



VYDAS
SOFTWARE

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REALITY

FACILITY, PROPERTY, ASSET, MANAGEMENT

WHO REALITY IS INTENDED FOR

The Reality information system is an independent application providing economic systems with tools for the effective administration of commercial real estates, non-residential as well as residential premises.

IS Reality is intended for facility managers and owners of commercial facilities and premises, commercial and operation centres as well as residential premises and mixed complex premises. IS Reality, together with the economic system, may be utilized not only by operators and administrators of shopping centres, commercial facility managers, but also by larger housing associations and last but not least, by municipal districts, municipalities or regions.

WHAT REALITY CAN DO FOR YOU

IS Reality is intended for the automation and support of economic operations relating to the administration and operation of immovables without specific specialization. The strongest point of the system are economic agendas and functions.

In addition to economics, the system manages extensive descriptive and parametrizable passportization, which links descriptive details and details concerning revisions, structures, maintenance and measurement.

Due to the applied object-oriented technology, the basic and fully functional system may be adapted parametrically to the needs of each individual client without any principal impacts on the commonly shared code.

The visual appearance of the application is a combination of standard dialogue windows and embedded websites. Individual functions are being developed on a continuous basis so that they meet current requirements and trends.

The following table shows the main modules of the information system, which are passportization - facility management, receivables and costs, technical and supporting modules. The Facility Management module as such is a complex of other auxiliary and complex modules.

Facility Management	Receivables	Costs
Revision	Meters	Helpdesk
Billing	Address Book	Web Services



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FACILITY MANAGEMENT

The Facility Management module is the most complex module of the entire information system. The basis is formed by the passportization of buildings, land and residential as well as non-residential premises. Buildings may be grouped into common premises and in the case of non-residential premises, it is possible to determine their identification, which is further used for the purpose of type assessment.

Records of contracts, which are included in Facility Management, provide maximum recording and action space for maintenance of maximum up-to-date, as well as historical, information based on printed contracts. The module includes general parametrization of conditions for the preparation of issued documents relating to the contract.

Passports of buildings and premises form the recording basis for surfaces, meters, structural elements, revisions, electronic attachments, etc. Facility Management comprises a number of functions for indexation of regulations, dozens of print lists and exports to MS Excel or CSV files. In addition, the module contains a number of import functions for the purpose of automation of acquiring reading from meters via external sources and other functions.

Passportization	Contracts	Indexation
Meters	Revisions	Exports
Common Areas	Electronic Attachments	Imports

RECEIVABLES

The basic function of Receivables is the automation and administration of occurrence thereof. Reality comprises several assistants for regular as well as irregular billing. The module provides for communication with the cooperating economic system at maximum native level with a minimum number of clicks and interventions of the operating personnel in this communication.

One of the useful functions is the ability to disclose promptly and effectively debtors with all the necessary parameters of the respective receivable from the debtor, which means stated, amount, days overdue, etc.

Communication with ERP	Overviews of receivables	Reminders
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COSTS

The Costs for billing are one of the components of the module for service billing. It is closely related to the module of Received Documents, which is used for the automation of input documents or for mutual billing and pro forma billing within the framework of the administered portfolio. Thus it is possible to create the received document in one company and the issued document in a different one.

ADDRESS BOOK

The Address Book module serves the purpose of displaying and administration of contacts which are used in Facility Management and in other modules. The information is taken over from the cooperating economic system. The taken over details are coupled with the specific details necessary for one's own information system.

Reminders	Export/Import ERP	Log of Events and Planning
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REVISIONS

The Revisions module provides a summary display of information concerning technical equipment, type thereof and executed activities from all parts of the passportization. Overviews and printouts for the execution of maintenance are included. Upon start-up or upon request, the system displays information and warnings concerning planned, approaching and overdue revisions. Such information may also be sent by e-mail to appointed or entrusted persons on a periodic basis.

The system includes the supervision of revisions not only within the framework of the respective company, but also in the case when multiple companies (projects) are administered, the information concerning dates of execution of revisions is displayed across the individual databases.

Notification of Dates of Execution	Electronic messages	Comprehensive Overview
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METERS

The functional scope relating to meters comprises not only records thereof in the same categorization as is the actual categorization of the meters with respect to the locations where they are installed and connected. This means master, slave and shared ones, namely including the history of changes and readings. It is always possible to find how they were used and these links are used, in particular, upon re-billing of operational costs.

Among the batch functions are readings of consumption from external sources (MS Excel, text, dbf, ...), including their manual entry by means of reading protocols or protocols on batch replacements.

Upon manual processing of readings, checks are executed for maximum elimination of human error, reducing the number of subsequent corrections and complaints.

Readings of meters	Replacements of meters	External sources
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BILLING

The issue of billing and assessment as such is extensive and complex. The capacity of the system reflects this fact as we utilize a combination of different parametric methods for a simple definition, if possible, of the rules for setting: what - to whom - how much and how to calculate it. The incorporated methodology covers not only Decree No. 372/2001 Coll., but also information on the billing processes relating to commercial premises with all possible and commonly-used variants acquired in practice.

The system includes records of input costs, which may be acquired from the cooperating economic system, or which may be entered manually. One of the possibilities includes manual entry of input costs without the necessity of specification of items comprising them. Due to this, billing as such can be processed in batches without the necessity of operator action. All activities relating to billing are reversible and repeatable without affecting the input parameters of billing. If the user has the necessary authorization, they may execute everything via the user interface.

Input costs	Decree No. 372/2001 Coll.	Points of Supply
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HELPDESK

Most modules are linked to a specific processed company. On the other hand, the Tasks/Helpdesk module is designed to collect and record information on the requirements for technical maintenance and action with a different degree of importance. This module has both a standard dialogue interface and web support. Therefore it is possible to receive requirements via external applications and also to respond to them.

[Cost Planning](#)

[Date Watching](#)

[Task Planing](#)

WEB SERVICES

These services are able to secure static data by means of websites, for example within the framework of the company's intranet, evaluation and results for the management and BI as well as external communication, e.g. with banking institutions, registers and other non-banking institutes which facilitate the work with IS Reality and make it more comfortable.

[ČNB on-line](#)

[Intranet](#)

[XML](#)



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INTRODUCTION TO THE CACHÉ SYSTEM



The Caché® system is an extraordinary new generation high-performance database technology. As the post-relation database, it combines the object-oriented database, high-performance SQL language and prompt access to multidimensional data. It is possible to access the same data with all the foregoing methods of access. The data is described only once in a single integrated dictionary of data and is immediately available by means of all the methods of access. The Caché system provides the utmost level of performance, extensibility, prompt programming and easy use, which is realizable by the relational technology..

The Caché is much more than an independent database technology. It includes an application server with progressive possibilities of object-oriented programming, capability of easy integration with a wide range of technologies and an extraordinarily high-performance database engine with a unique cache technology. In addition, the Caché surpasses standard databases by the fact that it comprises a rich environment for the development of sophisticated web applications using the client as a browser. The CSP (Caché Server Pages) technologies enable fast developing and start-up of dynamically generated websites. Thousands of users may access the database applications at the same time using relatively cheap and light hardware as well.

SELECTED REFERENCES

AIG Lincoln CZ s.r.o.

AFI-EUROPE s.r.o.

Rentel Facility Management s.r.o.

REFLECTA Development a.s.

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