



Real Estate Management System

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Elite Real Estate
Management System

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Elite Real Estate
Management System

Introduction

- Often people put their money into realty ventures and later find it difficult to manage the different areas of their business.
- This document describes how to handle the real estate management system renting process in Microsoft Dynamics AX 2012 as a customized module.
- Real State Management is a specialized functionality which is full integrated with Microsoft Dynamics AX, Build on AX platform, looks like AX, and work like AX, and it is integrated with AX Financial Dimension, A/R, A/P, Fixed Assets, and Service management Module System
- The main function is to supervise and manage land and building investments for different tenants

Benefits of Real State Management

Real State can be greatly beneficial, because it offers an easy way to manage land and workshop as the following:

- Contains a full information about the land or workshop at any time, one place
- Increasing the Profitability and ROI (Return on Investment) by:
 - giving the information required to move and rent the non-rented properties, and utilize the investment
 - Provide the functionality of renting or re-renting from others where you can increase revenue by less required investment.
 - Track property cost using an advanced facility management system, and make sure to cut cost by activating preventive maintenance
 - Know your profit per property exactly using responsibility centers costing, and re venue tracking
- Tracking any needed information about land and workshop.
- Saving money, by saving Time.
- It offer the best and easiest way to manage your Properties.
- Keep you updated , all information about land or workshop will be updated.
- Marketing your Properties by showing the availability of renting.
- Improve the business internal process and increase productivity
- Work with Hijry calendar using specific calendar.

Contract Registration:

- Register Contract information for one or multiple properties base on land and customer information's.
- Approve the Contract process,
- Print the Contract templates. [There are different templates depend on the combination between previous contract types and land property].
- Print the automatic generation collections notifications for due installments.



Contract Registration:

- Related Department needs to register renting contracts ,Land , workshop information and process various listed renting contract types.

Contract Details (1 - payt)

File Edit Tools Command Help

Overview General Installment Calculation Increase / Discount Contract Amount Contract Suspension Rent Commission Collection Commission Dimensions

Contract number	Contract Type	Gregorian Contract	Customer group	Customer account	Leased Name	Contract Start Date - Gregorian	Contract Start Date - Hejri	C
006-00100/0000002	Monthly	Gregorian	5	01287Q	عادل محمد علاء الدين	11/15/2011	19/12/1432	2
006-00100/0000003	Monthly	Gregorian	6	04766A	ابو بكر يوسف ابراهيم	4/25/2011	22/05/1432	2
006-00100/0000004	Monthly	Hijri	5	05614Q	غازي عبد الرقيب	12/10/2011	15/01/1433	3
006-00100/0000006	Monthly	Hijri	5	21202Q	ABDUL-QADIR MUFIZ-UDDIN	3/12/2012	19/04/1433	5
006-00100/0000008	Monthly	Gregorian	5	01287Q	عادل محمد علاء الدين	10/1/2012	16/11/1433	1
006-00100/0000009	Monthly	Gregorian	0	01000000000	محسن السيد عبد المقصود نقداً	6/1/2012	12/07/1433	1
006-00100/0000010	Monthly	Gregorian	6	04766A	ابو بكر يوسف ابراهيم	12/7/2010	01/01/1432	1
006-00100/0000011	Installments	Gregorian	5	01287Q	عادل محمد علاء الدين	1/1/2010	16/01/1431	6
006-00100/0000012	Monthly	Hijri	5	21202Q	ABDUL-QADIR MUFIZ-UDDIN	5/3/2012	12/06/1433	6
006-00100/0000013	Monthly	Hijri	5	21202Q	ABDUL-QADIR MUFIZ-UDDIN	6/24/2012	05/08/1433	8
006-00100/0000015	Monthly	Hijri	5	21202Q	ABDUL-QADIR MUFIZ-UDDIN	8/15/2012	28/09/1433	10
006-00100/0000016	Monthly	Hijri	5	21202Q	ABDUL-QADIR MUFIZ-UDDIN	8/15/2012	28/09/1433	10

Post

Status

Free Text Invoice Details

Contract number	Property Number	Fixed asset number	Property Type	Property Group	City	Title number	Title Issue Date	Issue From Province	Total Property
006-00100/0000006	-PROP10		Owned						5
006-00100/0000006	-PROP15		Owned						

SAR payt usr

Contract Details:

Contract Details (1 - payt)

File Edit Tools Command Help

Overview General **Installment Calculation** Increase / Discount Contract Amount Contract Suspension Rent Commission Collection Commission Dimensions

Contract

Contract number: 006-00100/0000006 Start date End date

Contract Type: Monthly Contract Start Date - Hejri: 19/04/1433 Contract End Date - Hejri: 11/06/1433

Print Date Contract Start Date - Gregorian: 3/12/2012 Contract End Date - Gregorian: 5/2/2012

Contract Print Date - Hejri: 22/03/1433

Contract Print Date - Gregorian: 2/14/2012

Amount

Contract Amount: 55,000.00 Only: *** Fifty Five Thousand and 00/100

Insurance type: Insurance Proportion Currency: SAR

Insurance Amount: 2,000.00 Bank Guarantee Insurance:

Leased Information

Leased Name (Arabic): ABDUL-QADIR MUFIZ-UDDIN Place Of Issue:

Leased Name (English): ABDUL-QADIR MUFIZ-U Id Issue Date - Hejri:

ID number: Civil Registry:

Post

Status

Free Text Invoice Details

Name. SAR payt usr

This Tab contains all information register on Contract register form as follow:

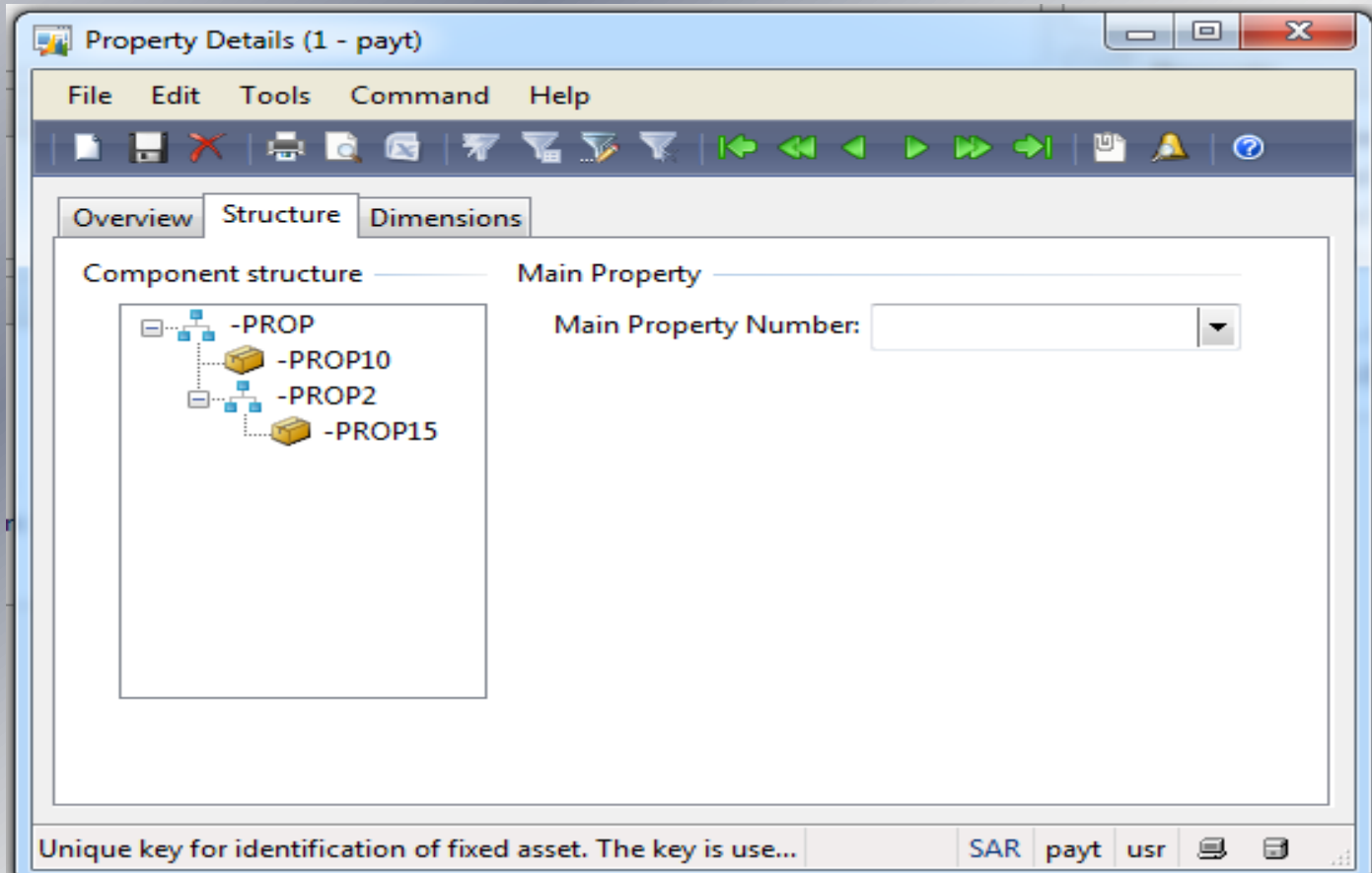
*** This tab contain of the following fields:**

Renting Land and workshop:

- Configuration and Register Lands or workshops Information and Status of the Land in order to determine the availability for renting.
- The land or workshop information should be contain all information i.e. size or space by squire meter , estimated rent value(per meter or fixed amount
- Land Information can include land coordination description .

[illegible]

Property structure



Where you can add as many relations as you could between different property, that will effect property reservation and will help you to price each property

Installments Tracking:

- Register installment details.
- Track installment status.
- The best way for cash management
- Automatic generations notifications the due installments at any time
- Create all payments financial process and Journal Voucher for Rent Payment. This part of payment process will be handled by financial employee as any type of customer payment so nothing is automated in this part and AX default payment process will be followed.
- View all history transaction according to Rent Contract, land, area and customer.



Increase / Decrease the rent value:

- Register Increase / Decrease as contract Percentage or value amount.
- Ability to calculate the installments according to new contract rent value after Increase or Decrease effected from date of Increase / Decrease.



Contract Details (1 - dat)

File Edit Tools Command Help

Overview General Installment Calculation Increase / Discount Contract Amount Contract Suspension Re

Transaction Date	Transaction type	Increase / Discount %	Increase / Discount Amount
*	<div><div></div><div>Increase</div><div>Discount</div></div>	0.00	0.00

Transaction date.

USD dat usr

Post

Status



Installments Suspensions:

- Define Suspension period according to start date and End Date.
- When the Batch process is running to calculate journal Voucher Installments dues according to Financial dues or contract dues) not calculate installments for any contract that have suspension at current period as defined.

Contract Details (1 - dat)

File Edit Tools Command Help

Overview General **Installment Calculation** Increase / Discount Contract Amount Contract Su

Due date - Gregorian	Due date - Hijri	Installment %	Installment Amount
7/22/2011	21/08/1432	10.00	20,000.00
7/23/2011	22/08/1432	10.00	20,000.00
7/24/2011	23/08/1432	10.00	20,000.00
7/25/2011	24/08/1432	10.00	20,000.00
7/26/2011	25/08/1432	10.00	20,000.00
7/27/2011	26/08/1432	10.00	20,000.00
7/28/2011	27/08/1432	10.00	20,000.00
7/29/2011	28/08/1432	10.00	20,000.00
7/30/2011	29/08/1432	10.00	20,000.00
7/31/2011	01/09/1432	10.00	20,000.00

Post

Status

Start date of period. USD dat usr

Rent and Collection commission calculation:



- ✓ Ability to Calculate Rent or collections commission and create automated financial .
- ✓ Ability to view and print out Rent commission for each account.



❖ Bad debts:-

- Automatic calculation for Bad debts provision as per certain percentage based on due age of customers Balances and the system post automatically for this provision.
- Create automated financial Journal voucher by run batch file for each financial period



Inquiries and Reports:

- ❖ Contract Print Out
- ❖ Contract Statement
- ❖ Installments due by date (according to Contractual dues)
- ❖ Installments due by date (according to Financial dues)
- ❖ Installment paid by Period
- ❖ Commission calculated period wise
- ❖ Rent Revenues !
- ❖ Calculate accruals or prepaid at end of Rented Aging
- ❖ Contract Status
- ❖ Land Detail (stats Wise)
- ❖ Balance Confirmation Certificate for Accounts Receivable / Accounts Payable

Contract Original Date	Average Mtg. Rate	Inventory	New Listings	New Contracts	Under Contract	Back on the Market	Expired	Withdrawn	Sales Closed	Avg. Days on Market
February 2009	5.25%	22,168	3,876	2,434	4,348	599	1,134	1,488	1,322*	100*
March 2009	4.67%	21,448	4,043	2,956	4,906	665	1,290	1,426	1,754*	103*
April 2009	4.86%	20,194	3,715	3,412	5,818	648	1,014	1,339	1,854*	102*
May 2009	4.90%	19,123	3,754	3,455	6,603	690	958	1,300	1,882*	103*
June 2009	5.48%	17,831	3,921	3,686	7,230	797	1,111	1,297	2,220*	104*
July 2009	5.34%	17,231	4,158	3,696	7,713	787	849	1,266	2,299*	101*
August 2009	5.26%	16,361	4,232	3,324	8,237	436	787	1,259	2,190*	94*
Sept. 2009	5.09%	15,967	4,030	3,858	8,790	857	846	1,014	2,292*	96*
October 2009	5.02%	15,743	4,165	3,864	9,050	857	924	646	2,319*	92*
Nov. 2009	4.95%	16,002	3,758	3,023	8,633	1,007	636	1,047	2,329*	85*
Dec. 2009	5.03%	15,549	3,485	2,984	8,163	875	1,419	916	2,410*	89*
January 2010	5.05%	15,911	4,279	3,579	8,590	956	691	1,048	1,820*	89*
February 2010	4.96%	16,051	4,586	4,043	9,462	960	601	1,064	1,847	93



Real estate
Management



Motor Vehicles Periodic Inspection

Contrat Statement

Contract number .: [006-00100/0000090](#)

Contract number	Customer account	Leased Name	Contract Amount	Contract Print Date - Gregorian	Contract Print Date - Hejri	Contract Start Date - Gregorian	Contract Start Date - Hejri	Contract End Date - Gregorian	Contract End Date - Hejri
006-00100/0000090	04766A	ابو بكر يوسف ابراهيم	12,000.00	05/04/2014		01/01/2014		31/12/2014	
Due date -									
Gregorian	Due date - Hijri	Installment Amount	Installment %						
01/01/2014	29/02/1435	12,600.00	100.000						
		12,600.00	12,000.00						

Contract number .: [006-00100/0000091](#)

Contract number	Customer account	Leased Name	Contract Amount	Contract Print Date - Gregorian	Contract Print Date - Hejri	Contract Start Date - Gregorian	Contract Start Date - Hejri	Contract End Date - Gregorian	Contract End Date - Hejri
006-00100/0000091	07226A	عيسى أحمد عيسى	20,000.00	05/04/2014		01/01/2014		31/12/2014	
Due date -									
Gregorian	Due date - Hijri	Installment Amount	Installment %						
01/01/2014	29/02/1435	22,000.00	100.000						
		22,000.00	20,000.00						

Contract number .: [006-00100/0000092](#)

Contract number	Customer account	Leased Name	Contract Amount	Contract Print Date - Gregorian	Contract Print Date - Hejri	Contract Start Date - Gregorian	Contract Start Date - Hejri	Contract End Date - Gregorian	Contract End Date - Hejri
006-00100/0000092	07811A	هشام عبد الحميد براهيم	12,000.00	05/04/2014		01/01/2013		31/12/2013	
Due date -									

**Motor Vehicles Periodic Inspection**

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21/10/2014
07:58:53 pm

Installments Due By Date (according to financial dues)

Contract number 006-00100/0000090

Contract number	Customer account	Cost center	Leased Name
006-00100/0000090	04766A	11001	ابو بكر يوسف ابراهيم

Installment Amount	Contract number
12,600.00	006-00100/0000090

Contract number	Property Number	Property Group Id	Property Amount
006-00100/0000090	Building one		12,000.00
12,600.00			12,000.00

Contract number 006-00100/0000091

Contract number	Customer account	Cost center	Leased Name
006-00100/0000091	07226A	13080	عيسى أحمد عيسى

Installment Amount	Contract number
22,000.00	006-00100/0000091

Contract number	Property Number	Property Group Id	Property Amount
006-00100/0000091	-PROP	001	20,000.00
22,000.00			20,000.00

Contract number 006-00100/0000092

Contract number	Customer account	Cost center	Leased Name
006-00100/0000092	07811A	11007	هشام عبد الحميد بركة

Installment Amount	Contract number
12,000.00	006-00100/0000092

Contract number	Property Number	Property Group Id	Property Amount
006-00100/0000092	-PROP15		12,000.00
12,000.00			12,000.00

Contract number 006-00100/0000093

Contract number	Customer account	Cost center	Leased Name
006-00100/0000093	09199A	12040	جودة عبد المنعم محمد شهاب



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Road Map “Coming Functionalities”

- ❖ Real State Development
- ❖ Build it's service and maintenance module, instead of using service module
- ❖ Build More user friendly screens
- ❖ Develop CRM build in functions

