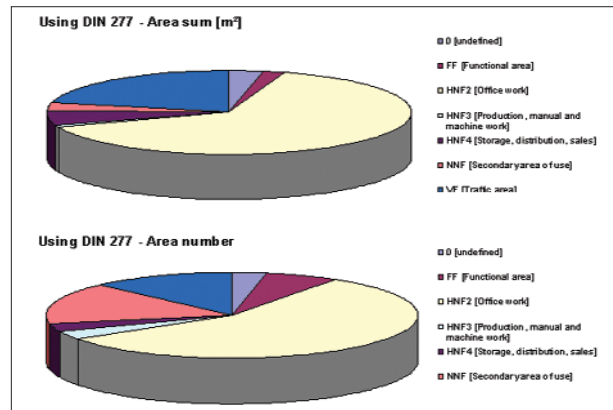


Efficient area management

speedikon® FM Area management is the central basis for efficiently managing areas within your buildings. The main aim is to optimally use the available areas and to charge them to internal organisational units or cost centres or to external customers. The area is the basis for area chargeback as well as for further processes such as cleaning management, move management or lease management.

Rooms are divided into categories, and quality ratings are allocated. Areas are categorised by different use types as defined in standard or company specific catalogues. The determination of auxiliary area factors is carried out automatically for each building. The areas can be structured hierarchically with organisational units and may be linked to cost centres. Rent prices can be stored per area or area type.

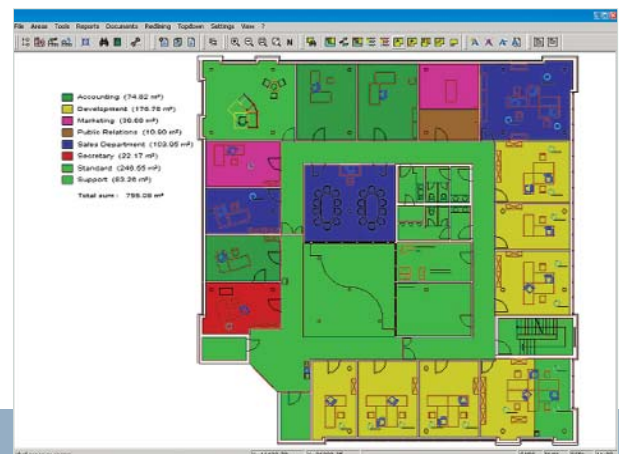
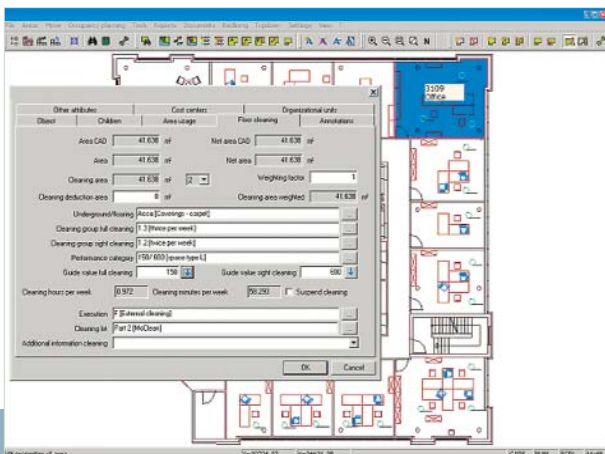
This is all there is to defining the basis of area chargeback. The results of the area chargeback are used to generate invoices out of the CAFM system or are carried over into the accounting system to allow invoicing from there.



The assignment of cost centres and organisational units to areas within a building or site allows deducing the use of the real estate: are all areas occupied, are vacancies present, can organisational units be merged?

Complete graphics and database integration

Area information can be evaluated alphanumerically using the powerful search engine. The complete integration of graphics and database allows also a graphical evaluation of all available properties. This simplifies judging the current situation and creates transparency.





Area management

- bidirectional work with graphical and alphanumerical data
- comprehensive plan-oriented work across real estates, buildings and floors
- planning, administration and organisation of rooms and freely definable areas such as usable and rentable areas, cleaning areas, standard and external areas
- creating and modifying areas
- creating and modifying free and deduction areas
- graphical and alphanumeric modification services for areas and rooms including automatic follow-up changes
- persisting consistent editing of areas in a heterogeneous data environment
- intelligent object oriented labelling, freely definable and positionable
- allocation of special units to cost centres and organisational units
- free and unlimited number of user specific attributes for areas and rooms
- extensive predefined catalogues for describing and categorising rooms and areas (use types, quality ratings, etc.)
- configurable room book for describing room contents
- plan development with configurable plan models for automatically generating plans, scale and sheet oriented creation of plans, definition of any labelling fields including query texts and database content

Including labelling, evaluation and reporting

- labelling generator
- integrated search engine for evaluating properties and linked objects
- creation of rules for summarising conditions
- individual design of labelling layouts
- grouping functions
- deposition of predefined labels
- report generator with integrated search engine for evaluating properties and linked objects
- individual design of results list layouts
- sort and grouping functions
- export and further processing the results into Excel and text editor
- storing predefined reports
- area analyses and balancing on the level of buildings and floors
- search engine and reporting including graphical highlighting functions