

Product brochure

Facilities, maintenance and access for commercial property, strata and developers, owned outright.

Work orders and planned maintenance against the equipment and the location, visitors and access cards against the lot or parcel, and defects tracked to closure by block and contractor. Bought once and owned outright.

Tracked to closure	Work orders, planned maintenance and defects.
One record per job	What broke, who attended, when and under which contract.
Access from the register	Cards follow the register, not someone's memory.
Owned outright	The records stay when the managing agent changes.

What it does

Work orders

A request from a tenant, a resident or the office is assigned and tracked to closure against the equipment and the location, not kept in a book at the management office.

Requests from tenants, residents and staff	Tenants raise work requests through the tenant portal and residents through the resident portal, both in asasii ledger. Staff raise them from the management office.
Assigned and tracked to closure	Each request becomes a work order against the equipment and the location, and is assigned and tracked until it is closed.
The same tenant, the same lot	The work order refers to the same tenant and lot, or owner and parcel, as the billing in asasii ledger.
One record of the job	What broke, who attended, when and under which contract are one record, so warranty and contract performance are answerable.
Outstanding, by area and by age	Open work is reported by area and by age, so management and the committee see what is outstanding rather than what was reported at the last meeting.

Planned maintenance

Planned preventive maintenance is held against the equipment and the location and tracked to closure, with who attended and under which contract on the same record.

Planned against the equipment	Planned preventive maintenance is held against each item in the asset register and its location.
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Tracked to closure	Each planned task is tracked to closure, with the contractor who attended and when.
Under the contract that covers it	The contract each visit falls under is on the record, so contract performance is answerable.
One history for each piece of equipment	Planned and reactive work are held against the same equipment, and the maintenance record stays with the property when the managing agent changes.

Assets and contractors

The asset register holds the property's equipment by location, and contractor attendance is recorded against it, so warranty and contract performance are answerable.

The asset register	The property's equipment, held by location. Work orders and planned maintenance are held against it.
Contractor attendance	Attendance is recorded against the equipment and the location, so who attended, and when, is part of the record.
Warranty and contract performance	With the contract on the record of each visit, questions about warranty and contract performance have an answer.
Permits to work	A contractor works under a permit to work held against the lot the work relates to.
The asset list stays with the property	The asset list and the maintenance record belong to the property rather than to the managing agent of the day.

Facility bookings

Function rooms, courts, the pool and the hall are booked against the rules the community sets, so bookings stop being a logbook and a dispute about who asked first.

Each facility on its own rules	Function rooms, courts, the pool and the hall, each booked against the rules the community sets for it.
Entitlements, deposits and blackout periods	Every booking is made against the community's rules. Entitlements per parcel. Deposits. Blackout periods. Cancellation.
Booked from the resident portal	Residents book through the resident portal in asasii ledger, against their own parcel, instead of at the management office counter.
A record, not a logbook	Each booking is held against the parcel that made it, so who booked first is on the record.

Visitors and access

Who was in the building, and under whose authority, is a record rather than a logbook at the lobby desk or the guardhouse.

Visitors and deliveries	Visitors are registered against the lot or parcel they are visiting, and delivery access against the parcel it is for.
Contractor permits to work	A contractor's permit to work is held against the lot the work relates to.
Cards driven by the register	Access for residents, tenants and staff is held against the lot or parcel. Resident cards follow the register in asasii ledger: on a change of tenancy, the card is deactivated because the register changed, not because someone remembered.
The hardware at the gate stays	Barrier systems, access control and intercoms already installed stay where they are. idataraya integrates asasii facilities with them, so a change in the register reaches the gate.

Defects and handover

Vacant possession, key collection and the defect liability period run as one workflow, and every defect has an owner and an age.

One workflow from vacant possession	Vacant possession, key collection and the defect liability period run as one workflow.
Raised by the purchaser	Purchasers submit defects and follow their status through the purchaser and resident portal in asasii ledger.
Assigned to the responsible contractor	Each defect is assigned to the contractor responsible for it and tracked to closure.
By block, by contractor and by age	The developer sees what is outstanding by block, by contractor and by how long it has been open, so the defect liability period is managed rather than survived.
Carried across at handover	Defects and warranties carry across to the management office rather than being re-entered, and the building's work orders, bookings and access records start from the same records.

Who it's for

Management office	Work requests and planned maintenance tracked to closure, facility bookings, visitors, permits and access cards held against the lot or parcel, and what is outstanding by area and by age.
Maintenance teams and contractors	Work orders and planned preventive maintenance held against the equipment and the location, contractor attendance and permits to work on record, and defects assigned to the responsible contractor.
Tenants and residents	Tenants raise work requests through the tenant portal, and residents book facilities, raise requests and register visitors through the resident portal, both in asasii ledger, with resident cards that follow the register.

Developers at handover	Vacant possession, key collection and the defect liability period as one workflow, defects assigned to the responsible contractor and tracked to closure, and a management office that starts with the records instead of an empty system.
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A day at the management office on asasii facilities

08:00 A contractor signs in	Attendance is recorded against the equipment and the location, with the contract that covers the work.
08:30 Planned maintenance	Today's planned preventive maintenance is attended and tracked to closure against the equipment it covers.
09:15 A visitor at the guardhouse	Registered against the parcel being visited, so who came in, and under whose authority, is a record rather than a logbook.
10:40 A resident reports a fault	The work request comes in through the resident portal in asasii ledger, and is assigned and tracked to closure against the equipment and the location.
12:30 The hall is booked	A resident books it against the community's rules: the parcel's entitlement, the deposit, blackout periods and cancellation.
14:00 A purchaser raises a defect	The defect is assigned to the responsible contractor and tracked to closure, by block and by age.
15:30 A tenancy ends	The register in asasii ledger changes, and the access card is deactivated because the register changed, not because someone remembered.
17:30 What is still open	Work orders by area and by age, and defects by block and by contractor: what is outstanding, not what was reported at the last meeting.

A licence, not a system that leaves with the agent

The property buys the system and keeps every record it produces. idataraya is paid to customise, install and maintain it, whoever the managing agent is.

	A managing agent's system	asasii facilities
Who owns the software	The managing agent	The property, outright
Where the records live	Inside the agent's own tooling	The property's own environment
When the agent changes	A rebuild from scanned files and a spreadsheet	A change of access, not a data loss
Barriers, access control and intercoms	Separate, with cards changed when someone remembers	Kept where they are, and the register reaches the gate
Who maintains it	The agent, until the agent is replaced	idataraya, under a yearly agreement with the property

Security and Malaysian compliance

PDPA 2010	Visitor, tenant and resident data stay in the property's own environment.
Access records	Every visitor, permit and card is held against its lot or parcel.
Single sign-on and MFA	On every console, with the property's own identity provider.
Roles	Each role is scoped by property and function.
Audit trail	Every action recorded with the previous value and kept for seven years.
The property's records	Held in the property's own environment, and kept when the agent changes.

Services

Rollout plan and proposal	Send the property, the number of lots or parcels and the systems already on site. An engineer replies with a rollout plan, an integration plan and a proposal. It goes live at one property first, before a portfolio commits.
Installation in your environment	asasii facilities runs in the property's own cloud account or data centre. idataraya installs it, hardens it, integrates it with the barrier systems, access control and intercoms already installed, and keeps it current. The property'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, whoever the managing agent or the committee is. Severity-based response times, measured monthly. Continuous monitoring from within the property's environment. A drilled backup and restore. Releases, patches and incident response. Changes as tenancies turn over and assets are added.
The yearly agreement	Software updates, the customisations made for you, monitoring, severity-based response and restoration targets, and the changes needed as tenancies turn over and assets are added. Hosting stays with you. It is a fee, not a subscription.

Talk to our team

Send us the property, the number of lots or parcels and the systems already on site. An engineer replies with a rollout plan, an integration plan and a proposal.

Send us	The property and its address, The number of lots, units or parcels, The systems already on site
You get back	A rollout plan, An integration plan, A proposal
Email	info@idataraya.com
Website	facilities.asasii.com/contact/

asasii facilities 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 · facilities.asasii.com