Overview

This Job Aid describes how to assign Object Group to condtion(s) in a Real Estate Contract. If a lease contains one or more conditions which apply to multiple target objects, Object Groups can be utilized to simplify the conditions tab. Object Groups allows you to combine multiple usage objects (such as buildings or rental objects) that have similar conditions, notice rules, and so forth, you can assign them to the contract grouped together into an object group. Each rental condition is always assigned to one target object, so if a number of objects have the same rental condition(s), object groups can greatly simplify your conditions tab.

Enterprise Roles involved

- Real_Estate: Lease_Processor (RE.03)
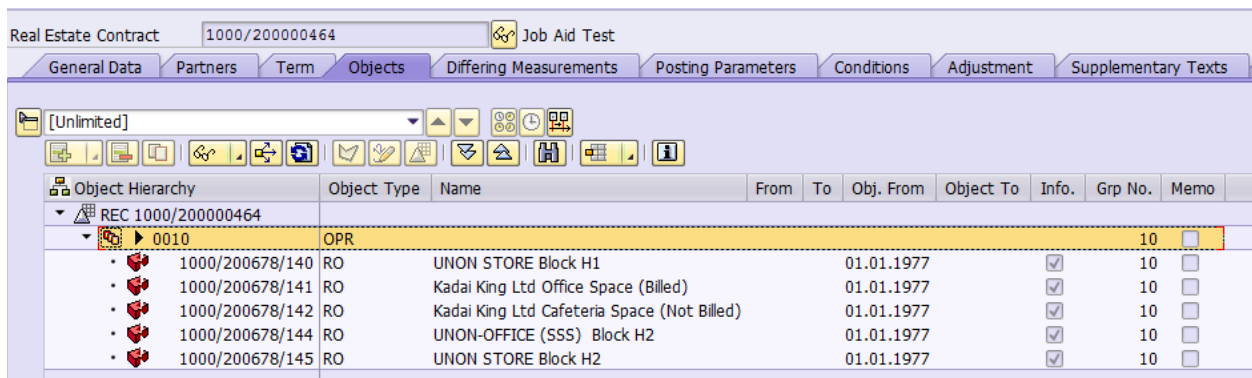
Relevant T-Codes

RE80 – RE Navigator

Trigger

Business Scenario: In the past, due to a technical issue when a lease tried to distribute revenue to multiple target objects through a single condition in a non-USD currency there was an error that prevented the posting. The message presented itself while running the periodic posting transaction (RERAPP) as a 'Balance in Local Currency' error. In order to post the contract, users executed simple workaround to the issue by changing the target object to a single rental object on the contract.

This issue has now been resolved; this Job Aid describes how to assign Object Group to condtion(s) in a Real Estate Contract that has already posted.

Step-by-Step Instructions

1. Navigate to RE80 to view the contract which has a number of usage objects (such as buildings or rental objects) and user wants to assign the contract condition to the grouped together object group.

2. Navigate to the Conditions tab to determine if the condition/contract has been posted, the quick way to determine if a condition has posted is to look at the Posting Status on the Condition tab. A green check mark ✅ indicates that the condition has posted, while an empty circle ⭕ means it is yet to post.

	Flow Type Name	Due Date	Status	Σ Net CndCrcy	Σ TaxCC	Σ GrCndCrcy	CdCr	Calc. from	Calc. to	CrcyTrRule	Σ Net in LC	Σ LC Tax	Σ Gross in LC	LCur	Exch. Rate
	Base rent NSP	01.01.2016	✅	16,669.95	0.00	16,669.95	CHF	01.01.2016	31.12.2016	ZUMOJA	16,975.51	0.00	16,975.51	USD	/0.98200
	Water SP		✅	290.05	0.00	290.05	CHF			ZUMOJA	295.37	0.00	295.37	USD	/0.98200
	Base rent NSP	01.01.2017	⭕	16,669.95	0.00	16,669.95	CHF	01.01.2017	31.12.2017	ZUMOJA	16,975.51	0.00	16,975.51	USD	/0.98200
	Water SP		⭕	290.05	0.00	290.05	CHF			ZUMOJA	295.37	0.00	295.37	USD	/0.98200
	Base rent NSP	01.01.2018	⭕	16,669.95	0.00	16,669.95	CHF	01.01.2018	31.12.2018	ZUMOJA	16,975.51	0.00	16,975.51	USD	/0.98200
	Water SP		⭕	290.05	0.00	290.05	CHF			ZUMOJA	295.37	0.00	295.37	USD	/0.98200
				▪ 50,880.00	▪ 0.00	▪ 50,880.00	CHF				▪ 51,812.64	▪ 0.00	▪ 51,812.64	USD	

Note: As this is a multi-years contract and has already been posted for example year 2016.

3. The Condition was already considered during periodic posting and hence is locked. To change the calculation object for the condition click the unlock function button 🖉

Det	PsS	Purp.	Name Condition Type	Calculation Object	ClcFrmName	Unit Price	Valid From	Valid to	Σ Per Day	Σ Tax -Day	Σ Per Month	Σ Tax -Month
▶	🖉	Actual Rent	Base rent NSP	RO 1000/200678/140	Fixed Amount	16,669.950000	01.01.2016		46.31	0.00	1,389.16	0.00
	🖉	Actual Rent	Water SP	RO 1000/200678/140	Fixed Amount	290.050000			0.81	0.00	24.17	0.00
									▪ 47.12	▪ 0.00	▪ 1,413.33	▪ 0.00

Base rent NSP - 1000/200678/140 - 01.01.2016

Condition | Terms | ✚ Calculation | ✚ Distribution | ○ Memo

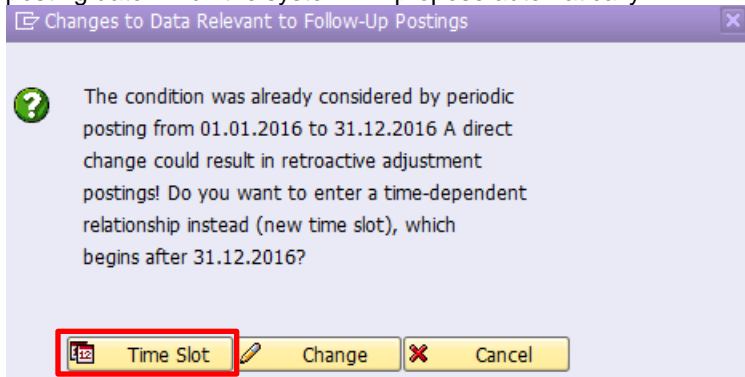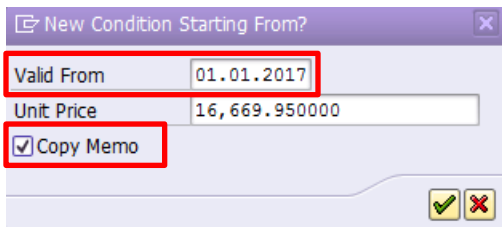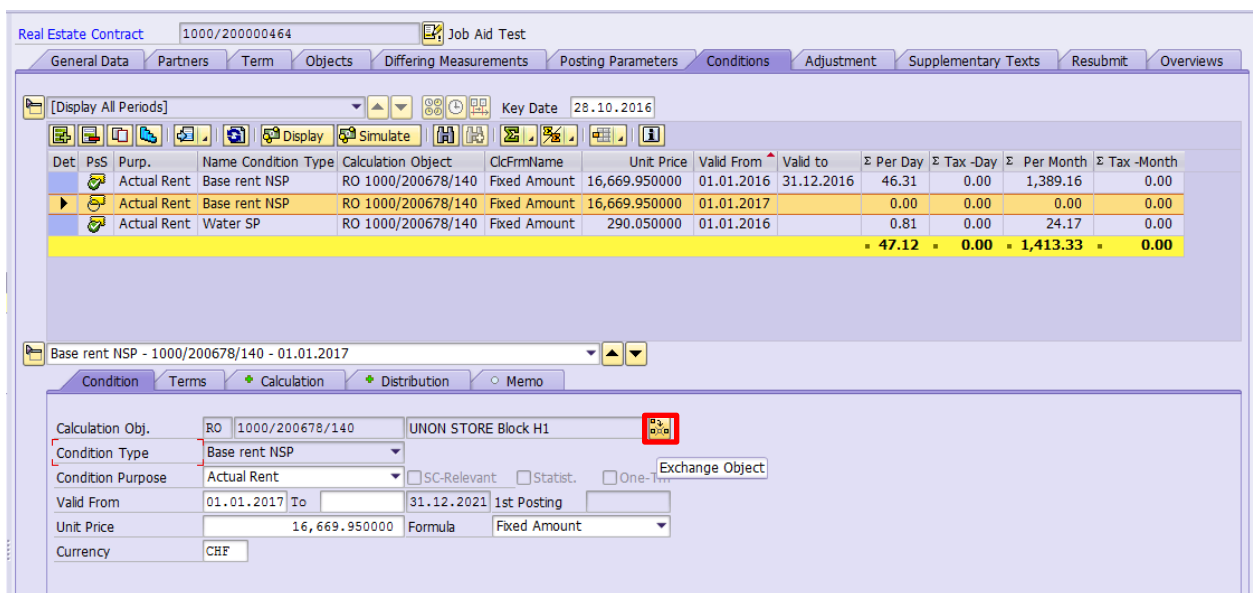|		
Lock Reason	🖉	Partially locked due to posting from 01.01.2016 to 31.12.201
Calculation Obj.	RO 1000/200678/140	UNON STORE Block H1
Condition Type	Base rent NSP	
Condition Purpose	Actual Rent	☐ SC-Relevant ☐ Statist. ☐ One-Tm
Valid From	01.01.2016 To	31.12.2021 1st Posting
Unit Price	16,669.950000	Formula Fixed Amount
Currency	CHF	

4. On clicking the unlock function button ✏ the system shows a message, as the condition was already considered by periodic posting, enter a time-dependent relationship which will begin after the considered posting date which the system will propose automatically.

> **Changes to Data Relevant to Follow-Up Postings**
>
> ❓ The condition was already considered by periodic posting from 01.01.2016 to 31.12.2016 A direct change could result in retroactive adjustment postings! Do you want to enter a time-dependent relationship instead (new time slot), which begins after 31.12.2016?
>
> [**Time Slot**]   ✏ Change   ✖ Cancel

If the condition has associated memo check the field Copy Memo (this will copy the free text maintained under the memo tab)

> **New Condition Starting From?**
>
> Valid From   01.01.2017
> Unit Price   16,669.950000
> ☑ Copy Memo
>
> ✔ ✖

5. With the new condition, the user can now exchange the calculation object by clicking on the Exchange Object button 🔀

Det	PsS	Purp.	Name Condition Type	Calculation Object	ClcFrmName	Unit Price	Valid From	Valid to	Σ Per Day	Σ Tax -Day	Σ Per Month	Σ Tax -Month
		Actual Rent	Base rent NSP	RO 1000/200678/140	Fixed Amount	16,669.950000	01.01.2016	31.12.2016	46.31	0.00	1,389.16	0.00
▶		Actual Rent	Base rent NSP	RO 1000/200678/140	Fixed Amount	16,669.950000	01.01.2017		0.00	0.00	0.00	0.00
		Actual Rent	Water SP	RO 1000/200678/140	Fixed Amount	290.050000	01.01.2016		0.81	0.00	24.17	0.00
									■ 47.12 ■	0.00 ■	1,413.33 ■	0.00

Base rent NSP - 1000/200678/140 - 01.01.2017

Condition | Terms | Calculation | Distribution | Memo

Calculation Obj.	RO 1000/200678/140	UNON STORE Block H1 🔀
Condition Type	Base rent NSP	
Condition Purpose	Actual Rent	☐ SC-Relevant ☐ Statist. ☐ One-Tm
Valid From	01.01.2017 To	31.12.2021 1st Posting
Unit Price	16,669.950000	Formula Fixed Amount
Currency	CHF	

Exchange Object

6. Assign the object group to the condition

Object ID	No.	Object Type	Object Type	Object Description	Object Ty
OPR 0010	1	OPR			Object Gr
RO 1000/200678/140	2	RO		UNON STORE Block H1	Rental Obj
RO 1000/200678/141	3	RO		Kadai King Ltd Office Space (Billed)	Rental Obj
RO 1000/200678/142	4	RO		Kadai King Ltd Cafeteria Space (Not Billed)	Rental Obj
RO 1000/200678/144	5	RO		UNON-OFFICE (SSS) Block H2	Rental Obj
RO 1000/200678/145	6	RO		UNON STORE Block H2	Rental Obj
REC 1000/200000464	7	REC		Job Aid Test	Real Estat

7. On the subtab, enter in the unit price and choose Formula as Object Measurement. (Note the Calculation Object is OPR 0010):

Base rent NSP - 0010 - 01.01.2017

Condition | Terms | + Calculation | + Distribution | ○ Memo

Calculation Obj.	OPR 0010	OPR 0010	
Condition Type	Base rent NSP		
Condition Purpose	Actual Rent	☐ SC-Relevant ☐ Statist. ☐ One-Tm	
Valid From	01.01.2017 To	31.12.2021 1st Posting	
Unit Price	16,669.950000	Formula	Object Measurement
Currency	CHF		

Object Measurement
% Share in a Condition
% Share in Source Condition
% Share in Condition Group
Condition Group Factor
Security Deposit
Rental Object Condition
Amount per Object
Amount per Rental Obj. Status
Amount per Tenant Changeover

8. Navigate to the Calculation subtab and enter in the measurement type which the condition should be calculated from. The measurement on the Usage Object should match that of the Architectural Object. Measurements should always originate from the AO and be copied over onto the UO. Hit enter and the estimated amounts will appear under the Calcul. Factor column.

Base rent NSP - 0010 - 01.01.2017

Condition | Terms | + Calculation | + Distribution | ○ Memo

Calculation Obj.	OPR 0010	
Formula	Object Measurement	ℹ
Unit Price	16,669.950000	CHF/M2
MeasType	330	Occupant area
Measurement Unit	M2	Square meter

No.	Valid From	Valid to	Condition Amount	Calcul. Factor	Per Month	Per Year
1	01.01.2017	31.12.2021	9,546,546.97	572.680000	795,545.58	9,546,546.97

9. Navigate to the Distribution subtab of the condition, since this condition is object measurement based, it is likely that revenue should be divided by the measurement size of each object. Select Object Measurement on the Distribution subtab:

No.	Valid From	Valid to	Condition Amount	Distribution Obj.	Distribut.Factor	Per Month	Per Year
1	01.01.2017	31.12.2021	2,662,357.72	RO 1000/200678/140	159.710000	221,863.14	2,662,357.72
2	01.01.2017	31.12.2021	205,040.39	RO 1000/200678/141	12.300000	17,086.70	205,040.39
3	01.01.2017	31.12.2021	4,146,816.76	RO 1000/200678/142	248.760000	345,568.06	4,146,816.76
4	01.01.2017	31.12.2021	365,572.00	RO 1000/200678/144	21.930000	30,464.33	365,572.00
5	01.01.2017	31.12.2021	2.166.760.10	RO 1000/200678/145	129.980000	180.563.34	2.166.760.10

Distribution Obj. OPR 0010
Formula Object Measurement
MeasType 330 — Occupant area
Measurement Unit M2 — Square meter

10. Hitting enter calculates the lines to distribute revenue according to object measurement, this can be illustrated more clearly by comparing the Calculation subtab (first screenshot below) to the Distribution subtab (second screenshot below):

Calculation Obj. OPR 0010
Formula Object Measurement
Unit Price 16,669.950000 CHF/M2
MeasType 330 — Occupant area
Measurement Unit M2 — Square meter

No.	Valid From	Valid to	Condition Amount	Calcul. Factor	Per Month	Per Year
1	01.01.2017	31.12.2021	9,546,546.97	572.680000	795,545.58	9,546,546.97

Distribution Obj. OPR 0010
Formula Object Measurement
MeasType 330 — Occupant area
Measurement Unit M2 — Square meter

No.	Valid From	Valid to	Condition Amount	Distribution Obj.	Distribut.Factor	Per Month	Per Year
1	01.01.2017	31.12.2021	2,662,357.72	RO 1000/200678/140	159.710000	221,863.14	2,662,357.72
2	01.01.2017	31.12.2021	205,040.39	RO 1000/200678/141	12.300000	17,086.70	205,040.39
3	01.01.2017	31.12.2021	4,146,816.76	RO 1000/200678/142	248.760000	345,568.06	4,146,816.76
4	01.01.2017	31.12.2021	365,572.00	RO 1000/200678/144	21.930000	30,464.33	365,572.00
5	01.01.2017	31.12.2021	2.166.760.10	RO 1000/200678/145	129.980000	180.563.34	2.166.760.10

11. Repeat with all other conditions:

12. Copy the posting parameters from the usage object onto the Posting Parameter tab of the contract. Populated the following fields:
- Business Area
- Fund
- Funds Center
- Functional Area
- Grant
- Funded Program