

X·SPATIAL

leaders in airport information management

AVISOFT – PROPERTY & TENANT MANAGEMENT

A comprehensive, browser based, purpose built application for managing airport properties and tenants. AviSoft manages and maintains all tenant related agreements and billing information.

FEATURES

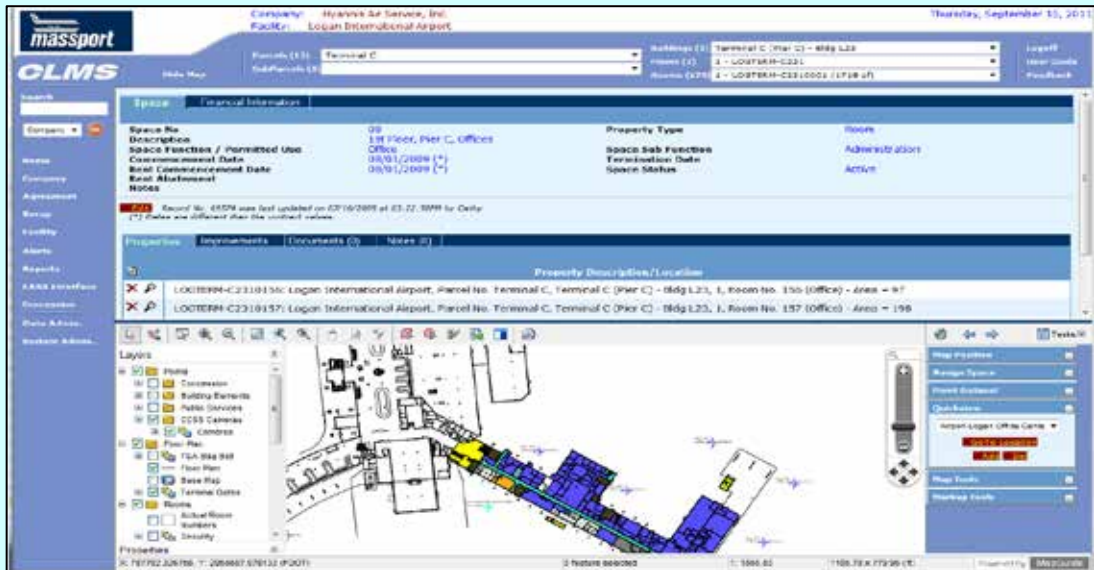
- Direct access to your property and tenant information
- Integrates all data types
- Enforces enterprise data standards during data creation and updates
- Full interoperability with your financial and accounting systems
- Generates invoices taking into account the latest property and tenant data
- All in one solution for both tenants and sub-tenants
- No limit on number of records

BENEFITS

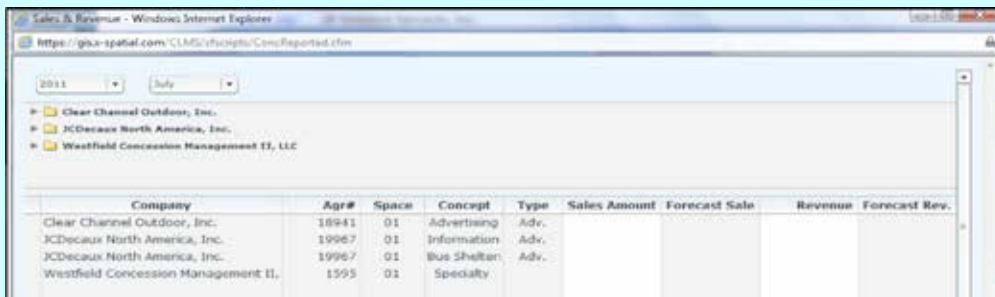
- Seamless usage of your latest architectural and space drawings
- Easily configured for all your needs
- Guaranteed data integrity
- Straightforward administration
- Agreement Status, Alerts, and reports at your fingertips
- Increased productivity

AVISOFT SCREENSHOTS

Agreement overview for selected property



Sales and revenue overview per tenant



At x-Spatial, we understand the business value of your data and the business processes you need to support. We have worked with airport operators and owners to develop software solutions for large, complex infrastructures. Our solutions build on open standards and open database access to make sure they work easily with any systems you already have in place.

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AviSoft – property and tenant management

AviSoft is a distributed application for managing and maintaining information about properties, tenants and tenancy agreements. One major use of this information is for generating invoices for tenants, based on the terms of their agreements. Intuitive map-based navigation and queries are supported by Autodesk's MapGuide, which is embedded within AviSoft. AviSoft is available on a purchase, lease, or ASP-rental basis.

Information managed by AviSoft

The information managed by AviSoft can be divided into the following major categories:

- general facility information
- tenant information
- agreement information
- alerts
- documents

General facility information

This category holds information about facilities, divided as follows:

facility

A defined area made up of one or more land parcels. Information recorded for each facility includes name and location code.

facility components

parcel, sub-parcel, building, floor and room

parcel

A defined area of land, part of a facility. Information recorded for each parcel includes legal description and physical characteristics. A parcel can be divided into sub-parcels, and can contain one or more buildings.

building

A construction present on a parcel. Information recorded for each building includes name, address, area, location code and floor names. A building can consist of several floors.

NOTE: Parcel / building and parcel / sub-parcel have the same parent / child relationship. As a result, there is no direct relationship between a sub-parcel and a building.

floor

A sub-division of a building. Information recorded for each floor includes name, area, location code and status. A floor can contain one or more rooms.

room

The lowest hierarchical level of detail that is recorded for each facility. Information recorded for each room includes room number, location code, description, measured and billable areas, and status.

General Facility Information is a core element of AviSoft, and used in many Agreement Information computations.

Tenant information

This category holds information about past, present and potential tenants (for example companies, individuals or legal persons), divided as follows. AviSoft can be used to store this type of information even when there is no current tenancy agreement.

general information

Unique identification for a tenant company. Information recorded for each tenant company includes tenant number, name, address, type, and other identifiers, as well as accounting system identifiers.

contacts

Information necessary to contact certain members of a tenant company's staff, with a note on the function each contact fills within the company. There is no restriction on the number of contact records AviSoft can manage for a given company.

agreements

Any agreements (including "none") associated with a tenant company.

- an agreement record has to be linked to one and only one tenant company record
- a tenant company record may be linked to any number of agreement records

function and sub-function

Optional predefined lists of functions and sub-functions for a tenant/company can be set up and maintained by the AviSoft administrator, to increase the accuracy and consistency of contact information.

Joint Companies

A tenancy can be assigned to a "joint company", made up of two or more tenant companies already defined individually in AviSoft. This feature allows creation of joint ventures or new entities that are created from any number of other existing entities.

Agreement information

This category holds information about agreements between tenant companies and the property owner/landlord, covering any number of facility components. The following information may be associated with each agreement:

general information

Elements that uniquely identify an agreement in AviSoft, including agreement number, legal reference number, terms, agreement date, type, termination date and so on.

amendments

Modifications to the original agreement terms, covering details such as the termination date and rent commencement date. AviSoft can keep track of any number of amendment records for any agreement.

options

An agreement could have any number of options attached to it. Agreement options may be for any number of facility elements, terms, or rental rates.

deposits

One or more records concerning deposits related to an agreement. Each deposit record includes the type of deposit, the amount, date received, expiry date and so on.

certificates

One or more records concerning certificates related to an agreement. Each certificate record includes the coverage type, amount, and effective dates of the certificate.

sub-lease

Any lease agreement between the property owner/landlord and a tenant (an individual or a company) may be sub-leased to a third party, who may in turn sub-lease it to another party, and so on. AviSoft can keep track of an unlimited number of sub-lease agreements, with no restriction on the number of levels.

- Each sub-lease agreement may have the same elements as the main agreement
- Multiple sub-lease agreement records may be attached to each agreement record or sub-lease agreement record

spaces

This data category groups all physical facility elements associated with an agreement. Information in this category is divided into two main classes:

- general information about properties associated with an agreement
- financial information about properties associated with an agreement

documents

Any number of electronic documents (for example, correspondence, drawing files, scanned images, digital pictures, audio and video files) associated with an agreement

financial information

Contains sub-categories for information on financial aspects of an agreement

Alerts

Any information including a date-field can be linked to a date-driven alert for automatic generation of messages: for example, an alert based on agreement expiry dates can be used to warn AviSoft users 180 days in advance.

Documents

Electronic documents (for example, correspondence, drawing files, scanned images, digital pictures, audio and video files) can be stored in the system by an administrator and then linked to tenant company records, agreements and so on.

Reports

AviSoft uses Crystal Reports for creating and publishing reports, so the end-user can view reports in an industry-standard format. Developers can create new report definitions or customise existing report definitions, which they register with the system. All users then have access to the new or updated report definitions. The following reports are currently provided:

- Agreement profile
- Concession insurance tracking report
- Concession lease term tracking
- Concession listing by terminal
- Concession listing by concept type
- Facility-wide concession contact list
- Lease-agreement abstracts
- Minimum annual guarantee (MAG) tracking
- Minimum annual guarantee (MAG) or rent adjustment tracking
- Performance bond tracking form
- Space type comparison

CAD / GIS Capabilities

To display facility-related information as a map, AviSoft includes Autodesk's MapGuide application, the leading solution for publishing "intelligent" maps through a web-browser. Data published by MapGuide can be from a variety of sources and formats, including AutoCAD drawing files as well as ESRI .SHP files.

The map interface makes it possible to view spaces within the browser window, and also to query spaces interactively. One click on a space provides the user not only geometric information (dimensions, location and so on) but also tenancy information such as occupant and agreement expiry date of their agreement. Thematic coloring of the spaces can provide a variety of visual information such as rental rates, lease expiry dates, and revenue generated per concessionaire.

Using the AutoCAD Map plug-in application for Leaseline Management Application (LMA) makes it possible to create and maintain lease exhibit drawings where geometric information for each space is linked to the database record associated with the space. This information, plus billing rates for each space, is used by the billing module to create invoices for each tenant.

LMA runs within AutoCAD Map and links to any open database system.

This module also creates read-only drawings for users who only need to view/print lease exhibits. These users do not require AutoCAD, and view and print the drawings with a browser plug-in.

Note that AviSoft application can if required function without any maps or drawings, as long as facility information is entered manually.

Contact us

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