

Product brochure

Sales and purchaser records for property developers, owned outright.

Unit inventory and bookings with availability that reflects what has been taken, one record per purchaser and unit, and end-financing tracked to disbursement. Bought once and owned outright.

One purchaser, one unit	From the booking form to vacant possession.
What has been taken	Availability on one position, not a whiteboard.
Financing per purchaser	From application to disbursement.
Owned outright	Purchaser records stay in the developer's own environment.

What it does

Sales and bookings

Agents work from one position, with availability that reflects what has actually been taken, rather than a whiteboard that is corrected at the end of the day.

The unit inventory	Every unit in the development in one inventory, configured to the development's own structure.
One position for every agent	Availability reflects what has actually been taken, and every agent works from that one position rather than a whiteboard corrected at the end of the day.
The sales gallery's own workflow	Bookings follow the gallery's own workflow, configured to the development rather than built as a one-off.
The booking starts the record	The booking form creates one purchaser and one unit record. The agreement, the financing position and every communication since are added to it.
Phases as they launch	Each phase is brought on as it launches. A phase already selling keeps running on what it has until it is ready to move.

Purchaser records

The booking, the sale and purchase agreement, the financing position and every communication since are held on one record per purchaser and per unit.

One record per purchaser and unit	Each purchaser and each unit has one record, started from the booking form in the sales gallery.
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What the record carries	Everything since the booking, on the same record. The booking. The sale and purchase agreement. The financing position. Every communication since.
Not asked twice	Nearly every complaint after handover starts with being asked for information the developer already holds. With one record, purchasers stop being asked.
The same record two years later	The person who bought in the gallery is the same record that receives a defect response two years later, through asasii facilities.

Financing and loan tracking

Sales and credit control see which units are at risk of not completing, and chasing a disbursement stops depending on who last spoke to the bank.

Status per purchaser	End-financing status is held on each purchaser's record, beside the booking and the agreement.
From application to disbursement	Each purchaser's financing is followed through every stage. Application. Offer. Acceptance. Disbursement.
Units at risk of not completing	With the status per purchaser in one place, sales and credit control see which units are at risk of not completing.
Chasing a disbursement	The financing position is on the record, so chasing a disbursement stops depending on who last spoke to the bank.

Through to handover

The booking, the agreement, progressive billing, the defect list and the service charge account are the same purchaser and the same unit.

Billed against the same unit	asasii ledger raises progressive claims against the same purchaser and unit, from the certified construction stage and the schedule the agreement sets.
Statements in the purchaser portal	Purchasers read statements, pay and follow their defects in the purchaser and resident portal in asasii ledger, on the same record.
Vacant possession on the same record	Vacant possession, key collection and the defect liability period run in asasii facilities, against the purchaser and unit booked in the gallery.
Nothing re-entered at handover	Purchaser details, defects, warranties and account balances carry across rather than being re-entered, so the management office does not start from an empty system.

Who it's for

The sales gallery	One position for every agent with availability that reflects what has actually been taken, bookings on the gallery's own workflow, and the purchaser's financing status on the same record.
Sales administration	One record per purchaser and unit with the booking, the sale and purchase agreement, the financing position and every communication since, end-financing followed to disbursement, and purchaser details that carry across at handover.
Purchasers	One record from the booking form onwards, so purchasers are not asked again for what the developer already holds, with statements, payment and defects in the purchaser and resident portal in asasii ledger.
Management and finance	Availability that reflects what has been taken, the units at risk of not completing, the accounting package and banking arrangements left where they are, and the developer's own data kept at vacant possession.

A sale on asasii property

Launch A phase goes on sale	The phase is brought on as it launches, with its units in the inventory. A phase already selling keeps running on what it has until it is ready to move.
Launch day A booking in the gallery	The booking form creates one purchaser and one unit record, and the unit shows as taken.
End of day No whiteboard to correct	Availability already reflects what was taken, because every agent sold from the same position.
Signing The sale and purchase agreement	It goes on the same purchaser and unit record as the booking.
Financing The end-financing application	Tracked per purchaser through offer and acceptance, so sales and credit control see which units are at risk of not completing.
Each stage A progressive claim	asasii ledger raises it from the certified stage and the schedule the agreement sets, against the same purchaser and unit.
Any day A disbursement is chased	The financing position is on the record, so chasing it stops depending on who last spoke to the bank.
Handover Vacant possession	Key collection and defects run in asasii facilities on the same record, and purchaser details carry across rather than being re-entered.

A licence, not a system left behind at completion

The developer buys the system and keeps every record it produces. idataraya is paid to customise, install and maintain it, phase after phase.

	A separate system for each stage	asasii property
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The purchaser	A new record in billing, the defect list and the service charge account	One purchaser and one unit, from the booking form onwards
Availability	A whiteboard corrected at the end of the day	What has actually been taken, on one position
Financing	Depends on who last spoke to the bank	Tracked per purchaser, from application to disbursement
At vacant possession	The management office starts from scratch	Purchaser details carry across, not re-entered
After completion	Handed over and left unmaintained	Owned by the developer, maintained by idataraya under a yearly agreement

Security and Malaysian compliance

PDPA 2010	Purchaser data stay in the developer's own environment.
Purchaser history	The booking, the agreement, the financing position and every communication, on one record.
Single sign-on and MFA	On every console, with the developer's own identity provider.
Roles	Each role is scoped by development and function.
Audit trail	Every action recorded with the previous value and kept for seven years.
The developer's records	Held in the developer's own cloud account or data centre.

Services

Rollout plan and proposal	Send the development, its phases and the launch calendar. An engineer replies with a rollout plan, a plan for the phases already selling and a proposal. Phases are brought on as they launch, so the developer does not stop selling to change systems.
Installation in your environment	asasii property is a standard product configured to the development's own structure, not a one-off build. It runs in the developer's own cloud account or data centre, where idataraya installs it, hardens it and keeps it current. The developer's team holds the keys, the backups and the data.
Support and maintenance	One team looks after the system for the life of the agreement, as phases launch and completed buildings move into management. Severity-based response times, measured monthly. Continuous monitoring from within the developer's environment. A drilled backup and restore. Releases, patches and incident response. Changes as phases launch and buildings move into management.

The yearly agreement	Software updates, the customisations made for you, monitoring, severity-based response and restoration targets, and the changes needed as phases launch and completed buildings move into management. Hosting stays with you. It is a fee, not a subscription.
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Talk to our team

Send us the development, its phases and the launch calendar. An engineer replies with a rollout plan, a plan for the phases already selling and a proposal.

Send us	The development and its address, The phases and the units in each, The launch calendar
You get back	A rollout plan, A plan for the phases already selling, A proposal
Email	info@idataraya.com
Website	property.asasii.com/contact/

asasii property is a product of idataraya Sdn Bhd (1263428-K), Kuala Lumpur. Deployed in the client's own environment, customised and maintained by idataraya. info@idataraya.com · property.asasii.com