field = CTENANT\_ID, CTENANT\_NAME   + "Taxable Type"     - Hide     - Field = CTAXABLE\_TYPE |  |
| * Load Deposit List   EXEC RSP\_PM\_GET\_AGREEMENT\_DEPOSIT\_LIST 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Login User Id'   * + "Seq No"     - Textbox     - Display = CSEQ\_NO   + "Deposit Id"     - Textbox     - Display = CDEPOSIT\_ID   + "Deposit Name"     - Textbox     - Display = CDEPOSIT\_NAME   + "Deposit Date"     - Textbox     - Display = CDEPOSIT\_DATE     - Default Value = Ref Date   + "Currency"     - Textbox     - Display = CCURRENCY\_CODE   + "Deposit Amount"     - Textbox     - Display = NDEPOSIT\_AMT   + "Updated By"     - Textbox     - Display = CUPDATE\_BY     - Disabled   + Updated "Date"     - Textbox     - Display = DUPDATE\_DATE     - Disabled   + "Created By"     - Textbox     - Display = CCREATE\_BY     - Disabled   + Created "Date"     - Textbox     - Display = DCREATE\_DATE     - Disabled |  |
| * Load Deposit Detail   EXEC RSP\_PM\_GET\_AGREEMENT\_DEPOSIT\_DT 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Selected Seq No', 'Login User Id'   * + "Seq No"     - Textbox     - Display = CSEQ\_NO     - Disabled   + "Deposit Id\*"     - Lookup     - Display = CDEPOSIT\_ID, CDEPOSIT\_NAME     - Value = Lookup PM – **PML00200 – UNIT CHARGES LOOKUP**     - With Parameter:       * Login Company Id       * Selected Property Id       * CCHARGES\_TYPE\_ID = '03'       * User Id       * **[CR09]** "Taxable Type"       * CACTIVE\_TYPE = 1   **[CR05]**   * + "Tax Id"     - Lookup     - Field = CTAX\_ID, CTAX\_NAME     - Value = Lookup GS - **GSL00110 – TAX BY DATE LOOKUP**     - With Parameter:       * Login Company Id       * Tax Date 🡪 Today Date       * Login User Id     - Enable IF selected “Deposit Id”. LTAXABLE = 1   **[/CR05]**   * + "Deposit Date"     - Datetime Picker     - Display = CDEPOSIT\_DATE     - Default Value = Today Date   + "Currency"     - Combobox     - Field = CCURRENCY\_CODE     - Display = CCURRENCY\_NAME     - Value =   EXEC RSP\_GS\_GET\_CURRENCY\_LIST [Login Company Id], [Login User Id]   * + "Deposit Amount"     - Textbox     - Display = CCURRENCY\_CODE, NDEPOSIT\_AMT     - Numeric Input Only   + "Paid"     - Checkbox     - Field = LPAID     - Value = [0] Unchecked / [1] Checked     - Disabled   + "Description"     - Textbox     - Display = CDESCRIPTION |  |
| * Proses   + - * + "Add New" 🡪 Go to ADD NEW PROCESS         + "Modify"🡪 Go to EDIT PROCESS         + "Delete"🡪 Go to DELETE PROCESS |  |

### ADD NEW PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = NEW * Enabled fields: All Field * Disabled fields: "Seq No" * Set focus to column: "Deposit Id" |  |
| * Proses   + - * + “Save” 🡪 Go to SAVE & VALIDATION PROCESS         + “Cancel”🡪 Go to DISPLAY PROCESS |  |

### MODIFY PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = EDIT * Enabled fields: All Field except disabled fields * Disabled fields: "Seq No", "Deposit Id" * Set focus to column: "Deposit Date" |  |
| * Proses   + - * + “Save” 🡪 Go to SAVE & VALIDATION PROCESS         + “Cancel”🡪 Go to DISPLAY PROCESS |  |

### DELETE PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * Set **VAR\_SAVE\_MODE** = DELETE |  |
| * DELETE PROCESS   EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_DEPOSIT  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Ref No"  , "Seq No"  , Flag "Contractor" = False  , "Contractor" = ‘’  , "Deposit Id"  , "Deposit Date"  , “Currency”  , "Deposit Amount"  , "Description"  , **VAR\_SAVE\_MODE**  , Login User Id |  |

### SAVE & VALIDATION PROCESS

|  |  |
| --- | --- |
|  | **Test** |
| * SAVE PROCESS   EXEC RSP\_PM\_MAINTAIN\_AGREEMENT\_DEPOSIT  "Login Company Id"  , "Property Id"  , "Department\*" Code  , "Transaction" Code  , "Ref No"  , "Seq No"  , Flag "Contractor" = False  , "Contractor" = ‘’  , "Deposit Id"  , "Deposit Date"  , **[CR05]** "Tax Id"  , “Currency”  , "Deposit Amount"  , "Description"  , **VAR\_SAVE\_MODE**  , Login User Id |  |
| * Go to DISPLAY PROCESS |  |

### CANCEL PROCESS

|  |  |
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|  | **Test** |
| * Tutup program dan kembali ke Deposit Display |  |

## PRINT PROCESS [CR08]

### USER INTERFACE



### DISPLAY PROCESS

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|  | **Test** |
| * Print LOI   + "Lease Template"     - Combobox     - Field = CTEMPLATE\_ID     - Display = CTEMPLATE\_NAME     - Value =   EXEC RSP\_GET\_REPORT\_TEMPLATE\_LIST [Login Company Id], [Selected Property Id], VAR\_PROGRAM\_ID, ''  Set default selected value: LDEFAULT = 1 |  |
| * Jalankan SP untuk process Print:   EXEC RSP\_PM\_PRINT\_AGREEMENT 'Login Company Id', 'Selected Property Id', 'Selected Dept Code', 'Selected Transaction Code', 'Selected Ref No', 'Login User Id'   * Set @HEADER\_RPT = ‘LETTER OF INTENT’ |  |

### PRINT LAYOUT

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|  | **Test** |
| **@HEADER\_RPT**  **@CPROPERTY\_CITY**, **@CREF\_DATE**Nomor: **@CREF\_NO**Perihal: **Letter of Intent Sewa Menyewa @CUNIT\_DESCRIPTION di** **@CPROPERTY\_NAME**  Kepada Yth:Nama: **@CTENANT\_ATTENTION1\_NAME**Brand: **@CUNIT\_DESCRIPTION**Alamat: **@CTENANT\_ADDRESS**  Telp: **@CTENANT\_PHONE1**  Salam sejahtera dan sukses selalu,Terima kasih kami ucapkan atas kepercayaan bapak/ibu telah memilih: **@CPROPERTY\_NAME** (selanjutnya disebut Landlord), sebagai rekan bisnis di Kota **@CPROPERTY\_CITY, @CPROPERTY\_PROVINCE**.Menindaklajuti komunikasi kita terakhir, maka kami **@CCOMPANY\_NAME** selaku marketing agent dari Landlord, bermaksud untuk menguraikan hasil kesepakatanyang telah kita diskusikan. Adapun kesepakatan yang dimaksud adalah sebagai berikut:   1. **NAMA BRAND TENANT** : **@CUNIT\_DESCRIPTION** (Selanjutnya disebut Tenant) 2. **DETAIL RUANG SEWA:** (terlampir)a. Lokasi : **@CPROPERTY\_NAME**b. Lantai : **@CFLOOR\_NAME**c. No. Retail : **@CUNIT\_LIST**d. Luasan area : **@NTOTAL\_GROSS\_AREA** m2Luasan ruang sewa akan disesuaikan dengan pengukuran bersama Landlord dan Tenant agar dapat dituangkan dalam Berita Acara Serah Terima dan Berita Acara Pengukuran Retail, sehingga perhitungan luasan tersebut digunakan sebagai acuan kerjasama. 3. **JANGKA WAKTU SEWA:@IYEARS** Tahun **@IMONTHS** bulan, tanggal awal sewa **@CSTART\_DATE** 4. **BIAYA SEWA (tidak termasuk pajak):**a. Luasan area : **@NTOTAL\_GROSS\_AREA** m2b. Biaya sewa : Rp. **@NLEASE\_AMT** /m2/bulanc. Jangka waktu sewa : **@IYEARS** tahun **@IMONTHS** bulan   d. Total biaya sewa: Rp. **@NLEASE\_TOTAL\_AMT**   1. **CARA PEMBAYARAN BIAYA SEWA (tidak termasuk pajak):**a. DP, dibayarkan : **@IDP\_PERCENTAGE%** dari nilai total biaya sewa diatas, sebesar: Rp **@NLEASE\_DP\_AMT**Cara pembayaran DP diangsur **@IDP\_INTERVAL** x (Bulan **@C**)b. Pembayaran sisa angsuran (setelah dipotong amortisasi pembayaran uang muka), yaitu sebesar: Rp. **@NLEASE\_INSTALLMENT\_AMT**c. Dibayarkan setiap bulannya, selama **@IINSTALLMENT\_INTERVAL** bulan, sebesar: Rp. **@NLEASE\_INSTALLMENT\_AMT** 2. **BIAYA SERVICE CHARGE (tidak termasuk pajak):**a. Luasan area ; **@NTOTAL\_GROSS\_AREA** m2b. Biaya service charge : Rp. **@NCHARGES\_AMT** /m2/bulanc. Jangka waktu sewa: **@IYEARS** tahun **@IMONTHS** bulan   d. Total biaya service charge: Rp. **@NCHARGES\_TOTAL\_AMT**   1. **CARA PEMBAYARAN BIAYA SERVICE CHARGE (tidak termasuk pajak):**a. Pembayaran biaya service charge, selama **@IYEARS** tahun **@IMONTHS** bulan, sebesar: Rp. **@NCHARGES\_AMT** 2. **UANG JAMINAN / SECURITY DEPOSIT:** 3. Total uang jaminan/security deposit: Rp **@NDEPOSIT\_TOTAL\_AMT**   Biaya uang jaminan/security deposit ini dibayarkan saat penandatanganan Surat Konfirmasi ini, dan akan dikembalikan saat masa sewa berakhir setelah dikurangi tunggakan tagihan/denda (jika ada).  Note: Security deposit menggunakan security deposit sebelumnya (jaminan existing), apabila ada perubahan harga tenant membayarkan selisihnya saja.   1. **AREA MEDIA PROMOS! DAN RUANG PAMERAN**   a. Area media promosi diberikan secara cuma - cuma (tanpa biaya), selama **@** minggu untuk keperluan pembukaan outlet (opening store).  b. Area media pameran diberikan secara cuma-cuma (tanpa biaya) **@** minggu untuk keperluan pembukaan outlet (opening store).  c. Penggunaan media promosi dan ruang pameran akan mengikuti jadwal yang tersedia.  d. Tenant bertanggungjawab atas izin dan biaya yang timbul atas penggunaan area media promosi dan ruang pameran.   1. **MECHANICAL, LISTRIK DAN AIR**   Akan disediakan oleh Landlord, sebagai berikut:  a. Daya Listrik sebesar: **@NCAPACITY** KVA.  b. Penggunaan daya listrik diluar kapasitas yang disediakan oleh landlord akan dibebankan kepada tenant sebagai biaya tambahan sesuai penggunaan.  c. AC sentral dari gedung.   1. **PENGGUNAAN RUANG SEWA**   Penggunaan ruang sewa wajib sesuai dengan detail yang akan tertuang pada Perjanjian Sewa menyewa.   1. **FITTING OUT DAN OPENING RUANG SEWA**   a. Waktu yang diberikan Landlord kepada Tenant untuk fitting out adalah: **@** hari  b. Selama kegiatan fitting out, Tenant diwajibkan membayar penggunaan listrik dan air sesuai penggunaan.  c. Dalam kegiatan fitting out, Tenant dan Landlord wajib berkoordinasi.  d. Tenant wajib menjalankan kegiatan operasionalnya di ruang sewa, terhitung sejak berakhirnya masa fitting out.  e. Tenant wajib mengikuti tata tertib kegiatan operasional yang disediakan oleh Landlord.   1. **DOKUMEN PELENGKAP**   Sebagai pelengkap pembuatan Perjanjian Sewa Menyewa maka Tenant wajib menyerahkan dan atau melampirkannya saat penandatanganan Surat Konfirmasi ini  a. Akte perusahaan + SK Persetujuan Menkeh  b. Surat keterangan domisili Perusahaan  c. TDP (Tanda Daftar Perusahaan)  d. SIUP (surat Izin Usaha Perdagangan)  e. NIB (Nomor Induk Berusaha)  f. NPWP (Nomor Pokok Wajib Pajak)  g. KTP (Direksi) atau yang diberi kuasa  h. Surat kuasa apabila bukan Direksi yang bertandatangan   1. **LAIN-LAIN**   a. Semua cara pembayaran yang dimaksud dalam surat konfirmasi penawaran leasing ini oleh Tenant langsung kepada Landlord.  b. kebijakan - kebijakan yang timbul sehingga terjadinya perubahan nilai dalam penawaran ini selanjutnya akan diberikan oleh Landlord dalam bentuk addendum terpisah mengikuti perkembangan yang ada dengan selalu mengutamakan keberlangsungan bersama.   1. **PENUTUP**   a. Dengan ditandatanganinya surat konfirmasi penawaran ini, maka surat ini ekan menjadi bukti konfirmasi atas butir-butir penawaran yang disepakati diatas sehingga selanjutnya dapat menjadi acuan yang akan dituangkan secara lebih rinci ke dalam Perjanjian Sewa Menyewa oleh dan antara Tenant dan Landlord.  b. Tenant dianggap menolak atau mundur dari penawaran ini apabila surat konfirmasi penawaran tidak ditandatangani dalam kurun waktu 14 hari sejak Surat Konfirmasi ini diterima oleh Tenant, sehingga selanjutnya Landlord dan rekan agen marketing berhak untuk menawarkan ruang sewa yang dimaksud dalam penawaran ini kepada pihak lain tanpa pemberitahuan atau persetujuan terlebih dahulu kepada Tenant.  Dibuat oleh, Menyetujui, Mengetahui,  **@OSIGN\_BY\_IMAGE**  (**@CSIGN\_BY)** |  |
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# ERROR CODE / WARNING MESSAGE DEFINITION

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| **Error Code / Warning Message** | **Error Message** |
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# CR LIST

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| **CR** | **Description** | **Notes** |
| **CR01**  **IB, 04 Jul 2024** | * Tambah button Submit dan Redraft * Tambah Prorate Flag di Tab Charges |  |
| **CR02**  **IB, 24 Jul 2024** | * Tambah Tax Id di Utilities dan Charges * Tambah filter status di LOI List * Tambah Invoice Plan |  |
| **CR03**  **IB, 02 Sep 2024** | * Enabled button CRUD jika Trans Status = Draft * Cancel LOI * Close LOI * Tambah filter untuk unit list |  |
| **CR04**  **IB, 30 Sep 2024** | * Tambah filter untuk lookup unit |  |
| **CR05**  **IB, 28 Oct 2024** | * Tambah Tax Id di Deposit * Tambah kolom Revenue Sharing Id, Sales Amount, Discount di Invoice Plan |  |
| **CR06**  **IB, 12 Nov 2024** | * Tambah filter Department User di Tab LOI |  |
| **CR07**  **IB, 3 Jan 2025** | * Tambah flag Payment online include penalty |  |
| **CR08**  **IB, 19 Feb 2025** | * Tambah Print |  |
| **CR09**  **IB, 01 Sep 2025** | * Tambah parameter Taxable di lookup Utilities, Charges dan Deposit |  |
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