

PEOPLESOFT ENTERPRISE REAL ESTATE MANAGEMENT 8.9



Control Lease Charges

Optimize Space Utilization

Ensure Real Estate Compliance

Oracle's PeopleSoft Enterprise Real Estate Management streamlines and automates lease administration and space management. Whether you are a corporate or a retail/franchise operation, Real Estate Management offers a comprehensive solution for reducing costs and minimizing contractual and financial risk.

PeopleSoft Enterprise Real Estate Management is a fully integrated solution for the management of properties. Real Estate Management integrates with PeopleSoft Enterprise Financial & Supply Chain Management to ensure that leases are managed according to the terms of the agreements; cost and space utilization are captured for performance management; and divisions comply property and financial regulatory requirements. Real Estate Management also leverages PeopleSoft Enterprise Human Capital Management for employee and organizational information used in space management. To further streamline workplace costs, delivered integrations include Maintenance Management for facilities maintenance and IT Asset Management for managing employee software and hardware.

Solution Highlights

- LEASE ADMINISTRATION ensures that companies pay only what is due by automating generation, review, and approval for recurring rents, including percent rent, operating expenses, security deposits, taxes, and maintenance fees.
- CRITICAL DATE MANAGEMENT enables property and lease management departments to effectively manage task lists for critical dates and automated notifications, ensuring renewals, amendments, options and payments are made on time.
- LEASE ABSTRACTS are engineered to streamline the process of interpreting paper contracts and lease entry, while Amendments provide efficient ongoing change tracking
- COMPUTER-AIDED FACILITIES MANAGEMENT (CAFM), provided with third-party integration, improves space utilization by building out floors based on blueprints and employee assignments, allowing space and costs allocations to be based on actual use.
- FACILITIES MANAGEMENT leverages Enterprise Asset Management self-service to streamline the request for work and the execution of maintenance tasks. It automatically accounts for all of the costs associated with the process.
- FASB 13 AND IAS 17 ensures accounting compliance with a system-wide audit trail that tracks payments from the lease to the vouchering and check cutting and from billings to invoice and payment.
- ANALYTICS are provided to help control property costs with roles-based dashboards, including space utilization, property statistics, lease statistics, and lease cost, with the ability to drill down into detail levels.

Solution Integrations

- Pre-requisites: Real Estate Management, Accounts Payable (for Lesser), Billing (for Lessee), General Ledger, Financial Asset Management
- Optional: ALM Portal Pack Portal
- Related integrations:
 - Help Desk, Human Resources, Internal Controls Enforcer, EPM Analytics
 - Project Portfolio Management, Program Management, Project Costing, Strategic Sourcing, Services Procurement, eProcurement
 - Maintenance Management, IT Asset Management, Computer Aided Facilities Maintenance partner integration

Control Lease Charges

Real Estate Management delivers comprehensive lease administration and space management to effectively manage corporate real estate environment. A command center view and control of an organization's real estate allows organization to monitor operations, critical dates and pay only what is due.

The screenshot displays the PeopleSoft Real Estate Management interface. It features several data tables and reports:

- Property Statistics:** A table showing owned and leased properties by region.

Owned/Leased	Region	Properties	Total Area (sqm)	Current Occupancy
Leased	Midwest Sales Region	1	108.50	1,08
Owned	Western Sales Region	1	458.67	3,830
- Lease Revenue:** A table showing lease revenue by transaction group.

Transaction Group	Lease Costs (Actual)	Subleased	Revenue (Actual)
Base Rent	13,133	15,63	23,30
Operating Expense	13,97	0.00	1,00
- Lease Costs:** A table showing lease costs by region.

Region	Amount (Actual)	Cost per Rent Sq. Ft.	Cost per Total Sq. Ft.
Midwest Sales Region	18.00	1.71	1.71
Northeast Sales Region	42.51	2.07	2.07
Southern Sales Region	30.25	1.78	1.78
Western Sales Region	127.15	1.51	1.54
- My Lease Portfolio:** A table showing lease details.

Type	Region	Lease
Sub-Lease	Western Sales Region	Midwest Sales Region
Payable	Midwest Sales Region	Midwest Sales Region
Payable	Northeast Sales Region	Southern Sales Region
Payable	Western Sales Region	Western Sales Region
- My Tasklist:** A table showing tasklist items.

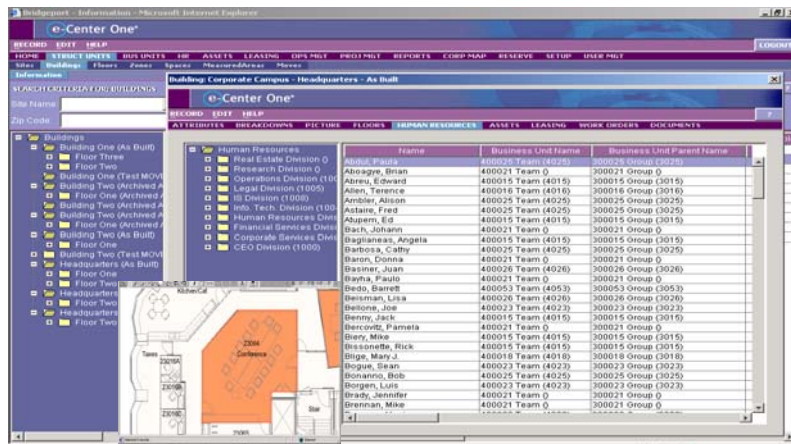
Option	Unread	Count
Escrow/Order	Unread	1

Delivered Real Estate portlets as part of the ALM Portal Pack include:

- **My Lease Portfolio:** Displays a summarization of the leases for which an internal user has added to their personal view. Details the critical date assignments for all internal users, summarized into incremental timelines.
- **My Tasklist:** Ages and displays summarized view of all lease-related critical dates for a specific user. Enables drill-down directly to the user's personal lease list and further to the specific lease.
- **Property Statistics:** Displays property information such as number of properties, total area and occupancy summarized by Business Unit, Region and Property Type.
- **Space Utilization:** Displays a summary of the ratio of used and unused property space for owned and leased properties by business unit and region.
- **Lease Statistics:** Displays a summary of the lease information such as number of leases, rented space and number of properties summarized by business unit, region, and property type.
- **Lease Costs:** Displays a summary of payables lease costs, the amount of recurring and nonrecurring costs of providing the lease.
- **Lease Revenue:** Displays a summary of the returns generated by Receivable Leases leased to tenants for owned properties or as a sublease of underutilized leased property.

Optimize Space Utilization

Organizations require Computer-Aided Facilities Management (CAFM) to accurately manage space for their own use. Real Estate Management enables accurate space management through third-party CAFM integration with the centralized asset repository and employee information. Employee space assignments performed in the CAFM solution are updated automatically in the asset repository to reduce administrative costs and provide accurate measurements of space utilized. This information is then be used by General Ledger as the basis for cost allocations.



The solution integrates with the third-party CAFM (computer-aided facilities management) solution provider to:

- Report employee's change of location, location assignments for new employees, and available space left by employees no longer in service.
- Update Asset Repository tables with property asset information and changes to spaces, and attaching asset information assigned to properties.
- Receive updates with space allocation per department and business unit in order to charge the departments proportionally for the space they occupy.

Ensure Real Estate Compliance

Organizations are required to account for lease obligations based on FASB-13 or IASB-17 compliance standards depending upon the country they are operating in. Real Estate Management provides straight-line accounting that integrates directly with General Ledger to facilitate entries for compliance. Real Estate Management provides the ability to straight-line recurring lease obligations, such as base rent, operating expenses, and miscellaneous rent during lease entry. Once the straight-line amounts are calculated and staged, the system assigns predefined accounts and departments to the accrual, deferral and adjustment amounts.

With straight-line accounting functionality organizations can:

- Predefine which recurring rents and operating expenses should apply the straight-line accounting rules and then modify specific financial terms during lease entry as desired.
- Enter and/or adjust dates within the overall lease time-span or periods within that span during which the transaction amounts should be applied.

These are then taken into consideration for the straight-line accounting.

- Apply the straight-line rule in conjunction with company monthly close process.
- View or edit the proposed straight-line schedule in a grid format.
- Reapply straight-line rules to existing active leases to take into consideration adjustments to the financial terms or the overall lease time-span.

With Sarbanes-Oxley, organizations are under pressure to document controls and provide audit trails for all financial aspects of their business. Real Estate Management automatically generates rent and other related expenses from a lease directly into PeopleSoft Enterprise Payables with the appropriate tax and accounting information. Real Estate Management leverages strong features already available in Payables along with new payables and receivables matching. Real Estate Management delivers a seamless integration to Payables enabling users to:

- Generate recurring payments based on a predefined configurable lead-time
- Review and approve payment requests or have the system set to automatically approve transactions

Oracle's PeopleSoft Enterprise Financial Management Solutions

Oracle's PeopleSoft Enterprise Real Estate Management is part of our comprehensive suite of powerful financial transaction and analytical applications. These solutions empower finance organizations to drive enterprise value with integrated business processes that deliver financial plans, self-service collaboration, transactions, controls & measurements to all aspects of the business. More than 30,000 companies in 150 countries have licensed Oracle E-Business Suite, PeopleSoft Enterprise, JD Edwards EnterpriseOne, and JD Edwards World solutions.