

Technical specification

Deployment, work orders, planned maintenance, assets and contractors, facility bookings, visitors and access, defects and handover, security, data and service for asasii facilities.

Deployment

Where it runs	The property's own cloud account or data centre
Installed by	idataraya, who installs it, hardens it and keeps it current
Keys, backups and data	Held by the property's team
Rollout	Live at one property first, before a portfolio commits
Works beside	asasii ledger for the register, leases, billing and the tenant and resident portals; asasii parking for the car park

Work orders

Raised by	Tenants through the tenant portal and residents through the resident portal, both in asasii ledger, and staff in the management office
Held against	The equipment and the location
The same records	The same tenant and lot, or owner and parcel, as the billing in asasii ledger
Tracking	Assigned and tracked to closure
The record of the job	What broke, who attended, when and under which contract, as one record
Reporting	Outstanding work by area and by age

Planned maintenance

Planned preventive maintenance	Held against the equipment in the asset register and its location
Tracking	Tracked to closure, with the contractor who attended and when
Contracts	The contract each visit falls under is on the record, so contract performance is answerable
History	Planned and reactive work held against the same equipment

Assets and contractors

Asset register	The property's equipment, held by location
Contractor attendance	Recorded against the equipment and the location
Warranty	Answerable from the record of what broke, who attended, when and under which contract
Permits to work	Held against the lot the work relates to
Ownership	The asset list and the maintenance record belong to the property, not the managing agent

Facility bookings

Facilities	Function rooms, courts, the pool and the hall
Rules	Set by the community: entitlements per parcel, deposits, blackout periods and cancellation
Booking	By residents through the resident portal in asasii ledger, held against their parcel

Visitors and access

Visitors	Registered against the lot or parcel being visited
Deliveries	Delivery access held against the parcel it is for
Contractor permits	Permits to work held against the lot the work relates to
Access cards	For residents, tenants and staff, held against the lot or parcel
Driven by the register	On a change of tenancy in the register in asasii ledger, the resident card is deactivated
Hardware on site	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

Workflow	Vacant possession, key collection and the defect liability period, run as one workflow
Raised by	The purchaser, who submits defects and follows their status in the purchaser and resident portal in asasii ledger
Assignment	Each defect assigned to the responsible contractor and tracked to closure

Reporting	Outstanding defects by block, by contractor and by age
At handover	Defects and warranties carry across to the management office rather than being re-entered

Security

Sign-in	Single sign-on with the property's identity provider and MFA on every console
Roles	Scoped by property and function
Audit trail	Every action recorded with the previous value, kept for seven years

Data and integration

Personal data	Visitor, tenant and resident data stay in the property's own environment, under the Personal Data Protection Act 2010
Export	Every record exports on request
Systems on site	Barrier systems, access control, intercoms and building management systems stay where they are; idataraya integrates asasii facilities with them
API	Documented; the property's other systems or a third party can read work orders, assets, bookings and access records and post what they need to

Service

Response	Severity-based response times, measured monthly
Monitoring	Continuous, from within the property's environment
Backup	A drilled backup and restore
Maintenance	Releases, patches, incident response, and the changes needed as tenancies turn over and assets are added
Agreement	One yearly fee covering software updates, the customisations made for you, monitoring, response and restoration targets, and those changes. Hosting stays with the property

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