

Real Estate Management with SAP®

Concepts for real estate
management mapping in your SAP
environment

Faced with a shift in business conditions (fewer staff, increased cost pressure etc.), companies must today achieve increasingly high levels in terms of the efficiency of their real estate management. To this end, it is necessary to implement and map real estate management processes in the IT environment of both SMEs and larger companies. To achieve this goal, it is often necessary to link up real estate management processes to a company's existing SAP environment or to integrate them more tightly into an existing SAP solution.

Background

Comprehensive real estate management requires a holistic overview of a company's real estate – something that can, and indeed must, be considered from various perspectives. We must consider the real estate in terms of its asset accounting value, but also in terms of the physical space it offers, the use it is put to and the resulting impacts on the company's internal and external accounting (rental income, imputed rent etc.). The technical and infrastructural aspects of real estate management must also be addressed. For this reason, it is also necessary to carry out a full assessment of the processes adopted in all areas of commercial facility management.

Every area within a company factors in one of the perspectives detailed here for real estate. The result is that the interrelationships between the individual perspectives are often neglected. The boundaries between the various areas of a company are in some cases so rigid that the exchange of information is virtually non-existent.

If we are to achieve a holistic overview of real estate management despite this obstacle, we must adopt a method of reporting that supports full mapping of the processes relating to the three core aspects of facility management (commercial, technical and infrastructural) and factors in interdependencies.

The challenge and the solution

Our challenge lies in pulling together the areas of a company that are responsible for real estate management and combining their expertise to develop a common understanding of all real estate management processes. We must first consider the processes in place for real estate management. When assessing these processes, it is also necessary to describe the process controlling procedures with pinpoint accuracy. This sets in motion a process of continuous improvement that incorporates the expertise of staff from the individual areas, thus simplifying the operational and information processes.

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The real estate management processes are then mapped in SAP®, factoring in the results of the process analysis. At this stage, the focus is on all operational, strategic and supporting business processes relating to real estate management.

The findings of the process analysis are used as the basis for creating an IT environment (with the help of SAP) that can deliver integrated and secure data maintenance and provision. This enables us to ensure optimum support for all of the company's real estate management processes, be they infrastructural, technical or commercial. The operational and strategic requirements in place can then be compared with the day-to-day reality at the company. This reveals main areas for action to facilitate the development of a complete real estate management facility that is both geared toward business processes and integrated in the relevant system environment (SAP). Following the procedure described, the majority of companies are in a position to map real estate management, if not fully then at least partially, using SAP. However, some companies may find they are best suited to a solution whereby a linkup is created between a traditional real estate management tool and SAP.

Companies that adopt this method find themselves the proud owners of an integrated IT solution that can provide each area of the company with the tools and information they need to complete their assigned tasks.

Our competencies

IDS Scheer offers a wide range of competencies relevant to this field, including:

- ▶ Business process management
- ▶ Organizational consulting
- ▶ Commercial facility management
- ▶ Technical and infrastructural facility management
- ▶ IT integration (specializing in SAP)

Business process management encompasses all of the above procedures and ensures that the solution we implement is geared toward your process requirements. We incorporate all processes in full and use this as a basis for identifying requirements in terms of organization, system support, documentation and interfaces.

Your benefits

We have integrated and pooled our core competencies across technical sectors and hierarchies to create a unique and harmonized approach that allows us to contribute valuable expertise in the design of your real estate management processes:

- ▶ In-depth knowledge of the various areas of real estate management (technical, infrastructural, commercial)
- ▶ Best practice reference process models for real estate management
- ▶ Implementation expertise in the field of real estate management with SAP/linked to SAP and other ERP solutions
- ▶ Effective SAP solutions for real estate management with interfaces to traditional construction management and facility management programs.