

VisualESTATE – A Business Software for Real Estate (F) Management.

VisualESTATE is an integrated Business Software Package, designed to meet the business requirements of Real Estate Organizations dealing in Freehold Properties in the Middle East. It caters to the Financials, Estate Operations (Freehold) & P.D.C. related activities and its sophisticated Management Information System, which generates a variety of reports designed to give management effective control on Real Estate business activities.

VisualESTATE has the following salient features:



- ❖ Client / Server Architecture.
 - Presentation Tier: Windows desktop.
 - Application Logic Tier: Windows server, COM/DCOM, Active Server Page (ASP) with VB Script & Java Script, Microsoft Transaction Server (MTS), ADO/OLEDB, Seagate Crystal Reports, etc.
 - Data / Resources Tier: Microsoft Access / SQLServer - preferred.
- ❖ Parameterised installation addressing a cross section of industry and environments.
- ❖ User customized Report/Menu headings with dynamic Menu display.
- ❖ User define Reports and Graphs using Crystal Reports.
- ❖ Report export capability to Microsoft Word, Excel, email, etc.
- ❖ Defined Data Cubes for adhoc reporting (Premium Series with SQL Server).
- ❖ On-line Transaction Processing (OLTP) & on-line Analytical Processing (OLAP) functionality.
- ❖ Complete Data Security by controlling user access via System Administration layer.
- ❖ Detailed User Profile creation with access rights control capability.
- ❖ Built-in Audit Trail facility.
- ❖ Fully menu-driven and user-friendly.
- ❖ On-line Transaction Processing (OLTP).
- ❖ Integrated Modules.
- ❖ Extensive Help facility.
- ❖ Leasing Property Operations (Optional Module)
- ❖ WebESTATE - Web-based Estate Querying with Images (Optional Module).

VisualESTATE comprises of the following modules :

- ❖ Estate Operations (Freehold)
- ❖ Financials Module
- ❖ Post Dated Cheques Module
- ❖ System Administration Module

VisualESTATE operates on PC Networks (Local & Remote) in a true multi-user environment. It is currently available in two Series. The **Premium Series** has MS SQL SERVER as the RDBMS back-end and VISUAL BASIC as the front-end. The **Lite Series** has MSDE as the DBMS back-end and VISUAL BASIC as the front-end. The advantage this provides to Customers is that they can start off with the Lite Series - with a lower investment, and have an automatic migration path to the Premium Series at a later date - if their volumes justify additional investments. As far as the look & feel of the Application is concerned, they are identical. Another advantage is that Premium Series & Lite Series

VisualESTATE – A Business Software for Real Estate (F) Management.

applications can coexist at the same Customer installation, even in an integrated mode, not forcing the Customer to go in for all Premium Series or all Lite Series.

The Data-Base maintains valuable information of Chart of Accounts, Developments/ Properties, Tenants, Tenant's Bankers, Tenant's complete history, Building details including building graphical images (pictures), Building Maintenance/Repairs details, Multiple units in one Contract, Unit booking/enquiry, etc. The Transaction Files cater to information of Sales Contracts, Resale, Reminders, Bank Receipts/Payments, Cash Receipts/Payments, Journal Vouchers, PDC Receipts.

While VisualESTATE generates a variety of reports - which can be viewed, printed & exported to popular Word Processing Packages, by using third party Software Tools like Crystal Reports, you can customise your own sets of reports which can also be **emailed** to users.

VisualESTATE generates a wide range of reports including Master Listing of Accounts, Developments/Properties, Banks, Profit & Loss and Balance Sheet Groupings, and also generates reports like Sales Contract Listing, Journal Voucher Listing, payment Listing, PDC Listing, Cash due Listing, Property Ledger, Deposit Ledger, PDCs on Hand by Due-Date & Property, Trial Balance, Profit & Loss, balance Sheet, Due Renewal, Account Due Payment List, Management Fee Report (Detailed & Summarized), Vacant Property Listing, Bad Debts.

The Query feature of VisualESTATE provides you on-line information of Master Databases, Transaction Files, Properties, Vacant Properties by location, by type, etc. Sale / Resale Contracts, PDCs on Hand, Deposit Ledger, Cash Due, Vacant Property Listing, etc.

VisualESTATE broadly comprises of the following :

ESTATE OPERATIONS (Freehold) Module

- **MASTERS :**
 - General Setup & Master Maintenance :
 - ◆ Region Master
 - ◆ Location Master
 - ◆ Sub-location Master
 - ◆ Property Type Master
 - ◆ Landlord Master
 - ◆ Property Facilities Master
 - ◆ Property Master
 - Property Related Setup & Master Maintenance :
 - ◆ Unit View Master
 - ◆ Furniture Master
 - ◆ Facilities Master
 - ◆ Unit Category Master
 - ◆ Unit Type Master
 - ◆ Unit Master
 - ◆ Re-Sale Unit Master
 - Customer Related Setup & Master Maintenance :
 - ◆ Nationality Master
 - ◆ Profession Master

VisualESTATE – A Business Software for Real Estate (F) Management.

- ◆ Religion Master
- ◆ Bank Master
- ◆ Visa Type Master
- ◆ Customer Master Maintenance

- Sales Related Setup & Master Maintenance :
 - ◆ Agent Master
 - ◆ Salesman Master
 - ◆ Sub-Agent Master
 - ◆ Competitor Master

● TRANSACTIONS :

- Prospect Inquiry
- Unit Bookings
- Booking Cancellation
- Sales Contract (Existing)
- Sales Contract (Regular)
 - ◆ Unit Information
 - ◆ Contract Terms
 - ◆ Invoice Details
 - ◆ Receipt Entry
 - ◆ Agent Commission
 - ◆ Sales Cancellation
 - ◆ Joint Owner(s)
- Contract Termination
- Contract Cancellation
- Sales Contract (Re-Sale)
- Commission Allocation
- Unit Expense Allocation

● QUERY :

- Unit Inquiry
- Unit Tracking
- Refund Query
- Reminders Wizard

● FUNCTIONS :

- Contract Status Updation
- Make Units Available / Not Available
- Units Reservation / Cancellation
- Make Unit Available (Re-Sale)
- Batch Updation (Sales Contracts)
- Batch Updation (Commission)
- Batch Updation (Booking)
- Batch Updation (Re-Sale Contracts)
- PDC Change
- Interest Calculation

VisualESTATE – A Business Software for Real Estate (F) Management.

- **UTILITY :**

- Calculator
- Notepad
- Correspondence
 - ◆ Booking Reminders
 - ◆ Payment Reminders
- General Reminders
- To Do Notes

- **ADMINISTRATION :**

- Parameter Settings
 - ◆ Finance Parameters
 - ◆ Default Payment Schedule
 - ◆ Booking Header / Footer

- **REPORTS :**

- Master Listings :
 - ◆ General Setup Masters :
 - ◆ Region Master
 - ◆ Location Master
 - ◆ Sub-Location Master
 - ◆ Property Type Master
 - ◆ Landlord Master
 - ◆ Property Facilities Master
 - ◆ Developer Master
 - ◆ Property Master
- Property Related Masters :
 - ◆ Unit View Master
 - ◆ Furniture Master
 - ◆ Facility Master
 - ◆ Unit Category Master
 - ◆ Unit Type Master
 - ◆ Unit Master
 - ◆ Re-Sale Unit Master
- Customer Related Masters :
 - ◆ Nationality Master
 - ◆ Profession Master
 - ◆ Religion Master
 - ◆ Bank Master
 - ◆ Visa Type Master
 - ◆ Customer Master
 - ◆ Joint Owners
- Sales Related Masters :
 - ◆ Agent Master
 - ◆ Salesman Master
 - ◆ Sub Agent Master

VisualESTATE – A Business Software for Real Estate (F) Management.

- ◆ Salesman Budget Master
- Transaction Listings :
 - ◆ Prospect Inquiry Listing
 - ◆ Unit Bookings
 - ◆ Booking Cancellation
 - ◆ Sales Contract (Existing)
 - ◆ Sales Contract (Regular)
 - ◆ Terminated Contracts
 - ◆ Cancelled Contracts
 - ◆ Sales Contract (Re-Sale)
 - ◆ Commission Invoices
 - ◆ Unit Expense Allocation
- Customer Related Reports :
 - ◆ Customer Details
 - ◆ Customer-wise Sales Contract Details
 - ◆ Move In Register
 - ◆ Customer Invoice Register
 - ◆ Customer Payment Status Report
 - ◆ Customer Ledger (Detailed)
 - ◆ Customer Ledger (Summary)
 - ◆ Customer Account Summary
 - ◆ Customer Payment Details
- Enquiry Related Reports :
 - ◆ Enquiry Register
 - ◆ Enquiry Register (Lost)
 - ◆ Enquiry Register (Executed)
 - ◆ Enquiry Register (Pending)
 - ◆ Enquiry Register (Under Process)
 - ◆ Enquiry Summary (Salesman wise)
- Property Related Reports :
 - ◆ Property Details Report
 - ◆ Unit Details
 - ◆ Available Unit Report
 - ◆ Available Unit Report (Unit type-wise)
 - ◆ Reserved Units Report
 - ◆ Unit Type-wise Status
- Sales Contract Related Reports :
 - ◆ Booking Details
 - ◆ Sales Agreement Report
 - ◆ Sales Details
 - ◆ Sales Report II (Invoice-wise)
 - ◆ Sales Status Report
 - ◆ Cancelled Sales Agreement Report
 - ◆ Discount Analysis

FINANCIAL Module

● **MASTERS :**

- Division Master
- Group Master
- Account Type Master
- Accounts Master
- Currency Master
- Salesman Master
- Area Master
- Property Master (A/c Level 1)
- Units Master (A/c Level 2)
- Contract Master (A/c Level 3)
- Services Master
- Ratio Analysis

● **TRANSACTIONS :**

- Petty Cash Voucher
- Cash Payment Voucher
- Bank Payment Voucher
- Cash Receipt Voucher
- Bank Receipt Voucher
- Journal Voucher
- Debit Note
- Credit Note
- Services Sales Order
- Services Sales Voucher
- Services Purchase Order
- Services Purchase Voucher
- Non-Item Purchase Voucher
- Non-Item Sales Invoice
- Cheque Voucher

● **ADMINISTRATION :**

- Current Year Op Balance
- Budgets
 - ◆ Budget Master
 - ◆ Budget Master Report
 - ◆ Budget Vs Actual Report
 - ◆ Yearly Budget Report
- Group Consolidation
- Bank Reconciliation
- Cheque Monthly Form
- External Bill Matching
- Drill Down
- User Report Definations
- User Defined Reports
- Account Enquiry

- **REPORTS :**

- Master Checklists :
 - ◆ Division Master Checklist
 - ◆ Group Master Checklist
 - ◆ Account Type
 - ◆ Accounts Master :
 - ◆ Accounts Master Labels
 - ◆ Currency Master
 - ◆ Salesman Master
 - ◆ Area Master
 - ◆ Location Master
 - ◆ Reference Analysis Master
 - ◆ Services Master
 - ◆ Ratio Analysis
 - ◆ Opening Balance Master
- Transaction (Financials) Checklists :
 - ◆ Petty Cash Checklist
 - ◆ Cash Payment Checklist
 - ◆ Bank Payment Checklist
 - ◆ Cash Receipt Checklist
 - ◆ Bank Receipt Checklist
 - ◆ Journal Voucher Checklist
 - ◆ Debit Note Checklist
 - ◆ Credit Note Checklist
 - ◆ Services Sales Order
 - ◆ Services Purchase Order
 - ◆ Service Sales
 - ◆ Service Purchase
 - ◆ Non-Item Purchase Checklist
 - ◆ Non-Item Sales Invoice Checklist
 - ◆ Cheque Voucher
 - ◆ Cheque Issued
 - ◆ Pending Service Sales Order
 - ◆ Pending Service Purchase Order
- Day Books :
 - ◆ Cash Book
 - ◆ Bank Book
 - ◆ Petty Cash Summary
- General Ledger :
 - ◆ Consolidated General Ledger
 - ◆ Consolidated Debtors / Creditors Ledger
 - ◆ Sub-code wise General Ledger
 - ◆ Sub-code wise Debtors / Creditors Ledger
 - ◆ Property wise Ledger
 - ◆ Unit wise Ledger

VisualESTATE – A Business Software for Real Estate (F) Management.

- ◆ Contract wise Ledger
- ◆ Daywise Ledger
- ◆ Daywise Summary
- ◆ Property – Locationwise Ledger

- Trial Balance :
 - ◆ Opening Trial Balance
 - ◆ Consolidated Trial Balance
 - To-date Consolidated Trial Balance
 - Debtors Consolidated Trial Balance
 - Creditors Consolidated Trial Balance
 - ◆ A/c + S/c wise Trial Balance
 - To-date A/c + S/c wise Trial Balance
 - Debtors A/c + S/c wise Trial Balance
 - Creditors A/c + S/c wise Trial Balance
 - ◆ Detailed Trial Balance
 - Detailed Trial Balance
 - Debtors Detailed Trial Balance
 - Creditors Detailed Trial Balance
 - ◆ Trial Balance (Cross Tab)
 - Trial Balance (Cross Tab)
 - Debtors (Cross Tab) Trial Balance
 - Creditors (Cross Tab) Trial Balance

- Statutory Reports :
 - ◆ Profit & Loss A/c
 - ◆ Profit & Loss A/c with Schedule
 - ◆ Profit & Loss A/c (Cross Tab)
 - ◆ Profit & Loss A/c (Budget)
 - ◆ Profit & Loss A/c with Schedule (Budget)
 - ◆ Balance Sheet
 - ◆ Balance Sheet with Schedule
 - ◆ Balance Sheet (Cross Tab)

- Accounts Receivable :
 - ◆ AR Ageing Analysis
 - ◆ AR Ageing Analysis (with Grouping)
 - ◆ AR Outstanding Ledger (with Ageing)
 - ◆ AR Outstanding Ledger (Salesmanwise)
 - ◆ AR /AP Outstanding Ledger
 - ◆ AR Consolidated Ledger
 - ◆ Matched AR Ledgers
 - ◆ Statement of Accounts
 - ◆ Reminders

- Accounts Payable :
 - ◆ AP Ageing Analysis
 - ◆ AP Outstanding Ledger
 - ◆ AP Consolidated Ledger
 - ◆ Matched AR Ledgers

VisualESTATE – A Business Software for Real Estate (F) Management.

- ◆ Statement of Accounts

POST DATED CHEQUES Module

- **TRANSACTIONS :**

- PDC Issue Voucher
- PDC Receipt Voucher
- PDC Issue Cleared Voucher
- PDC Receipt Cleared Voucher
- PDC Issue Clearing Voucher
- PDC Receipt Clearing Voucher
- PDC Dishonoured Voucher

- **REPORTS :**

- PDC Issue / Receipt Checklist
- PDC Issue / Receipt Cleared Checklist
- PDC Issued / Receipt on-hand Report
- PDC Issued on-hand Supplier wise Report
- PDC Receipt on-hand Customer wise Report

SYSTEM ADMINISTRATION Module

- **FUNCTION :**

- Role Definition
- Access Rights Definition
- Manage Users
- Manage Module Captions
- Parameter Settings
- New Year Creation
- Transfer of Balances

- **REPORTS :**

- Audit Trail Report
- User wise Report
- Unauthorised Access Report
- Module wise Audit Report

DESIGNED BY PROFESSIONALS - Designed by Chartered Accountants and Business Professionals in the Real Estate & Property Management industry, a wealth of business experience has been invested to develop VisualESTATE. The results are fast and precise control on every aspect of your Real Estate business.

SUPPORTED BY AUTHORS – VisualESTATE is developed by Blue Chip Computers LLC - a leading international Software Consulting Company with operations in UAE, USA and Africa. As Authors, you are assured of local training & support.

NO COMPUTER EXPERIENCE REQUIRED- Nor, is it Necessary. It has been designed with an accent on ease of use, yet it provides the degree of sophistication that you demand.

YOURS TO CONTROL- Access to any part of VisualESTATE is available simply by selection of the appropriate options displayed on the menu.

VisualESTATE – A Business Software for Real Estate (F) Management.

IMMEDIATELY IDENTIFIES ERRORS - Any invalid entry is politely pointed out to you. Correction is a simple matter of overtyping.

FULL DATA SECURITY – VisualESTATE has in built password facilities, which restrict unauthorized access and meets office confidentially norms.

IT IS FLEXIBLE - The data management and filing are taken care automatically.

COST-EFFECTIVE SOLUTION – VisualESTATE is a reasonably priced licensed Business Software Package. It relieves you of routine Information Management activities. Any support is just a phone call away.

For details contact :

Blue Chip Computers LLC

P. O. Box 13908
Dubai, UAE.

Tel # 04-2682777

Fax # 04-2682776

Email : sales@bluechip-comp.com
