

Property Information Management System

(PIMS)

DATA SHEET

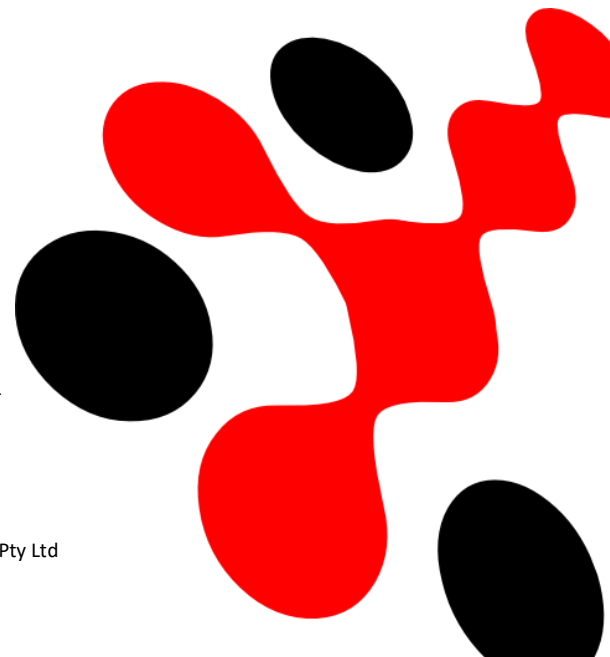
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Cohga Pty Ltd - Suite 405, 443 Little Collins Street, Melbourne Vic 3000 - P. 03 9036 3711

www.cohga.com - ABN 30 121 137 808

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EXECUTIVE SUMMARY

Cohga's Property Information Management System (PIMS) is a web application that integrates task management and financial reporting for land acquisition and compensation programs on major infrastructure projects.

It is designed for the delivery of common land acquisition services by multiple agencies with multiple projects.

PIMS provides better coordination, improved data management, and better handling of property based issues within the design, planning, finance, communications and property teams within and across agencies. This in turn drives down costs, improves accountability, reduces duplication and errors, and ultimately improves outcomes for claimants and authorities.

CAPABILITIES

Multi agency/project – PIMS can be configured for use by multiple agencies to cater for the differing business needs within the common property land assembly framework and legislation.

Roles based security – access to data, function and reports is controlled by roles assigned to users and activated on login to the system.

Secure - Data is encrypted on the server and when travelling between client PCs and the server.

Case management – case negotiators and managers are able to conduct all their relevant activities and report on outcomes associated with land acquisition on a case by case basis. The **My Cases** form provides a great summary of all the cases being worked on by a case negotiator.

Workflow driven – a common, well defined and easy to follow workflow is built into PIMS to allow the creation and management of Projects, Properties, Interested Parties, Titles, and Financial Transactions.

Financial management - PIMS captures a range of standard land expenditure cost components to enhance future project estimating by comparing budget components to actual costs. PIMS forecasting provides case workers with a snap shot comparison of budget, forecast/accrued expenditure, cash transactions and the Total Forecast (TEC). It also provides project reports summarising the overall project financial position.

Extensive reporting – an extensive library of reports is available to report on cases, projects, finances, expenditure forecasts, cash reconciliation, and much more. Reports are parameter driven providing flexibility and control for the end user.

Mapping capability – the map interface brings together project specific layers and other generic layers common to all projects. This functionality allows users to quickly locate a property, its proximity to project design and boundaries and understand its full context in respect of a project.

Highly configurable – PIMS allows the administrator users to configure all system parameters to suit each project via the Basic Data functionality. i.e. options that appear in drop down lists, Interested Party action generation etc.

Audit trail – behind the scenes the system captures all operations on all application forms. PIMS provide an interface to administrator users to view and report on this information within the application.

Data Import/Export - capture of initial property data sets is commonly undertaken in Excel spreadsheets. PIMS has bulk data upload routines to import and create database records from CSV text files generated from Excel. Like-wise database records can be exported to Excel for further data analysis and ad hoc reporting.

System Administration – PIMS comes with an extensive Administration capability to allow the set up and management of all aspects of the system, including users, projects, reports, etc.

Flexible hosting - PIMS can be hosted in the cloud, on premise, or a combination of both.

Web application – PIMS is a client / server web application that can be run on any platform and any modern web browser.

PROVEN BUSINESS BENEFITS

- Better coordination, improved data management and better handling of property-based issues within the design, planning, legal, finance, communications and property teams of an agency;
- Integration of spatial and aspatial (tabular) data in one enterprise application;
- Capacity to better align and target data work flows across portfolios, and escalate the delivery of joined-up services;
- Sharing of data intelligence among a broader team audience, leading to new ideas around its use;
- Greater access to property-based information to reduce duplication of effort, and to target resources;
- Places agencies in a strong position to respond to the increasing property management needs of government, industry and the community;
- Greater recognition of and demand for high quality property information;
- Greater alignment between policy and service delivery agencies and organisations (government at all levels, utilities and the private sector) using property information as a common denominator;
- Increased commitment to greater team participation, better access to information and improved service delivery for agencies.

PIMS MAP INTERFACE

The power of visualising and querying a project from a spatial perspective cannot be understated. Being able to see the location of a property in context to project elements and then access detailed activity and financial information at the click of a button is a proven major efficiency gain.

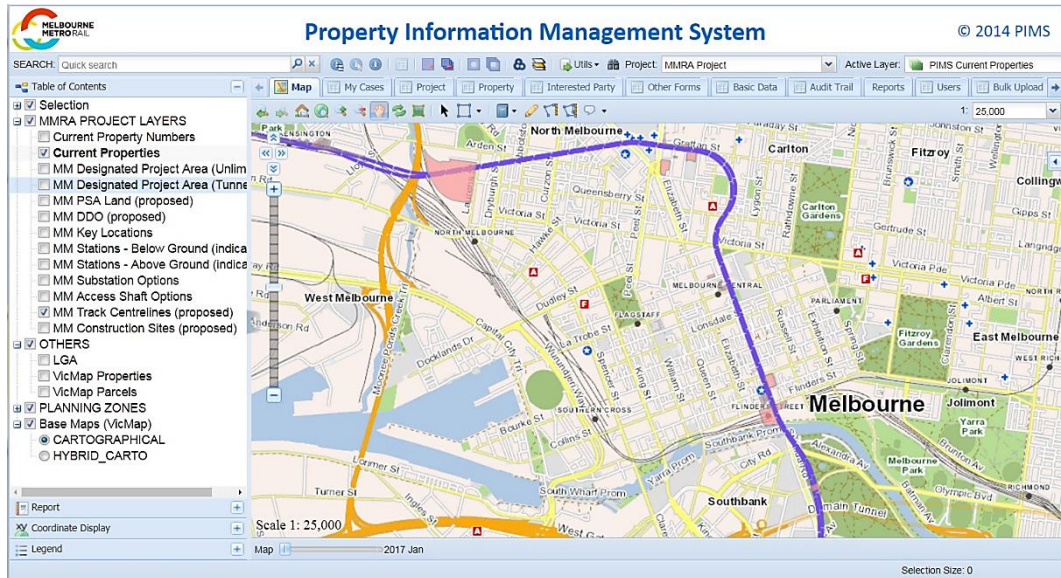
PIMS provides a GIS map interface where users can find, select and identify properties based on location, address and many other key attributes. Once selected from the map interface, users can then access property attribute data that includes details of ownership status, progress of acquisition cases and actual and forecast expenditure.

It also provides for map overlays of critical project features such as road design, project boundaries and other significant background data such as aerial photography and planning zones. As a consequence, it is a useful resource for project communications staff, engineers and planners.

The Map interface brings together Project specific layers and other generic layers common to all projects. This functionality allows property case negotiators, planners, engineers, communications staff and management to quickly locate a property, its proximity to project design and boundaries and understand its full context in respect of a project.

The Map interface comes with a variety of tools to assist with understanding a project from a spatial perspective. For example, there is a spatial selection tool for querying and reporting on multi-storey buildings with multiple owners.

Users can either search for properties via a text search, or spatial selection via the map. Once selected, users can then click on form tabs, e.g. Property or Interested Party, to obtain detailed information on the status of the property or case negotiations.



PIMS FORMS

PROPERTY

The property form has seven tabs to capture a range of different property data. At the bottom of the details tab the form displays the names of the parties with an interest in the property, e.g. the freehold owner and any lessee or tenants. The details of these parties are contained in the Interested Parties form.

Property No: 2685
 Property ID: 83
 Property Address: 2/25 HOGWASH STREET COLLINGWOOD 3066

1 Property Selected

Property Address

Unit: 2
 Street No: 25
 Street: HOGWASH STREET
 Suburb: COLLINGWOOD
 Post Code: 3066
 Place Name:

Stage: Stage 1 EWL-Eastern
 Precinct: Hoddle Street (Eastern Portal)
 Precinct Type: Surface
 Property File No:

Strata Type: Surface
 Council: Yarra City
 Land Status: Private
 Land Use Type:

Permanent or Temporary Works: Permanent
 To Be Licensed: Yes
 Whole Property: Yes
 Whole Property Area (sqm): 215
 Active
 Multi Story

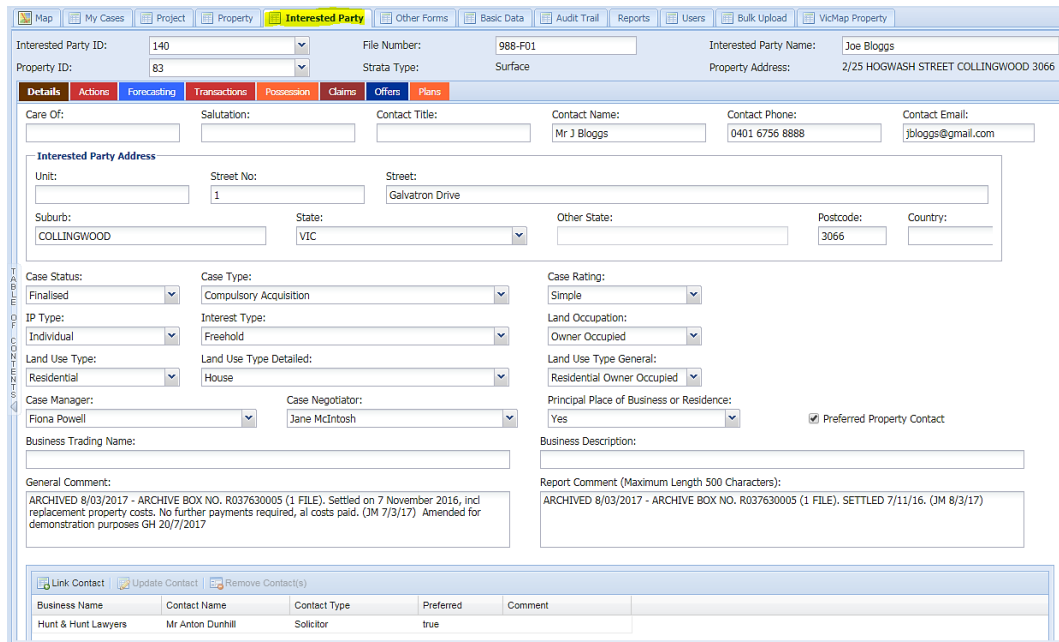
Property Area

GIS Calculated Property Area (sqm): 215.83
 Acquired Area (sqm): 215
 Severed Area/Balance (sqm):
 Planning Zone: R12

ID	Name	Interest Type	Preferred Contact
140	Joe Bloggs	Freehold	true
848	Patricia Jones	Lessee	false

INTERESTED PARTY

The details on the Interested Party form include budget, financial forecasting, possession dates, offers, claims and action milestones in the negotiation process.



Interested Party ID: 140 File Number: 988-F01 Interested Party Name: Joe Bloggs
 Property ID: 83 Strata Type: Surface Property Address: 2/25 HOGWASH STREET COLLINGWOOD 3066

Care Of: Salutation: Contact Title: Contact Name: Mr J Bloggs Contact Phone: 0401 6756 8888 Contact Email: jbloggs@gmail.com

Interested Party Address
 Unit: 1 Street: Galvatron Drive
 Suburb: COLLINGWOOD State: VIC Other State: Postcode: 3066 Country:

Case Status: Finalised Case Type: Compulsory Acquisition Case Rating: Simple
 IP Type: Individual Interest Type: Freehold Land Occupation: Owner Occupied
 Land Use Type: Residential Land Use Type Detailed: House Land Use Type General: Residential Owner Occupied

Case Manager: Fiona Powell Case Negotiator: Jane McIntosh
 Principal Place of Business or Residence: Yes Preferred Property Contact

Business Trading Name:
 Business Description:
 General Comment: ARCHIVED 8/03/2017 - ARCHIVE BOX NO. R037630005 (1 FILE). Settled on 7 November 2016, incl replacement property costs. No further payments required, all costs paid. (JM 7/3/17) Amended for demonstration purposes GH 20/7/2017
 Report Comment (Maximum Length 500 Characters): ARCHIVED 8/03/2017 - ARCHIVE BOX NO. R037630005 (1 FILE). SETTLED 7/11/16. (JM 8/3/17)

Business Name	Contact Name	Contact Type	Preferred	Comment
Hunt & Hunt Lawyers	Mr Anton Dunhill	Solicitor	true	

EXPENDITURE AND CASH FLOW FORECASTING

PIMS incorporates in its forms and admin functions, detailed methodologies for estimating total costs of acquisition, and thereafter forecasting cash flow requirements. In addition, it captures the different legislative steps to acquire each category of land, e.g. freehold, Crown or Public Authority land resulting in an enormous amounting of knowledge capture (Intellectual Property) being incorporated into the application.

	Comp. + Owners Costs:	Authority Costs:	Total Costs:	
BUDGET:	\$ 1,070,201.54	\$ 9,000.00	\$ 1,079,201.54	
ACCRUED:	\$ 1,142,802.79	\$ 9,023.70	\$ 1,151,826.49	
CASH:	\$ 1,142,802.79	\$ 9,023.70	\$ 1,151,826.49	

Cost Component	Budget (\$1,079,201.54)	Forecasting/Accrued (\$1,151,826.49)	Cash (\$1,151,826.49)	Total Forecast (\$1,416,826.49)
(a) Land Items				
Land Valuation	\$690,000.00	\$935,000.00	\$1,002,500.00	\$1,200,000.00
Land Value Contingency %	30			
Contingency Amount	\$207,000.00			
Total Land Value	\$897,000.00	\$935,000.00		\$1,200,000.00
Solatium Amount	\$62,790.00	\$75,000.00	\$20,000.00	\$75,000.00
Severance				
Balance of Property or Severed Land Value				
Balance of Property or Severed Land Value Contingency %				
Balance Severed Cont. Amt				
Rental				
Total Cost	\$959,790.00	\$1,010,000.00	\$1,022,500.00	\$1,275,000.00
(b) Disturbance				
Total Cost	\$14,000.00	\$0.00	\$0.00	\$0.00
(c) Property Replacement Costs				
Total Cost	\$67,835.00	\$67,999.00	\$67,999.00	\$67,999.00
(d) Owner Representatives Costs				
Total Cost	\$20,000.00	\$65,318.00	\$62,818.00	\$65,318.00
(e) Settlement Adjustments and Interest				
Total Cost	\$8,676.54	-\$514.21	-\$514.21	-\$514.21
(f) Authority Costs of Acquisition (External)				

REPORTING

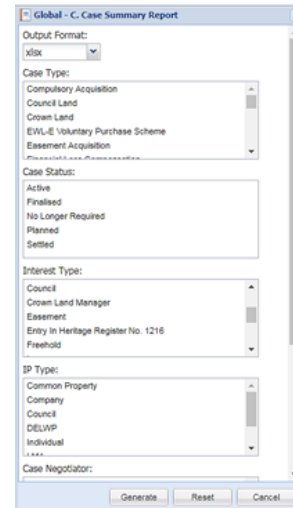
PIMS provides extensive reporting across financial, statistical and task management processes. Tailored reports with specified parameters allow users to focus data outputs as required.

As much of the property data starts life in Excel spreadsheets developed by client authorities, there is a bulk import and export report processes to create PIMS records from Excel files and then export updated records back to the clients for purposes such as mail merge correspondence.

Standard reports include:

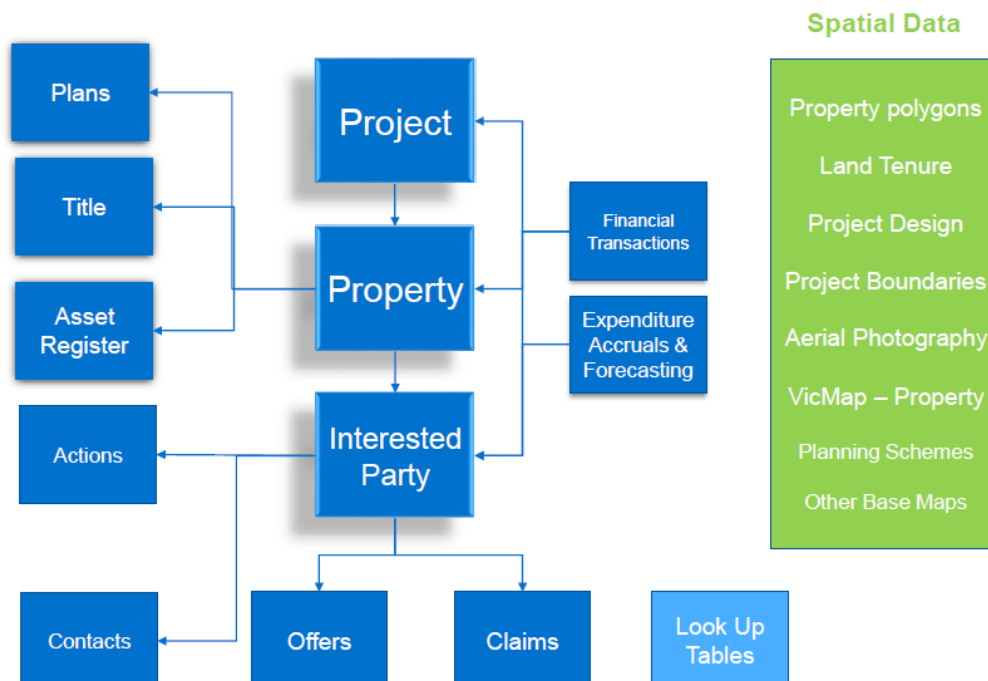
- Financial
- Statistics by Property and Interest Types
- Milestone – Actions vs Program
- Supplier
- Bulk Import and Export
- Case Load
- Asset Register
- Property-Polygon Validation

Additional reports can be built and included as needed.



HIGH LEVEL DATA MODEL

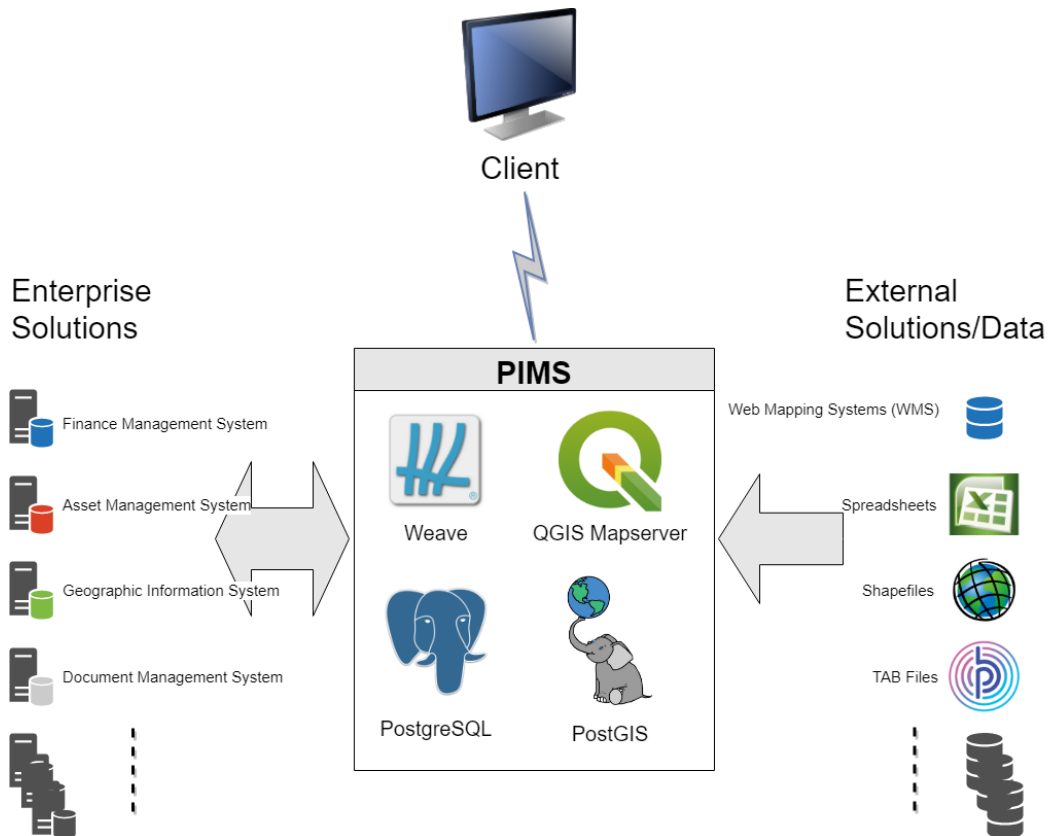
The PIMS data model is built in a relational data base and provides a comprehensive set of tables for supporting the full end to end processes of property management in the context of land acquisition programs. The architecture of this foundation model is flexible enough to cater to the specific business requirements and legislation of many agencies.



SOLUTION ARCHITECTURE

PIMS uses tightly coupled industry standard open source based technologies, namely - Weave, QGIS Server, PostgreSQL and PostGIS. This approach ensures a solution that is robust and cost effective as well as ensuring a high level of knowledge and support will always be available.

By utilising Weave as the systems integration and Information delivery framework agencies are able to rapidly access their existing enterprise solutions and provide a consolidated view to their users and clients. In addition, Weave allows the PIMS solution to access multiple other data sources including from external parties, thus improving the overall quality and capability of the system.



IMPLEMENTATION SERVICES

Cohga works with you to take advantage of the capabilities of modern, state of the art software. Our team is experienced in the development of IT solutions, from the establishment of system requirements through to testing and commissioning as well as post-implementation support. Our commitment to innovation and research is materialised in the design, development and support of our Weave software, which forms the foundation for the PIMS solution.

Weave is a systems integration and Information delivery framework for rapidly combining disparate information systems in an easy to use environment.

Weave provides a very powerful set of tools for integrating corporate information systems, and for viewing, searching, editing, and reporting across these systems, without users needing to know the integrated systems.

Weave allows corporate information to be easily shared and disseminated across the web and Weave's strong web mapping capabilities allows information to be viewed and analysed in a spatial context.

Cohga will work with your agency to adapt and adopt the PIMS solution in the most effective and efficient manner. Our staff are experienced with the property management business and are ideally placed to maximise the business outcomes from the PIMS solution.

For further details and demonstrations please contact:

Peter James
Business Development Manager
 Cohga Pty Ltd
 Phone: +61 (0)7 3366 6196
 Mobile: +61 (0)400 385 131
 Email: pjames@cohga.com
 LinkedIn: <http://au.linkedin.com/in/peterjames007>

PIMS IN USE

Cohga’s Property Information Management System is currently used by the following agencies:

Melbourne Metro Rail Authority



Level Crossing Removal Authority



Western Distributor Authority



North East Link Authority



Department of Economic Development, Transport, Jobs and Resources

