



Customer profile

Immofinanz AG in Vienna is Austria's largest real estate group and is listed on the ATX.

The challenge

The BI system's database was qualitatively and quantitatively inadequate, making professional reporting problematic. It was not possible to import acceptable monthly data of hundreds and thousands of tenants into the BI system from each of the almost 50 international property management companies. Ongoing acquisitions and sales of real estate portfolios required rapid IT integration and exacerbated the problem.

Solution

Best practice: A mix of standard interfaces and flexibility has proven its worth. Checks and automatisms are added in a continuous improvement process.

Results

With the reliable data imports, the real estate system launched in 2006 was rolled out to the entire international portfolio.

Software and services

Microsoft Excel
Microsoft SQL Server
LeanMIS Transformer

Import of massive Data from 11 Countries

"Investment decisions can only be based on correct and complete data."

Dipl.-Kaufm. Marco Kohla, Director Real Estate Investment

In the BI system, the monthly import of the extensive data is the most demanding process. A dilemma needs to be solved here: If the import is checked carelessly, errors will get into the database. If controls are too strict, the system has data gaps and is useless. Best practice:

1. Of course, Immofinanz uses *standard interfaces* to the most important property management companies.
2. It has not proven successful to impose a standard on *all* partners. As the partner usually lacks IT expertise, changes to the interface will have to be made by external IT consultants. This would be expensive, error-prone, time-consuming and risky.
Immofinanz must therefore be in a position to process all the data that the property management companies can supply *immediately and as is*. The transformer module, which can import any Excel, CSV or XML file, is used for this purpose. A transformer is open and can be individually adapted to the export formats of any property management company.
3. Some companies enter data manually. This is done in a special Excel file that *highlights changes* and enforces *immediate validation*. Errors should be fixed immediately at source.
4. Individual imports are integrated into an *automatic workflow* that includes *mandatory checks* by the asset managers.

Key figures

Initial project:	2 years
Commissioning:	2009
Users:	over 200

Improvements

The BI system provides the management team with a correct and complete basis for decision-making.

The import of widely varying data qualities was designed as a learning system whose modules are integrated into an automatic workflow. There are many practical lessons to be learned here.

About LeanMIS

LeanMIS is an Excel-based BI solution for industry, banks and real estate managers. LeanMIS aggregates data from many data sources (SQL, ERP, CRM, files, cloud) with as little redundancy as possible, manages reports and ensures their accuracy. Users can create individual reports ad hoc with Excel. LeanMIS is also an Austrian software company based in Vienna.

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LeanMIS Reference

1) Data input:

The Excel file may only be submitted to headquarters if both traffic lights in the top left corner are green.

Changes are highlighted with arrows. There is help with error correction, for example in the comment at the bottom.

2) Data import:

The transformer automatically imports the file.

The property management partner does not have to adapt the data export.

Numerous plausibility checks eliminate recurring errors.

Defective files go automatically back to the sender, with helpful remarks.

3) Verification workflow:

Asset managers check and acknowledge new data.