



Web Terrier™

QualityTime Software Limited's Web Terrier™ is the ideal management solution for commercial property occupiers, providing a powerful yet easily accessible tool to optimise the decisions on how best to use your property, while guarding against the costs and risks of missing important financial and legal deadlines.

Developed out of many years experience of managing commercial portfolios, Web Terrier™ is used by commercial companies and outsourced property management agencies alike. The latest version includes improved download of information to Excel for total reporting flexibility as well as further automation of reminders

Avoid costly errors and protect against failing to comply with regulations

Web Terrier™ provides a consolidated database of information about your properties and automatically reminds you of key dates so that you can take action at the right time, whether this be to review rents, renew leases or to ensure requisite regulatory checks are carried out. In this way, you can make sure that you control costs and maximise revenue from your properties and not leave yourself open to possible penalties from lack of compliance with regulations.

Minimise the cost of the property you use

Whether you own or lease property, you need to be sure that you are using this valuable resource properly. Web Terrier™ keeps track of your property assets and liabilities allowing you to see occupancy levels at a glance to benchmark costs and to highlight strategic options for its usage, and lease structure, such as break clauses that allow early termination of leases.

Manage your property efficiently

Web Terrier™ allows central or localised control of property and its management. The system is easy for anyone with the appropriate authority to access and email reminders for actions can be sent to whoever should deal with the activity. Thus, managers running the operations at particular sites can be made responsible for individual actions while a central resource manages the overall view. Controlled access can also be provided to third party advisers such as external property managers, surveyors and legal advisers.



Web Terrier™

Description of the product

Web Terrier™ is aimed at keeping track of freehold and leasehold interests. Each property might comprise a number of units of different types (e.g. retail, offices, residential, etc), with different occupancies, for instance by tenants. For different types of unit, it offers the requisite options for recording floor area measurements according to accepted professional practice i.e. GIA, NIA, ITZA etc. For leases and for lettings, it tracks when the lease expires, when the next rent review is due (and by whom) and when the next rent change will be (if there is a pre-agreed schedule of rent increases), also whether those rents are turnover-related. In all cases, regular e-mail messages are sent to the relevant person responsible in advance of critical deadline dates, which could also include planning consents, and it is always readily apparent what critical dates are forthcoming, what they relate to and who is responsible, in the form of a planning chart. This enables a director to check what critical activities his/her managers are in charge of. It produces a range of reports which can be downloaded to Excel for charting and incorporating in other documents, as well as a feature for ad-hoc querying and extracts to Excel for further analysis and reporting.

Web Terrier™ capabilities

Helps avoid unnecessary costs due to oversights such as missing the relevant dates of break clauses on leases

- Automatic reminders sent by email
- Easy to use action planners

Helps manage changing usage of property

- Comprehensive and structured storage of property details
- Views of used and unused space
- Visibility of cost of leased space and revenue from let space
- Scalable solution using Lotus Domino technology

Manages legal risk

- Highlights responsibilities under UK law

Supports the delegation of work to the appropriate person in order to balance workloads and for overall efficiency

- Set-up to allow one person or more persons to control overall data but actions assigned as appropriate
- Internet browser access for ease of access



Web Terrier™

- Cost effective for many users
- Views of actions by responsibility

Improves efficiency

- Easy-to-use action planners
- Download information to Excel for easy, flexible reporting and integration with other data
- Supports customers way of working with flexibility of setting parameters e.g. how long in advance should rent review reminders be sent
- Intuitive (browser) look and feel

Cost-effective

- Solution is priced by property
- Internet access and shared server so minimal infrastructure costs
- Reports via Excel rather than separate expensive reporting tool

Requirements

Users require a system running Internet Explorer V6 and with access to the central server via the Internet or an intranet.

The server, running Lotus Domino can be an internal resource or a shared service accessed securely over the Internet

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